



# Brenner, Saltzman & Wallman LLP

Attorneys at Law – Established 1963

Carolyn W. Kone  
ckone@bswlaw.com  
Fax: 203.772.4008

April 22, 2021

cpc@newhavenct.gov  
City of New Haven

Re: 101 College Street  
Application for Special Permit – Parcel B Soil Storage

Dear Jaime:

Attached please find an Application for Special Permit regarding soil storage for Parcel B, and a copy of the check for the filing fee (\$250). Please note that a separate link will be sent with the drawings. The original check has been mailed to Carol Casanova.

If you have any questions concerning the enclosed, please do not hesitate to contact me.

Very truly yours,

Carolyn W. Kone

Enclosure

cc: Jaime Stein  
Aicha S. Woods  
Anne Hartjen  
Carol Casanova  
Carter J. Winstanley  
Ted DeSantos  
Joseph Lenahan  
Michael Piscitelli  
(All Via Email)

Newton D. Brenner  
(1963-2006)

Stephen L. Saltzman  
Marc A. Wallman  
David R. Schaefer  
Donald W. Anderson  
Samuel M. Hurwitz  
Wayne A. Martino  
Mitchell S. Jaffe  
Carolyn W. Kone  
Brian P. Daniels  
George Brencher IV  
Jennifer Dowd Deakin  
Rowena A. Moffett  
Sean M. Fisher  
Ronald A. Soccoli, Jr.  
Michael T. Cretella

Diana Michra

Of Counsel:  
Holly Winger  
William A. Aniskovich  
Kathryn D. Hallen  
Amanda T. Oberg  
John F. Strother  
Danielle M. Bercury

62521

**Citizens Bank**  
51-7011/2111

**Brenner, Saltzman & Wallman LLP**  
271 Whitney Avenue  
New Haven, CT 06511  
203-772-2600

**ATTORNEYS AT LAW**

Date: 04/19/2021

Check Amount: \$250.00

Security Features. Details on back.

*[Signature]*  
AUTHORIZED SIGNATURE

Pay \*\* TWO HUNDRED FIFTY AND 00/100 DOLLARS \*\*

To  
The  
Order

TREASURER, CITY OF NEW HAVEN

⑆062521⑆ ⑆211170114⑆ 2201091638⑆

62521

Check Date	Client	Matter	Amount
Inv. Date	Inv. No.	Vendor	250.00
04/19/21	05892	015	
04/19/21	05892-015	TREASURE	
		WINSTANLEY (05892-015) Zoning Fee	

**Brenner, Saltzman & Wallman LLP**

Total this stub 250.00



10059442001

# CITY OF NEW HAVEN, CONNECTICUT

CITY PLAN DEPARTMENT | 165 CHURCH STREET, 5<sup>TH</sup> FLOOR, NEW HAVEN, CT 06510-2010  
PHONE 203.946.6379 FAX 203.946.7815

## Application for Development Permit

# DATA

CHECK BOX  WHERE APPROPRIATE. PRINT OR TYPE INFORMATION IN SPACE PROVIDED.

### 1. Project Address(es)

Parcel B (bounded by Rev. Dr. Martin Luther King, Jr. Blvd., South Frontage Road, Church Street and 101 College Street).

A/K/A:  
Tax Map-Block-Parcel(s)  
N/A  
Nearest Cross Street:  
Church Street

	File #	Fee Paid	Date [yy-mm-dd]
<input type="checkbox"/> Check Here if Fee Exempt.			
<input type="checkbox"/> As-of Right	# _____	\$ _____	___/___/___
<input type="checkbox"/> Zoning Relief	# _____	\$ _____	___/___/___
<input type="checkbox"/> Development Permit	# _____	\$ _____	___/___/___
.....This includes <input type="checkbox"/> Site Plan Review. .... <input type="checkbox"/> CSPPR ... <input type="checkbox"/> SESC... <input type="checkbox"/> IW			
<input type="checkbox"/> Flood Development Permit	# _____	\$ _____	___/___/___
<input type="checkbox"/> Performance Bond	# _____	\$ _____	___/___/___
<input type="checkbox"/> Building Permit	# _____	\$ _____	___/___/___

### 2. Property Owner Information & Consent

Name Michael Piscitelli  
Firm City of New Haven  
Street Address 165 Church Street  
City New Haven State CT ZIP 06510

Daytime Phone: (203) 946-2367  
 Business  Home  Answering Service  
 Fax: \_\_\_\_\_  Cell: \_\_\_\_\_  
 E-Mail: mpiscite@newhavencn.gov

As OWNER OF THE PROPERTY I hereby authorize this development permit application, and:

- I consent to necessary and proper inspections of the above property by agents of the City at a reasonable time after an application is made, and
- I certify that I am familiar with all of the information provided in this application, and
- I am aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties, and
- I certify that this project conforms to zoning or has applied for or been granted zoning relief.

Dated: April 21, 2021

MPI  
Signature of PROPERTY OWNER

### 3. Applicant Information & Certification

Name Carter Winstanley  
Firm WE 100 College Street, LLC  
Street Address 150 Baker Avenue Extension, Suite 303  
City Concord State MA ZIP 01742

Check here if SAME AS OWNER (Fill in only if not same as Owner.)

Daytime Phone: (978) 287-5000  
 Business  Home  Answering Service  
 Fax: \_\_\_\_\_  Cell: \_\_\_\_\_  
 E-Mail: cwinstanley@winent.com

As APPLICANT I am familiar with all of the information provided in this application and aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties.

Dated: April 20, 2021

Carter Winstanley  
Signature of APPLICANT

### 4. Authorized Agent Information

Name Carolyn W. Kone  
Firm Brenner, Saltzman & Wallman LLP  
Street Address 271 Whitney Avenue  
City New Haven State CT ZIP 06511

Check here if SAME AS OWNER (Fill in only if not same as Owner.)

Daytime Phone: (203) 772-2600  
 Business  Home  Answering Service  
 Fax: \_\_\_\_\_  Cell: \_\_\_\_\_  
 E-Mail: ckone@bswlaw.com

Check  One: The AUTHORIZED AGENT for the attached Development Application is:

Lessee  Attorney  Architect  Engineer  Real Estate Agent  Contractor  Other-Specify \_\_\_\_\_

As AUTHORIZED AGENT I am familiar with all of the information provided in this application and aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties.

Dated: April 20, 2021

Carolyn W. Kone  
Signature of AUTHORIZED AGENT

# CITY OF NEW HAVEN, CONNECTICUT

CITY PLAN DEPARTMENT | 165 CHURCH STREET, NEW HAVEN, CT 06510-2010 PH 203.946.6378 FAX 203.946.7815

## APPLICATION FOR ZONING RELIEF SPECIAL PERMIT

### 1. CLASS OF RELIEF (Check ALL THAT APPLY).

#### Special Permit

- 1. Telecommunications Facility (Describe Precisely) \_\_\_\_\_
- 2. Motor Vehicle Junkyard (Describe Precisely) \_\_\_\_\_
- 3. Other Matters (Describe Precisely) Off-site construction staging area 1,000 sq. feet or more total area

### 2. STANDARD BEING APPEALED

Cite the Section(s) of the Zoning Ordinance from which the relief is being sought.

Section 42, Table 3, Paragraph O

### 3. PRECISE DESCRIPTION OF RELIEF SOUGHT

Fill in ZONING AND SITE PLAN SUMMARY DATA TABLE of the DATA Sheet and Describe the Relief in Detail.

Parcel B will be permitted to be used for soil storage and a laydown area for a laboratory building being constructed on 101 College Street.

### 4. EXISTING CONDITIONS

A-2 SURVEY NOT MORE THAN 2 YEARS OLD REQUIRED FOR YARD VARIANCES, A LOT SPLIT, ANY USE WHERE THERE IS A CHANGE IN USE CLASSIFICATION UNDER THE STATE BUILDING CODE (BOCA), OR ANY CONSTRUCTION COSTING MORE THAN \$25,000.

List existing Building(s) and Use(s) on the property and list the legal Basis for each using the list below.

Building	Basis	Comment
1. <u>None – vacant land (portion of former Route 34)</u>	_____	_____
2. _____	_____	_____
3. _____	_____	_____

◆ Basis [Insert appropriate abbreviation]: PR-Permitted by Right; PS-Permitted by Special Exception; PV-Permitted by Previous Variance; CAL-Certificate of Approval of Location for Automotive Uses; NCU-Nonconforming Use at Effective Date of Ordinance or Amendment.

### 5. MATERIALS REQUIRED FOR FILING (electronic filing of Soil Erosion and Sedimentation and Construction Logistics

Plans).

- A.  **EIGHT (8) COPIES OF A SCALED PLOT PLAN** with a North arrow, showing the lot, existing buildings and improvements, and buildings on abutting parcels within 25 feet of property lines. **See above.**
  - Proposed construction and use of outdoor areas.
  - Proposed structures, driveways, parking layout, loading facilities, utilities.
  - Improvements including signs, fences, walls, dumpsters, outdoor storage areas, outdoor lighting.
  - If applicable, new property lines.
  - Such other information as may be required to define clearly the zoning questions involved.
- B.  **SEVEN (7) COPIES OF SCALED FLOOR PLANS AND ELEVATIONS** for each floor and each side of proposed construction, showing the use of all floor areas. **N/A**
- C.  **BUSINESS OR COMMERCIAL USES** shall furnish the days and hours of operation, number of employees, provisions for employee and customer parking, and business sign(s). Monday through Sunday: 7:00 am – 5:00 pm. **N/A**

### 6. ZONING HISTORY AT THIS LOCATION [BZA File Numbers, Decision, Date, Proposal Description, Court Decision (if any)]

NONE

\_\_\_\_\_  
\_\_\_\_\_

## INSTRUCTIONS

- 1. Please fill in DATA and FORM or attach information to this application.

## SPECIAL PERMIT NARRATIVE

Pursuant to Sections 42, Table 3, Paragraph O, and 64(e) of the Zoning Ordinance, WE 100 College Street LLC (the “Developer” or the “Applicant”) seeks a special permit to use Parcel B (a portion of the former Route 34 State Highway bounded by Rev. Martin Luther King, Jr. Blvd., Church Street, South Frontage Road, and 101 College Street) for a temporary off-site construction staging area, where soil, materials, construction equipment, and construction vehicles will be stored in connection with the development of a 10-story 525,452 sq ft. laboratory and office building on 101 College Street.

Parcel B is located in the BD-3 Central Business/Mixed Use District. In the BD-3 District, off-site construction staging areas 1,000 square feet or more are permitted by special permit. Zoning Ordinance, Section 42, Table 3, Section O. It is the Applicant’s intent to use Parcel B to store soil removed from the 101 College Street site and as a laydown area for construction materials, equipment, and vehicles. During the period, from approximately June 9, 2021 to approximately February 14, 2022 (Phase I) approximately 2,000-3,000 cubic yards of soil will be removed from the 101 College Street parcel and placed in a stockpile to be located in the northeast corner of Parcel B. During Phase 1, contractors will travel on the northern and southern portions of Parcel B, which will be divided by the North Service Road, where the public will travel, to pick up the soil from the 101 College Street Parcel and deposit it on the stockpile. There will be a gated entrance to the area in which the stockpile is located, and anti-tracking pads will be located at the entrance to the stockpile, while straw bales and silt fencing will surround the stockpile (See CE-101).

During Phases IIA and B of the construction, a second stockpile and a lay down area, which will be located to the west and south of the first stockpile, will be used for the storage of soil from the 101 College Street site and for the storage of construction materials, equipment and vehicles. It is anticipated that Phases IIA and B will begin on approximately February 15, 2022 and Phase IIB will end on approximately June 12, 2022. The total amount of soil to be stored during Phases I and Phase II will not exceed 4,000-5,000 cubic yards. During Phase II, contractors will enter both Parcel B and 101 College Street from a new North Service Drive as shown on the Construction Logistics Plan (LP-1-3), while the public will travel over Parcel B on the new South Service Drive. The entrance to the area where both stockpiles will be located will have an anti-tracking pad, and the area will be protected by a silt fence and straw bales. (See CE-102). Some of the soil stored on Parcel B will be used by the City of New Haven to create the Infield Area, which is a landscaped area that will be temporarily located to the east of the 101 College Street Parcel until the Temple Street Bridge is constructed. The remaining soil in the stockpiles will be transported off-site. It is anticipated that Parcel B will be used for these purposes until June 9, 2023.

At all times while Parcel B is being used for soil stockpiling, appropriate soil erosion and sedimentation practices will be observed. As stated above, the soil will be properly maintained using rows of straw haybales and silt fencing around the perimeter of the soil stockpile.

Construction activities are anticipated to be conducted on Parcel B Mondays-Friday from 7:00 a.m. to 3:30 p.m.

III. Compliance with Section 64(e) Requirements

As set forth below, the temporary use of Parcel B for a construction staging area for the development of 101 College Street complies with all of the requirements of Section 64(e) of the Zoning Ordinance:

Section 64 of the New Haven Zoning Ordinance states:

*Statement of purpose.* The development and execution of a comprehensive zoning ordinance is based upon the division of the city into districts, within which the **use** of land and **structures** and the bulk and location of **structures** in relation to the land are substantially uniform. It is recognized, however, that there are certain **uses** and features which, because of their unique characteristics, cannot be distinctly classified or regulated in a particular district or districts, without consideration, in each case, of the impact of such **uses** and features upon neighboring **uses** and the surrounding area, compared with the public need for them at particular locations. Such **uses** and features are therefore treated as special permits.

Special Permit Criteria	Comments
<p>a. <i>Burden of proof.</i> A special permit shall not be considered an entitlement and shall be granted by the Commission only after the applicant has demonstrated to the satisfaction of the Commission that all ordinance requirements are met.</p>	<p>The Applicant has submitted an application and drawings that demonstrate compliance with Section 64(e) of the New Haven Zoning Ordinance.</p>
<p>b. <i>Ordinance compliance.</i> The proposed use shall comply with all applicable regulations, including any specific standards for the proposed use as set forth in this ordinance. Any accessory use to a special permit must receive express authorization from the commission.</p>	<p>The Applicant will fully comply with the soil and sediment control measures in Section 58 of the Zoning Ordinance, the City's Soil and Sediment Control Regulations and the State of Connecticut 2002 Guidelines for Soil Erosion and Sedimentation.</p>
<p>c. <i>Comprehensive Plan of Conservation and Development.</i> The Commission shall determine if the proposed special permit's use and improvements comply with the City's development plans.</p>	<p>The proposed use is in accordance with Vision 2025, the City's Comprehensive Plan of Development, which includes recommendations that multistoried high rise buildings suitable for medical research and office use be built on parcels close to Route 34 East (Downtown Crossing). In addition, on July 22, 2020, the City of New Haven Development Commission adopted a resolution finding that the proposed 101 College Street development complies with the requirements of the</p>

Special Permit Criteria	Comments
	City's Municipal Development Plan for Downtown New Haven. The use of Parcel B for soil stock piling and construction laydown will assist in the development of the 101 College Street project. Further, the use of Parcel B for soil storage will provide the City with an easily accessible source of needed soil for the planned Infield Area.
d. <i>Natural features.</i> Special permits must preserve trees and other natural site features to the greatest extent possible so as to minimize their impact upon surrounding properties and the district and must not have an adverse impact on significant scenic vistas or on significant wildlife or vegetation habitat.	There are no natural features on Parcel B, because Parcel B is a portion of former State Route 34.
e. <i>Hazard protection.</i> The proposed use shall not have a detrimental impact upon the use or peaceable enjoyment of abutting or nearby properties as a result of vibrations, fumes, odor, dust, erosion, sedimentation, flooding, fire, noise, glare, hazardous material use, storage, transportation or disposal, or similar conditions.	There are no hazards anticipated as a result of using Parcel B for soil storage. As stated above, soil and sedimentation control measures in compliance with City and State regulations will be used to control dust and sedimentation from entering the adjacent roadways. There will be no hazardous materials stored on site.
f. <i>Historic preservation.</i> Features of historic significance shall not be significantly adversely affected by the granting of any special permit. If the subject property is within or abuts a historic district, the Commission may request a report from the Historic District Commission regarding those features essential to preserve the historical integrity of a building, district, or site or historical significance.	There are no features of historic significance on Parcel B, and Parcel B is not located within a local or federal historic district.



<b>Special Permit Criteria</b>	<b>Comments</b>
<p>g. <i>Design and architectural compatibility.</i> The operational and physical characteristics of the special permit shall be compatible with the surrounding area and the neighborhood in which it is proposed. Site design and architectural features which contribute to compatibility include, but are not limited to, landscaping, drainage, access, and circulation, building style and height, bulk, scale, setbacks, open areas, roof slopes, building orientation, overhangs, porches, ornamental features, exterior materials, and colors.</p>	<p>The operational and physical characteristics of the construction staging area will be compatible with the surrounding area, which is mainly vacant land. There will be fewer vehicle trips than would occur, if the soil had to be trucked off the 101 College Street site and, as stated above the soil will be used for the adjacent Infield Area. The soil storage and laydown areas will be properly maintained utilizing appropriate methodologies including dust control, fencing and gates, and the traffic access from the Service Roads over Parcel B to the 101 College Site has been carefully designed.</p>
<p>h. <i>Property values.</i> The use and site design shall not have a detrimental effect on the property values in the surrounding area.</p>	<p>The use of Parcel B for construction staging and soil storage should not have a detrimental effect on property values in the surrounding area. The neighboring properties are the Yale Medical School, 100 College Street, 101 College Street and Temple Medical complex, all of which will benefit from the construction of the 101 College Street project.</p>
<p>i. <i>Traffic impact.</i> The applicant shall demonstrate how the proposed use will not adversely affect the safety and convenience of vehicular and pedestrian circulation on, adjacent or nearby the site. The Commission may require a traffic impact study be submitted to it by the applicant for any special permit use of land. The study shall consider traffic patterns and adequacy of proposed off-street parking and loading resulting from the proposed development.</p>	<p>The use of Parcel B will eliminate most truck traffic carrying soil from 101 College Street site. Additionally, the contractor and the public travel lanes on Parcel B will be separated during both Phases of construction, and the entrance to the stockpiles will be gated. The traffic plans for Parcel B have been reviewed and approved by the City's Office of Traffic and Parking. Also, there should be no pedestrian use of Parcel B during the construction period. Therefore, the proposed use of Parcel B for construction staging should not adversely affect the safety and convenience of vehicular and pedestrian circulation proximate to the site.</p>

IV. Conclusion

The Applicant urges approval of this Special Permit application and that the Commission makes the findings required by Section 64(e) of the Ordinance. Thank you for your consideration of this request.

# PARCEL B TEMPORARY STOCKPILE

PROPOSED SUBDIVIDED PARCEL BOUNDED BY REV DR. MARTIN LUTHER KING JR. BLVD, CHURCH ST, SOUTH FRONTAGE ROAD, AND 101 COLLEGE STREET

**SPECIAL PERMIT**

APRIL 16TH, 2021

REVISED MAY 13, 2021

**PREPARED FOR**  
**WE 101 COLLEGE STREET, LLC**  
 150 BAKER AVENUE EXT SUITE 303  
 CONCORD MA 01742



**PREPARED BY**  
**FUSS & O'NEILL**  
 56 QUARRY ROAD  
 TRUMBULL, CONNECTICUT 06611  
 203.374.3748  
 www.fando.com

**SHEET INDEX**

SHEET No.	SHEET TITLE
GI-001	COVER SHEET
-	COMPILATION PLAN
CE-101	EROSION AND SEDIMENTATION CONTROL PLAN
CE-102	EROSION AND SEDIMENTATION CONTROL PLAN
MPT B1-01	MAINTENANCE AND PROTECTION OF TRAFFIC PLAN OUTBOUND TUNNEL CLOSED
MPT B2-01	MAINTENANCE AND PROTECTION OF TRAFFIC PLAN OUTBOUND TUNNEL CLOSED
EXHIBIT 6	TEMPORARY PUBLIC ACCESS AND CONSTRUCTION ACCESS EASEMENTS
EXHIBIT 7	TEMPORARY PUBLIC ACCESS AND CONSTRUCTION ACCESS EASEMENTS
CE-501	EROSION AND SEDIMENTATION DETAILS

**PROJECT TEAM**

**CONTRACTOR:**  
 DIMEO CONSTRUCTION  
 700 STATE STREET SUITE 101  
 NEW HAVEN , CT, 06511  
 203-777-5410

**ENGINEER:**  
 FUSS & O'NEILL  
 56 QUARRY ROAD  
 TRUMBULL, CT, 06611  
 203-374-3748

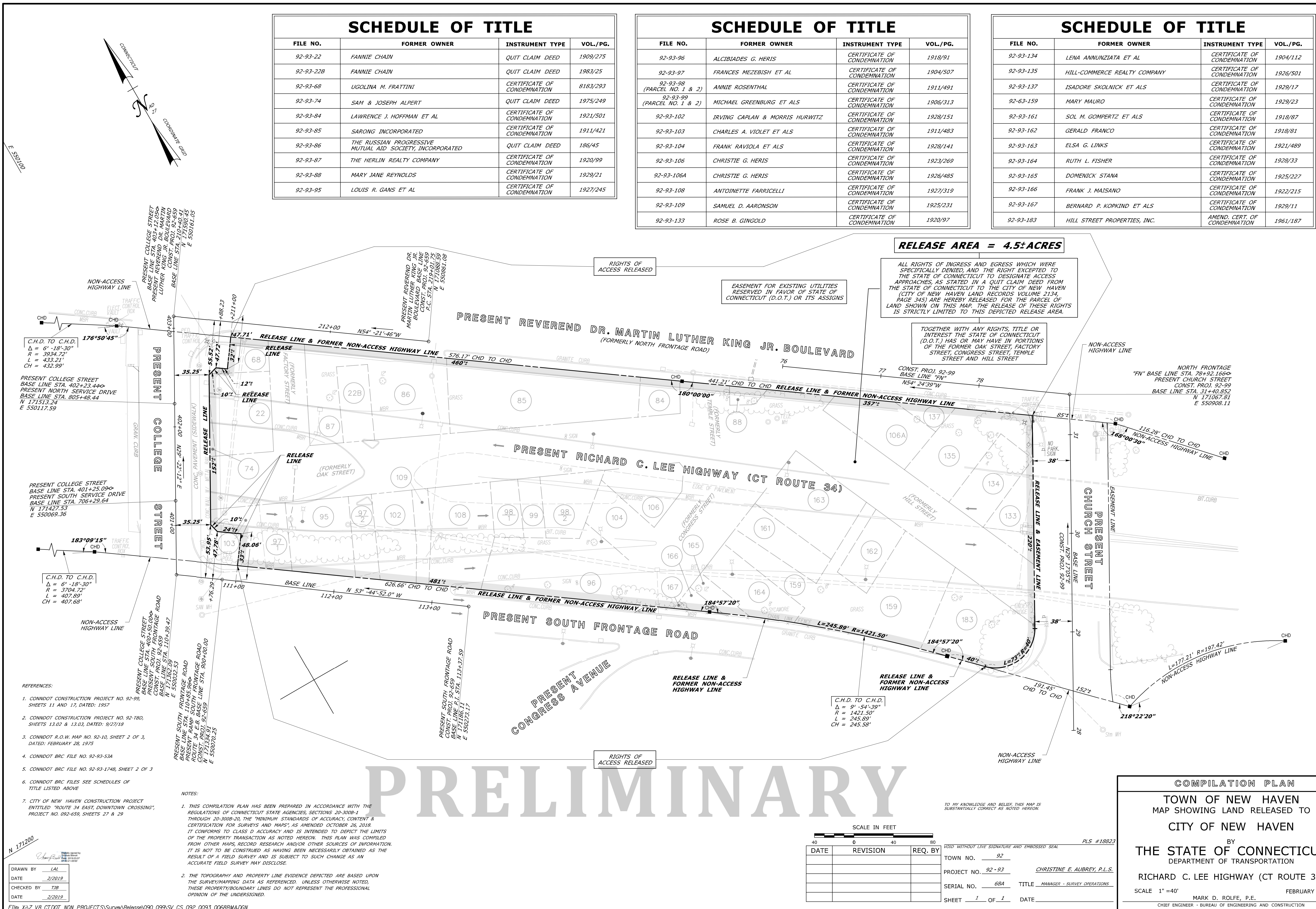


**LOCATION MAP**  
 SCALE = NTS



PROJ. No: 20140158.A40  
 DATE: APRIL 2021

GI-001



SCHEDULE OF TITLE			
FILE NO.	FORMER OWNER	INSTRUMENT TYPE	VOL./PG.
92-93-22	FANNIE CHAIN	QUIT CLAIM DEED	1909/275
92-93-22B	FANNIE CHAIN	QUIT CLAIM DEED	1983/25
92-93-68	UGOLINA M. FRATTINI	CERTIFICATE OF CONDEMNATION	8183/293
92-93-74	SAM & JOSEPH ALPERT	QUIT CLAIM DEED	1975/249
92-93-84	LAWRENCE J. HOFFMAN ET AL	CERTIFICATE OF CONDEMNATION	1921/501
92-93-85	SARONG INCORPORATED	CERTIFICATE OF CONDEMNATION	1911/421
92-93-86	THE RUSSIAN PROGRESSIVE MUTUAL AID SOCIETY, INCORPORATED	QUIT CLAIM DEED	186/45
92-93-87	THE HERLIN REALTY COMPANY	CERTIFICATE OF CONDEMNATION	1920/99
92-93-88	MARY JANE REYNOLDS	CERTIFICATE OF CONDEMNATION	1929/21
92-93-95	LOUIS R. GANS ET AL	CERTIFICATE OF CONDEMNATION	1927/245

SCHEDULE OF TITLE			
FILE NO.	FORMER OWNER	INSTRUMENT TYPE	VOL./PG.
92-93-96	ALCIBIADES G. HERIS	CERTIFICATE OF CONDEMNATION	1918/91
92-93-97	FRANCES MEZEBISH ET AL	CERTIFICATE OF CONDEMNATION	1904/507
92-93-98 (PARCEL NO. 1 & 2)	ANNIE ROSENTHAL	CERTIFICATE OF CONDEMNATION	1911/491
92-93-99 (PARCEL NO. 1 & 2)	MICHAEL GREENBURG ET ALS	CERTIFICATE OF CONDEMNATION	1906/313
92-93-102	IRVING CARLAN & MORRIS HURWITZ	CERTIFICATE OF CONDEMNATION	1928/151
92-93-103	CHARLES A. VIOLET ET ALS	CERTIFICATE OF CONDEMNATION	1911/483
92-93-104	FRANK RAVIOLA ET ALS	CERTIFICATE OF CONDEMNATION	1928/141
92-93-106	CHRISTIE G. HERIS	CERTIFICATE OF CONDEMNATION	1923/269
92-93-106A	CHRISTIE G. HERIS	CERTIFICATE OF CONDEMNATION	1926/485
92-93-108	ANTONETTE FARRICELLI	CERTIFICATE OF CONDEMNATION	1927/319
92-93-109	SAMUEL D. AARONSON	CERTIFICATE OF CONDEMNATION	1925/231
92-93-133	ROSE B. GINGOLD	CERTIFICATE OF CONDEMNATION	1920/97

SCHEDULE OF TITLE			
FILE NO.	FORMER OWNER	INSTRUMENT TYPE	VOL./PG.
92-93-134	LENA ANNUNZIATA ET AL	CERTIFICATE OF CONDEMNATION	1904/112
92-93-135	HILL-COMMERCE REALTY COMPANY	CERTIFICATE OF CONDEMNATION	1926/501
92-93-137	ISADORE SKOLNICK ET ALS	CERTIFICATE OF CONDEMNATION	1929/17
92-63-159	MARY MAURO	CERTIFICATE OF CONDEMNATION	1929/23
92-93-161	SOL M. GOMPERTZ ET ALS	CERTIFICATE OF CONDEMNATION	1918/87
92-93-162	GERALD FRANCO	CERTIFICATE OF CONDEMNATION	1918/81
92-93-163	ELSA G. LINKS	CERTIFICATE OF CONDEMNATION	1921/489
92-93-164	RUTH L. FISHER	CERTIFICATE OF CONDEMNATION	1928/33
92-93-165	DOMENICK STANA	CERTIFICATE OF CONDEMNATION	1925/227
92-93-166	FRANK J. MAISANO	CERTIFICATE OF CONDEMNATION	1922/215
92-93-167	BERNARD P. KOPKIND ET ALS	CERTIFICATE OF CONDEMNATION	1929/11
92-93-183	HILL STREET PROPERTIES, INC.	AMEND. CERT. OF CONDEMNATION	1961/187

**RELEASE AREA = 4.5± ACRES**

ALL RIGHTS OF INGRESS AND EGRESS WHICH WERE SPECIFICALLY DENIED AND THE RIGHT EXCEPTED TO THE STATE OF CONNECTICUT TO DESIGNATE ACCESS APPROACHES AS STATED IN A QUIT CLAIM DEED FROM THE CITY OF NEW HAVEN LAND RECORDS VOLUME 2134, PAGE 345) ARE HEREBY RELEASED FOR THE PARCEL OF LAND SHOWN ON THIS MAP. THE RELEASE OF THESE RIGHTS IS STRICTLY LIMITED TO THIS DEPICTED RELEASE AREA.

TOGETHER WITH ANY RIGHTS, TITLE OR INTEREST THE STATE OF CONNECTICUT (D.O.T.) HAS OR MAY HAVE IN PORTIONS OF THE FORMER OAK STREET FACTORY STREET, CONGRESS STREET, TEMPLE STREET AND HILL STREET

# PRELIMINARY

- REFERENCES:
- CONDOT CONSTRUCTION PROJECT NO. 92-99, SHEETS 11 AND 12, DATED: 1987
  - CONDOT CONSTRUCTION PROJECT NO. 92-180, SHEETS 13.62 & 13.63, DATED: 9/27/19
  - CONDOT R.O.W. MAP NO. 92-10, SHEET 2 OF 3, DATED: FEBRUARY 28, 1975
  - CONDOT BAC FILE NO. 92-93-534
  - CONDOT BAC FILE NO. 92-93-1748, SHEET 2 OF 3
  - CONDOT BAC FILES SEE SCHEDULES OF TITLE LISTED ABOVE
  - CITY OF NEW HAVEN CONSTRUCTION PROJECT ENTITLED "ROUTE 34 EAST, DOWNTOWN CROSSING", PROJECT NO. 092-688, SHEETS 27 & 29

NOTES:

- THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-309a-1 THROUGH 20-309b-33 THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS" AS AMENDED OCTOBER 26, 2018. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF THE PROPERTY TRANSACTION AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED. UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNER.

SCALE IN FEET

DATE	REVISION	REQ. BY

TOWN NO. 92  
PROJECT NO. 92-93  
SERIAL NO. 684  
SHEET 1 OF 1

DATE: \_\_\_\_\_

COMPILATION PLAN  
TOWN OF NEW HAVEN  
MAP SHOWING LAND RELEASED TO  
CITY OF NEW HAVEN  
BY  
THE STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION  
RICHARD C. LEE HIGHWAY (CT ROUTE 34)  
SCALE 1"=40'  
MARK D. ROLFE, P.E.  
FEBRUARY 2019  
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION



02/15/2022 - 06/12/2023

101 College Street  
Parcel B Temporary Stockpile

WE 101 College Street, LLC

Client  
300 George Street  
New Haven, CT 06511  
203 624 5317



Structural Engineer  
101 Federal Street, Suite 1100  
Boston, MA 02110  
617 737 0040



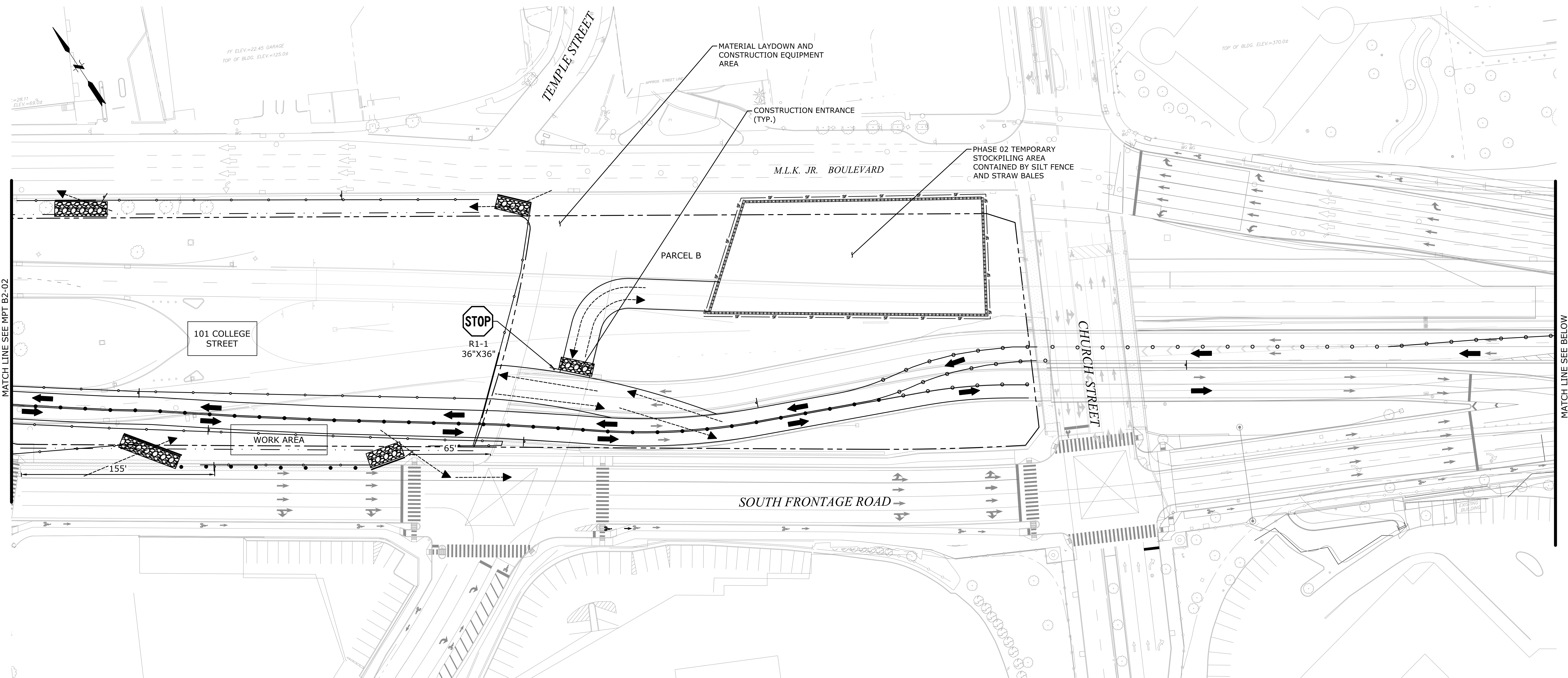
MEP Engineer  
18 Tremont St, Suite 1040  
Boston, MA 02108  
781 402 6000



Civil Engineer / Landscape  
148 Hartford Road  
Manchester, CT 06040  
860 646 2400



Code Consultant  
1661 Worcester Road, Suite 501  
Frammingham, MA 01701  
508-273-8484



**EROSION & SEDIMENT CONTROL NARRATIVE**  
DURING CONSTRUCTION OF THE 101 COLLEGE PROJECT, SOIL WILL BE STORED ON PARCELS OF VACANT LAND OWNED BY THE CITY ADJACENT TO THE 101 COLLEGE PARCEL KNOWN AS PARCEL B.  
THE SOIL WILL BE PROPERLY MAINTAINED USING ROWS OF STRAW HAYBALES AND SILT FENCING AROUND THE PERIMETER OF THE SOIL STOCKPILE.  
THE EROSION & SEDIMENT CONTROL PLAN AND DETAILS FOR THIS PROJECT WERE PREPARED IN CONFORMANCE WITH THE STATE OF CONNECTICUT 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL. THESE PLANS AND DETAILS PROVIDE THE LOCATIONS, INSTALLATION PROCEDURES, AND MAINTENANCE REQUIREMENTS FOR THE PROPOSED CONTROL MEASURES.

**SITE USE:**  
MANAFORT HAS RIGHT TO A PORTION OF PARCEL B FOR THEIR WORK WITH THE CITY FOR DTX PHASE 3 AND THE 101 COLLEGE PROJECT.  
**101 COLLEGE PROJECT WILL BEGIN STOCKPIILING AT THE START OF CONSTRUCTION AND LOCATE IT BASED ON WHAT WORKS BEST FOR THE 101 COLLEGE TEAM AND THE DTX PHASE 3 TEAM. ONCE THE PILE IS THERE, THE PILE WILL REMAIN UNTIL THE INFIELD PROJECT STARTS WHICH WILL HAVE TO BE AFTER AUGUST / SEPTEMBER 2022. THE PILE SIZE CAN GROW TO 5,000 CY THROUGHOUT THE PROJECT DEPENDENT ON THE NEEDS FROM MANAFORT AND OFF-SITE STOCKPILE AREA.**  
**TRUCK TRIPS**  
50 TO 60 TRUCKS PER DAY DURING PEAK HAULING TO AND FROM STOCKPILE YIELDING ROUGHLY 750-800 CUBIC YARDS/DAY



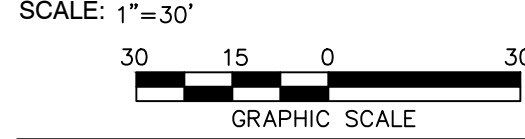
PROJECT NUMBER: 19050

DATE: APRIL 16, 2021

**SPECIAL PERMIT SET**

REVISIONS:

NO.	Response to Comments	DATE
1		05/13/2021



DRAWING NAME:

**EROSION & SEDIMENTATION CONTROL PLAN PHASE 2**

DRAWING NUMBER:

**CE-102**

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 User: MANAFORT  
 © 2015 ELKUS | MANFREDI ARCHITECTS



PROJECT NUMBER: 19050

DATE: APRIL 16, 2021

SPECIAL PERMIT SET

REVISIONS:

NO.	DESCRIPTION	DATE
1	Addendum 1	05/04/2021
2	Response to Comments	05/13/2021

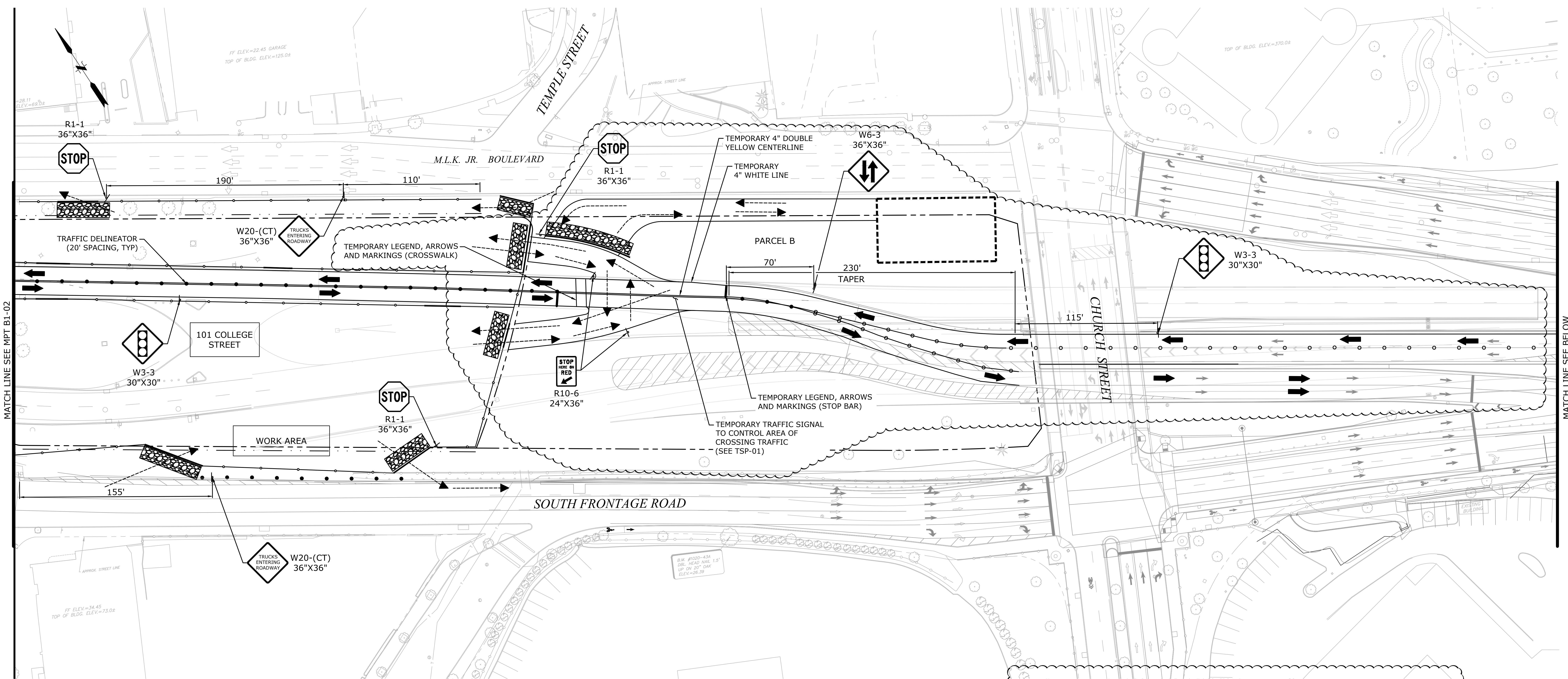
SCALE: 1"=30'  
GRAPHIC SCALE

DRAWING NAME:

Maintenance and Protection of Traffic Plan  
Outbound Tunnel Closed

DRAWING NUMBER:

MPT  
B1-01



MATCH LINE SEE MPT B1-02

MATCH LINE SEE BELOW

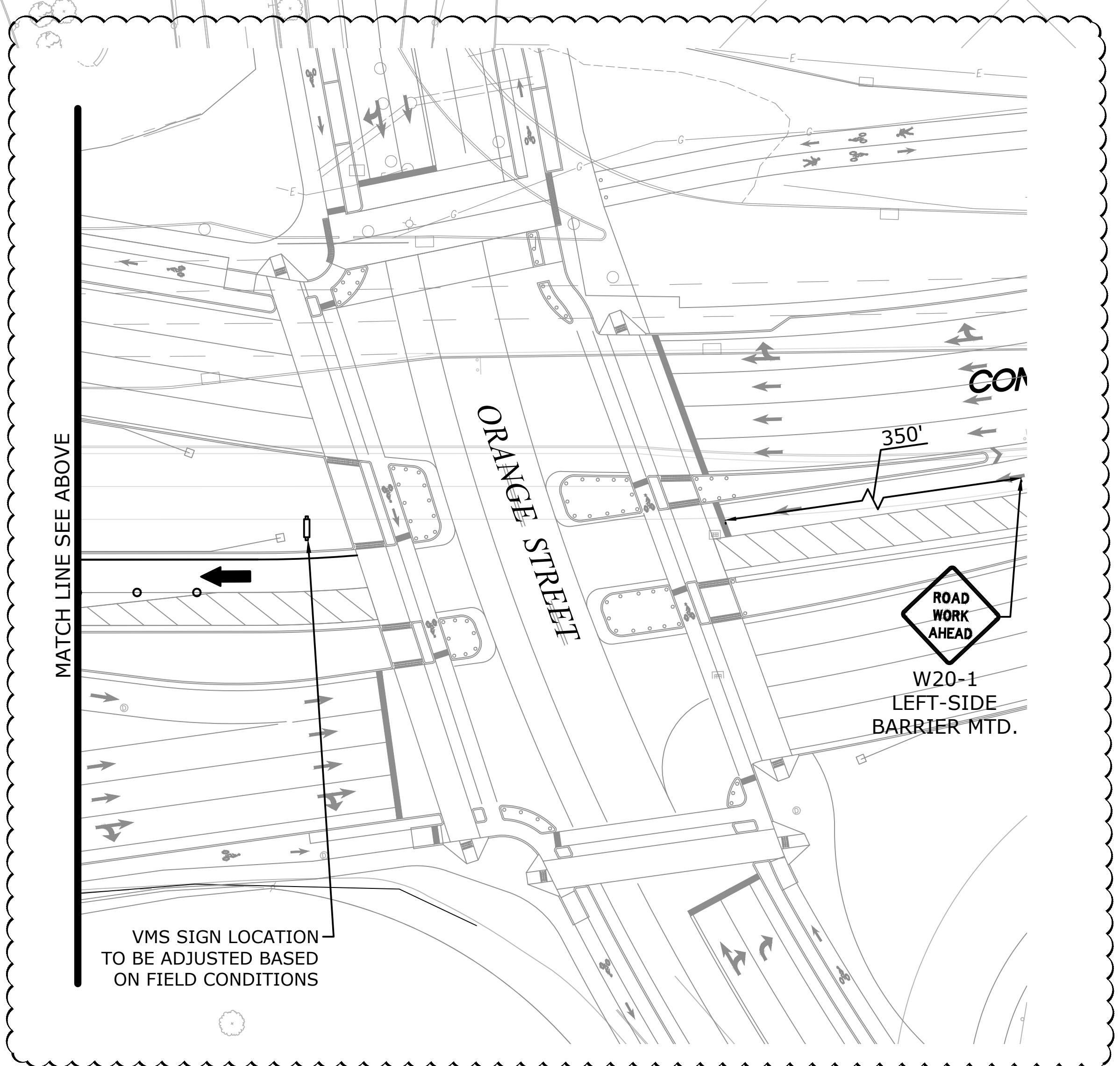
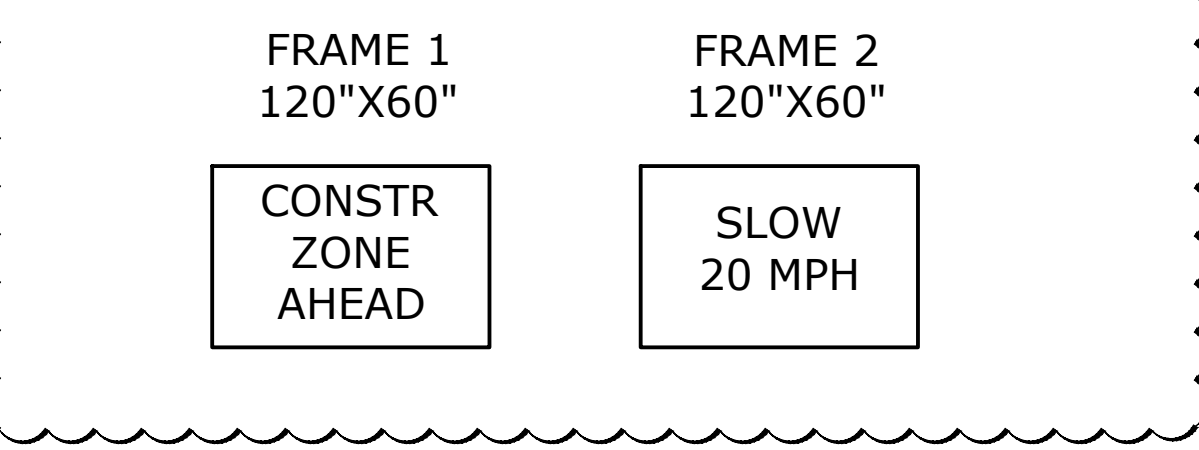
**NOTES:**

- ANY CONFLICTING PAVEMENT MARKINGS SHALL BE COVERED USING PREFORMED BLACK LINE MASK PAVEMENT MARKING TAPE.
- EXISTING SIGNS ARE TO BE RELOCATED AND/OR COVERED AS NEEDED AND AS DIRECTED BY THE ENGINEER.
- DIMENSIONS SHOWN FOR PAVEMENT MARKINGS ARE APPROXIMATE AND SHALL BE USED AS A GUIDE ONLY. THE ACTUAL DIMENSIONS SHALL BE MODIFIED AS DIRECTED BY THE ENGINEER AS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN EACH TRAVEL DIRECTION.
- THE LOCATIONS OF TEMPORARY SIGNS SHOWN ARE APPROXIMATE AND SHALL BE ADJUSTED BY THE CONTRACTOR TO MEET FIELD CONDITIONS.
- THE LOCATIONS OF TRAFFIC DELINEATORS SHOWN ARE APPROXIMATE AND SHALL BE ADJUSTED BY THE CONTRACTOR TO MEET FIELD CONDITIONS AND TO CLEARLY DEFINE ACCESS TO AND EGRESS FROM ALL ROADWAYS AND DRIVEWAYS.
- THE LOCATIONS OF CONCRETE BARRIER WITH FENCING AND GATES SHOWN ARE APPROXIMATE AND SHALL BE ADJUSTED BY THE CONTRACTOR TO MEET FIELD CONDITIONS AND TO CLEARLY DEFINE ACCESS AND EGRESS FOR CONSTRUCTION PERSONNEL AND VEHICLES.
- PURCHASE ONE ADDITIONAL SIGN AND POST FOR EACH TYPE SHOWN ON THIS PLAN AND TURN-OVER TO DCC.
- CITY OF NEW HAVEN PD PRESENCE WILL BE REQUIRED AT LOCATIONS IN THE VICINITY OF THE TEMPORARY SIGNALIZATION DURING PEAK HOURS OF THE SERVICE DRIVES. HOURS TO BE COORDINATED WITH THE CITY TTP DEPARTMENT AND NHPD.

**LEGEND**

- CHANGEABLE MESSAGE SIGN
- CONSTRUCTION BARRICADE - TYPE III
- CONSTRUCTION SIGN
- PORTABLE SIGN SUPPORT AND SIGN
- TRAFFIC DELINEATOR
- TRAFFIC DRUM
- DIRECTION OF TRAVEL
- FLOW OF CONSTRUCTION VEHICLES
- CONCRETE BARRIER WITH FENCING
- CONSTRUCTION GATE WITH HEAVY DUTY 4' LONG 3/4" CHAIN AND LONG NECK COMBINATION LOCK
- PAVEMENT RECONSTRUCTION BUILT UNDER DOWNTOWN CROSSING
- STONE TRACK PAD
- EARTH SUPPORT 5' OFF FACE OF NEW CONCRETE WALL

**CHANGEABLE MESSAGE SIGN & LEGEND**



101 College Street

Parcel B Temporary Stockpile

WE 101 College Street, LLC

Client  
300 George Street  
New Haven, CT 06511  
203 624 5317

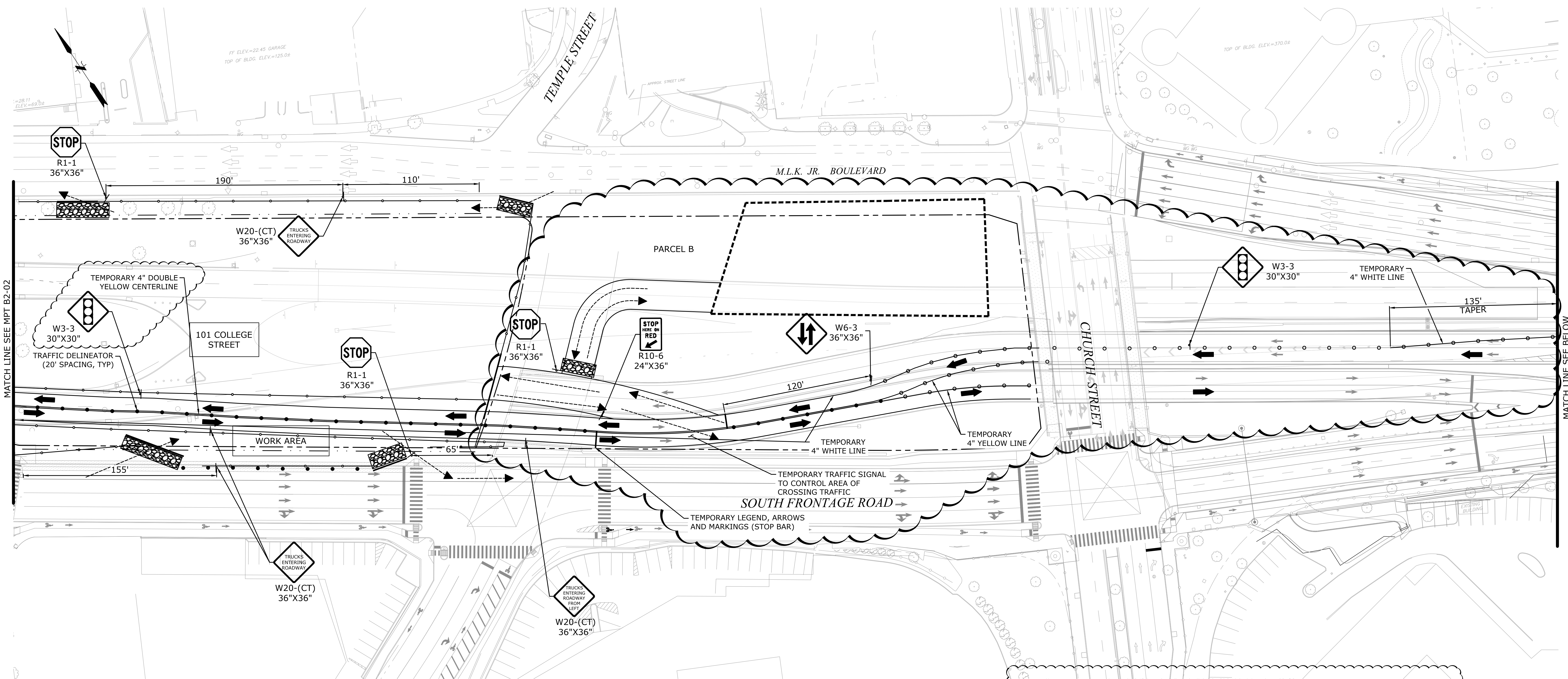
MCNAMARA-SALVIA  
STRUCTURAL ENGINEERS  
101 FEDERAL STREET, SUITE 1100  
BOSTON, MA 02110  
617 737 0040

Structural Engineer  
101 Federal Street, Suite 1100  
Boston, MA 02110  
617 737 0040

AHA  
ENGINEERS  
MEP Engineer  
18 Tremont St. Suite 1040  
Boston, MA 02108  
781 402 6000

FUSS & O'NEILL  
Civil Engineer / Landscape  
148 Hartford Road  
Manchester, CT 06040  
860 646 2400

JENSEN HUGHES  
Code Consultant  
1651 Worcester Road, Suite 501  
Frammingham, MA 01701  
508-273-8484



MATCH LINE SEE MPT B2-02

MATCH LINE SEE BELOW

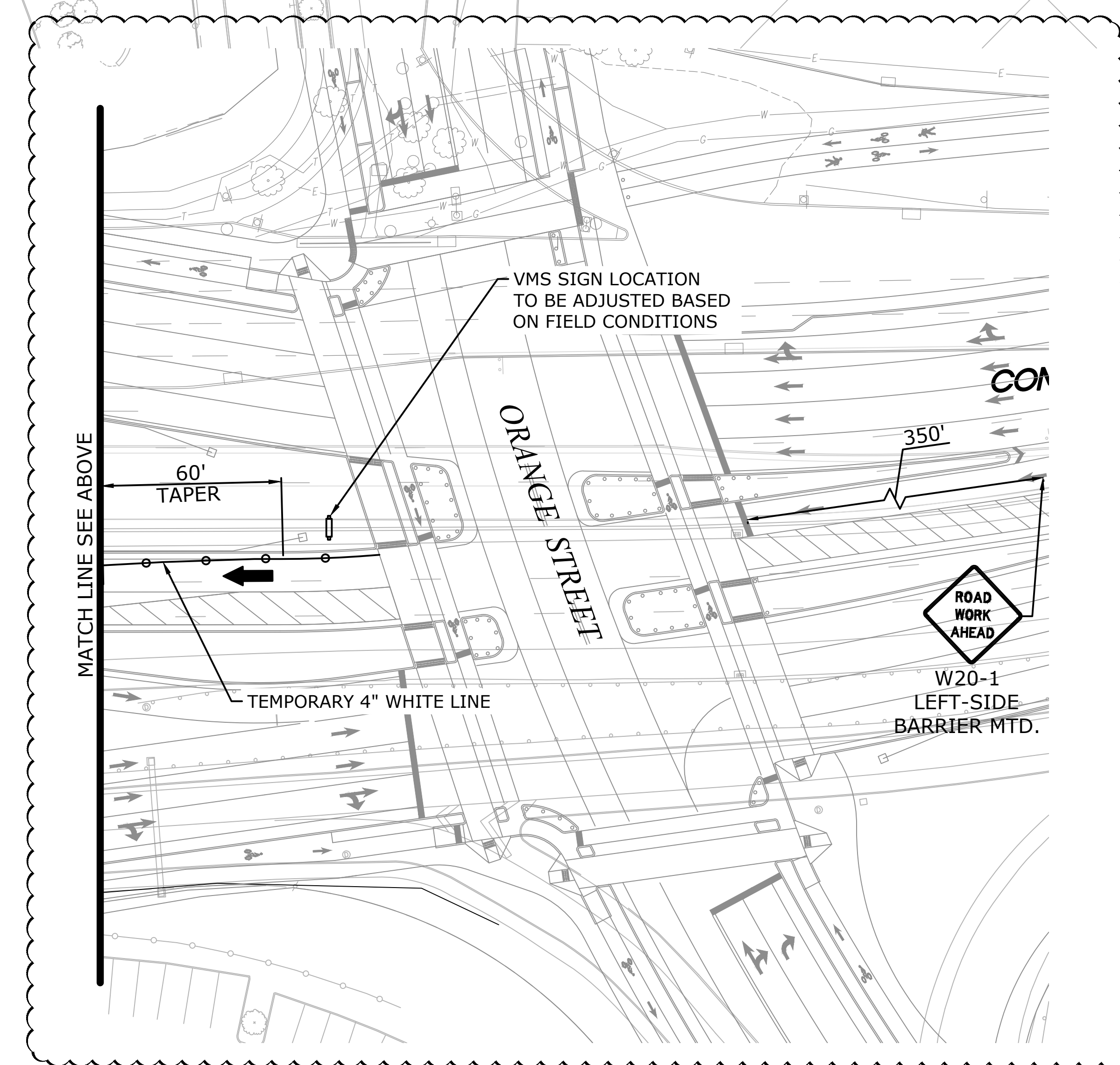
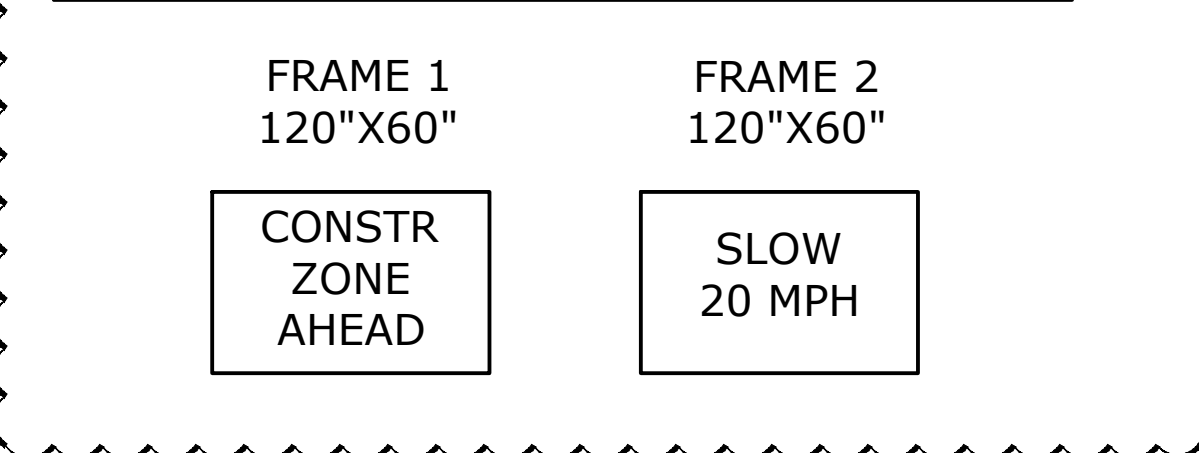
**NOTES:**

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- PURCHASE ONE ADDITIONAL SIGN AND POST FOR EACH TYPE SHOWN ON THIS PLAN AND TURN-OVER TO DCC.
- CITY OF NEW HAVEN PD PRESENCE WILL BE REQUIRED AT LOCATIONS IN THE VICINITY OF THE TEMPORARY SIGNALIZATION DURING PEAK HOURS OF THE SERVICE DRIVES. HOURS TO BE COORDINATED WITH THE CITY TTP DEPARTMENT AND NHPD.

**LEGEND**

- CHANGEABLE MESSAGE SIGN
- CONSTRUCTION BARRICADE - TYPE III
- CONSTRUCTION SIGN
- PORTABLE SIGN SUPPORT AND SIGN
- TRAFFIC DELINEATOR
- TRAFFIC DRUM
- DIRECTION OF TRAVEL
- FLOW OF CONSTRUCTION VEHICLES
- CONCRETE BARRIER WITH FENCING
- CONSTRUCTION GATE WITH HEAVY DUTY 4' LONG 1/2' CHAIN AND LONG NECK COMBINATION LOCK
- PAVEMENT RECONSTRUCTION BUILT UNDER DOWNTOWN CROSSING
- STONE TRACK PAD
- EARTH SUPPORT 5' OFF FACE OF NEW CONCRETE WALL

**CHANGEABLE MESSAGE SIGN & LEGEND**



PROJECT NUMBER: 19050

DATE: APRIL 16, 2021

**SPECIAL PERMIT SET**

REVISIONS:	DESCRIPTION	DATE
1	Addendum 1	05/04/2021
2	Response to Comments	05/13/2021

SCALE: 1"=30'  
GRAPHIC SCALE

DRAWING NAME:  
Maintenance and Protection of Traffic Plan  
Inbound Tunnel Closed

DRAWING NUMBER:

**MPT B2-01**



**101 College Street  
Parcel B Temporary  
Stockpile**

WE 101 College Street, LLC

Client  
300 George Street  
New Haven, CT 06511  
203 624 5317



Structural Engineer  
101 Federal Street, Suite 1100  
Boston, MA 02110  
617 737 0040



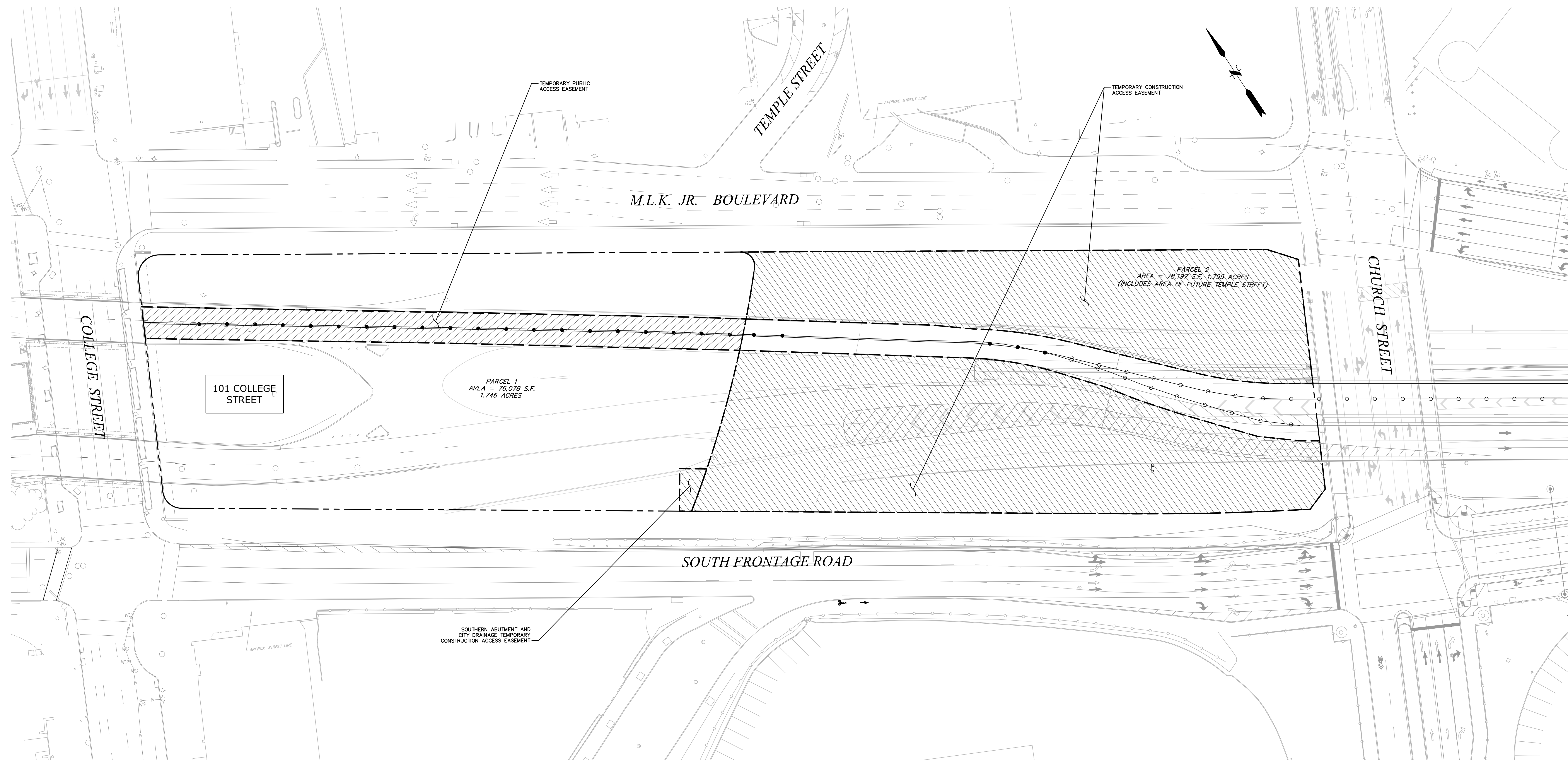
MEP Engineer  
18 Tremont St. Suite 1040  
Boston, MA 02108  
781 402 6000



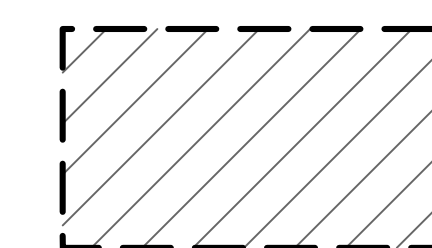
Civil Engineer / Landscape  
148 Hartford Road  
Manchester, CT 06040  
860 646 2400



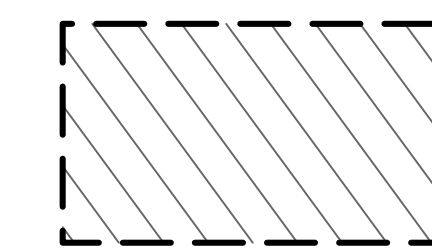
Code Consultant  
1651 Worcester Road, Suite 501  
Framingham, MA 01701  
508-273-8484



**LEGEND**



TEMPORARY PUBLIC ACCESS EASEMENT



TEMPORARY CONSTRUCTION ACCESS EASEMENTS



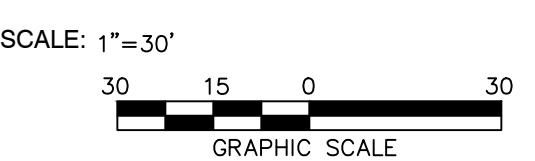
PROJECT NUMBER: 19050

DATE: APRIL 16, 2021

SPECIAL PERMIT SET

REVISIONS:

NO.	DESCRIPTION



DRAWING NAME:

Temporary Public  
Access and  
Construction Access  
Easements

DRAWING NUMBER:

**EXHIBIT-6**

101 College Street  
Parcel B Temporary  
Stockpile

WE 101 College Street, LLC

Client  
300 George Street  
New Haven, CT 06511  
203 624 5317



Structural Engineer  
101 Federal Street, Suite 1100  
Boston, MA 02110  
617 737 0040



MEP Engineer  
18 Tremont St, Suite 1040  
Boston, MA 02108  
781 402 6000



Civil Engineer / Landscape  
148 Hartford Road  
Manchester, CT 06040  
860 646 2400



Code Consultant  
1661 Worcester Road, Suite 501  
Frammingham, MA 01701  
508-273-8484



PROJECT NUMBER: 19050

DATE: MAY 10, 2021

SPECIAL PERMIT SET

REVISIONS:

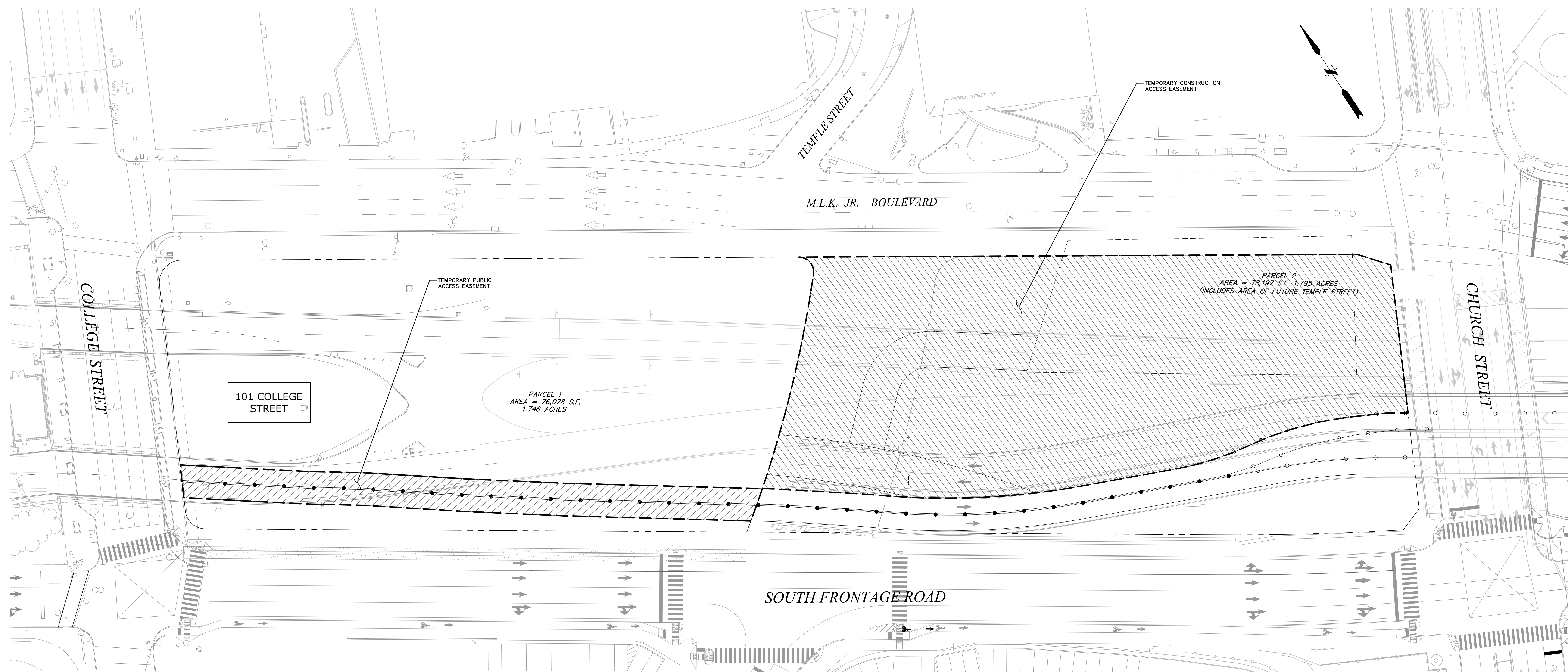
NO.	DESCRIPTION

SCALE: 1" = 30'  
GRAPHIC SCALE

DRAWING NAME:

Temporary Public  
Access and  
Construction Access  
Easements

DRAWING NUMBER:



**LEGEND**

	TEMPORARY PUBLIC ACCESS EASEMENT
	TEMPORARY CONSTRUCTION ACCESS EASEMENT

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C 2013 ELKUS | MANFREDI ARCHITECTS



PROJECT NUMBER: 10050

DATE: APRIL 16, 2021

SPECIAL PERMIT SET

REVISIONS:

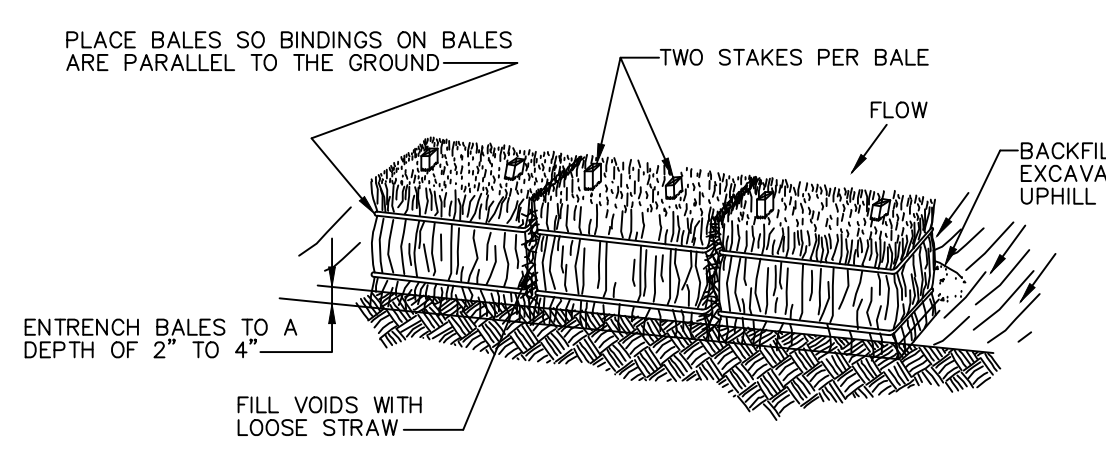
No.	Response to Comments	Date
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SCALE: NTS  
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DRAWING NAME:  
EROSION &  
SEDIMENTATION  
DETAILS

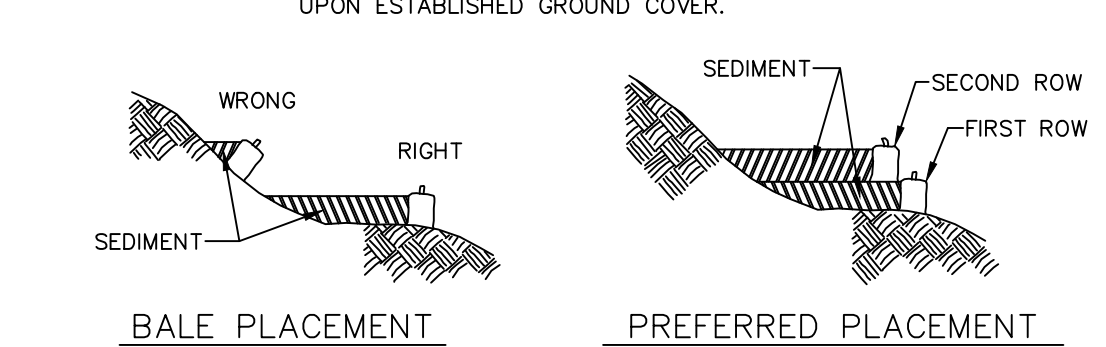
DRAWING NUMBER:

CE-501



**INSTALLATION**

- IDEALLY, BALES SHOULD BE ENTRENCHED 2 TO 4 INCHES AND TIGHTLY BUTTED TOGETHER. BALES CAN BE SUCCESSFULLY PLACED WITHOUT A TRENCH IF GOOD GROUND CONTACT IS MADE. REMOVE HEAVY BRUSH AND FILL IN ALL VOIDS WITH LOOSE STRAW.
- BALES SHALL BE ONLY USED AS A TEMPORARY BARRIER AND FOR NO LONGER THAN 90 DAYS. THEY SHALL NOT BE USED ON A JOB ADJACENT TO A RESIDENTIAL NEIGHBORHOOD, RESIDENCES OR ADJACENT TO OR IN A WATERCOURSE.
- WHEN SEDIMENTATION DEPOSITS REACH WITHIN 3" OF THE TOP OF THE BALES, REMOVE SEDIMENTATION OR ADD ADDITIONAL BALES ON SEDIMENTATION DIRECTLY BEHIND THE FIRST ROW OF BALES AS DIRECTED BY THE ENGINEER.
- UPON ESTABLISHMENT OF GROUND COVER ON DISTURBED AREAS AND WHEN DIRECTED BY THE ENGINEER, HAY BALES WILL BE REMOVED AND USED AS MULCH. ANY SEDIMENTATION WILL BE THINLY SPREAD UPON ESTABLISHED GROUND COVER.



**BALE PLACEMENT**      **PREFERRED PLACEMENT**

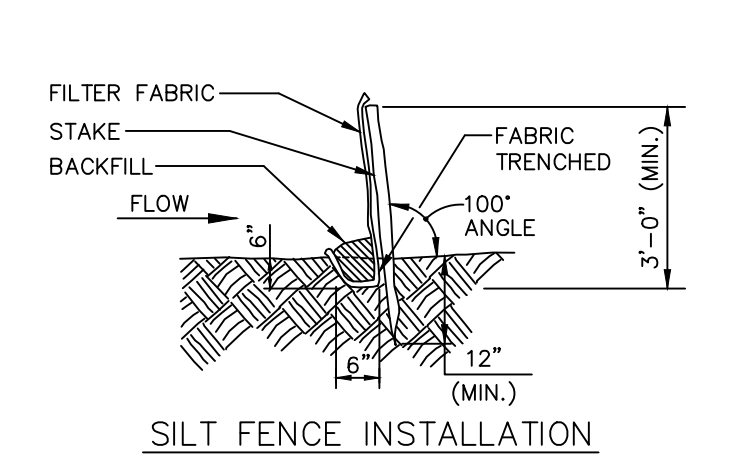
BALES PLACED AWAY FROM TOE OF SLOPE HAVE A LARGER CONFINEMENT AREA. ADDITIONAL BALES SHOULD BE ADDED BEHIND ORIGINAL BALES BEFORE SEDIMENT TIPS THE FIRST BALE.

**DIKES HAY/STRAW BALES**



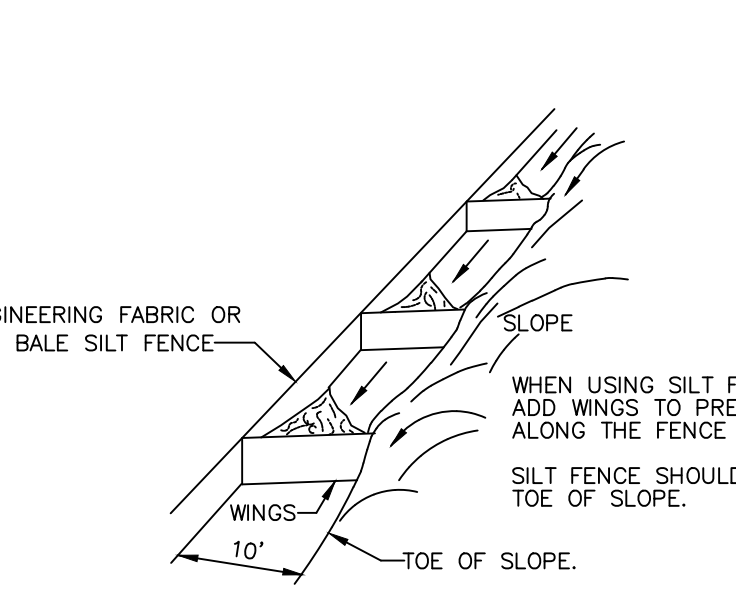
**SEDIMENTATION CONTROL DETAILS (NH-33A)**  
NOT TO SCALE

**SEDIMENTATION CONTROL DETAILS (NH-33B)**  
NOT TO SCALE



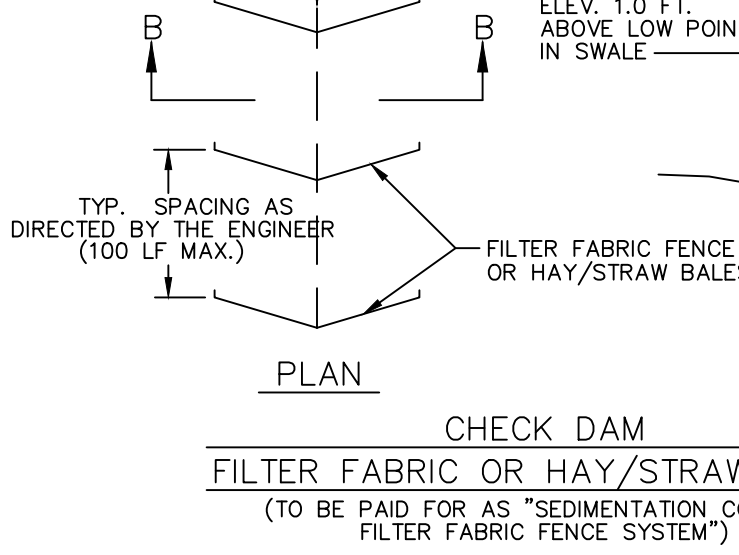
**SILT FENCE INSTALLATION**

- MINIMUM LENGTH OF SILT FENCE IS 15 LF.
- MAXIMUM POST SPACING IS 10 LF.
- JOINTS ONLY AT SUPPORT POST WITH MINIMUM 6" OVERLAP, SECURELY SEALED.
- SEDIMENTATION DEPOSITS SHALL BE REMOVED WHEN THEY REACH 1/2 THE HEIGHT OF THE SILT FENCE.
- SILT FENCE SHALL NOT BE USED IN A WATER COURSE.
- UPON ESTABLISHMENT OF GROUND COVER ON DISTURBED AREAS AND WHEN DIRECTED BY THE ENGINEER, FENCE WILL BE REMOVED AND ANY SEDIMENTATION WILL BE THINLY SPREAD UPON EXISTING GROUND COVER.

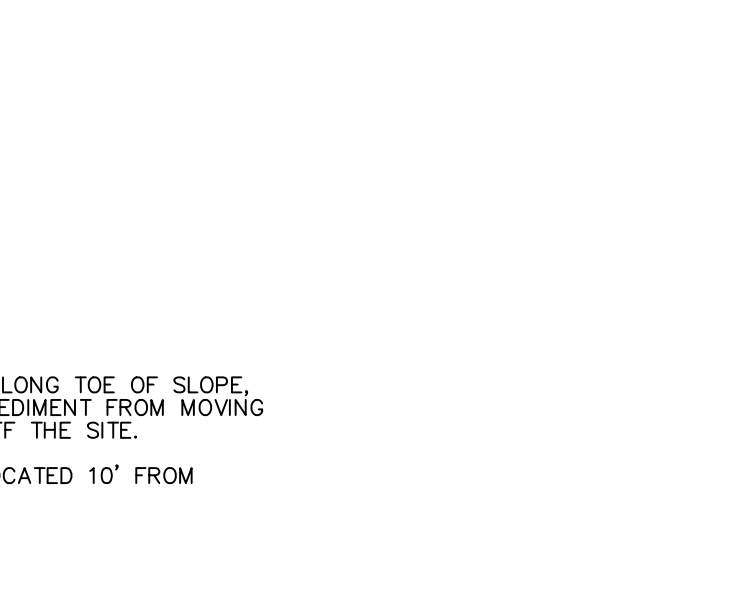


**SEDIMENTATION CONTROL SYSTEM**  
TOE OF SLOPE

WHERE DIRECTED BY ENGINEER



**CHECK DAM**  
FILTER FABRIC OR HAY/STRAW BALES  
(TO BE PAID FOR BY SEDIMENTATION CONTROL FILTER FABRIC FENCE SYSTEM)



**SEDIMENTATION CONTROL SYSTEM**  
FOR CATCH BASINS

WHERE DIRECTED BY ENGINEER, CONTRACTOR SHALL CONSTRUCT A STONE DIKE IN LIEU OF THE FILTER FABRIC CHECK DAM.

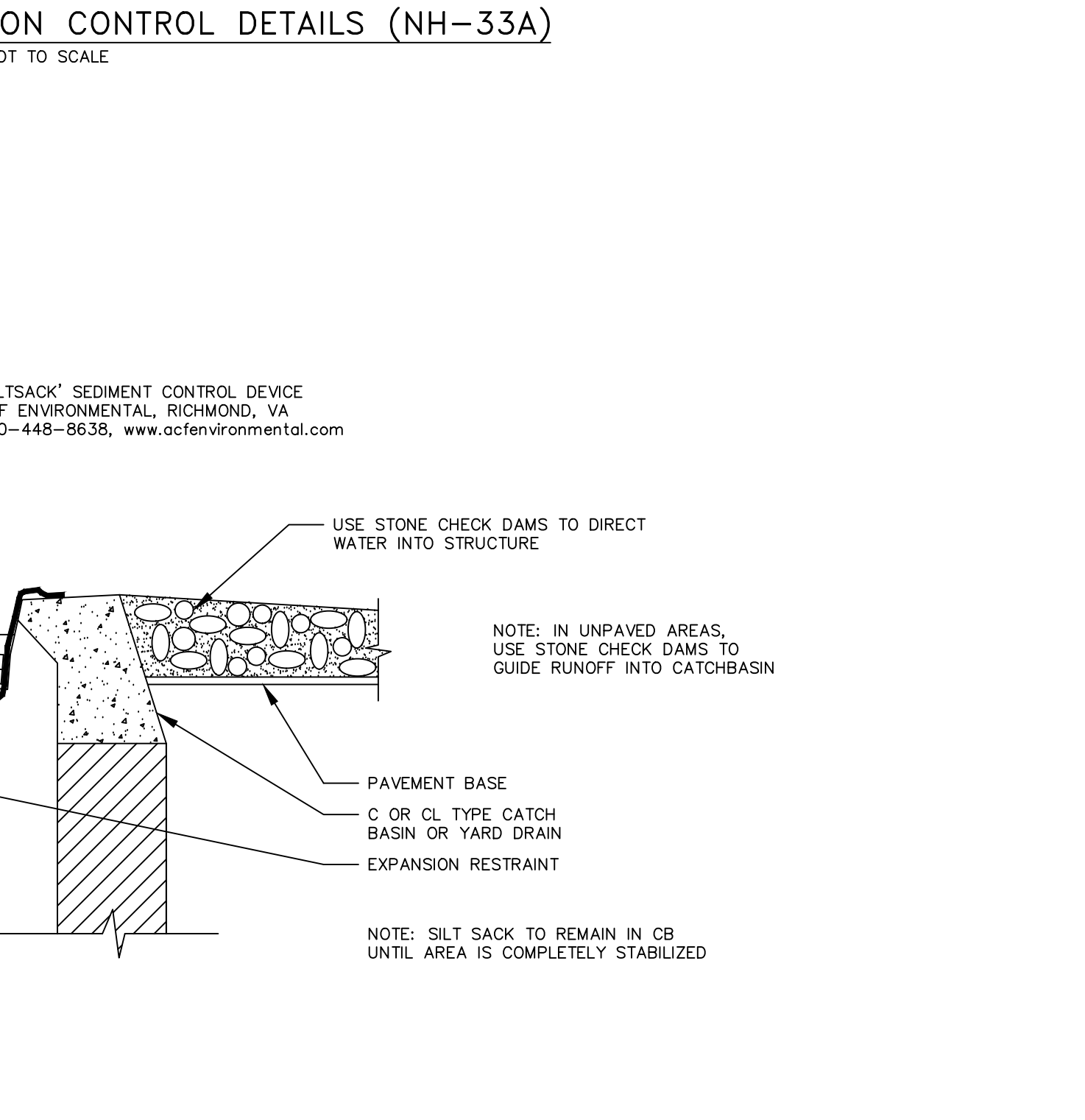
**SEDIMENTATION CONTROL SYSTEM**  
FOR CATCH BASINS

NOTE: RAISE AND PROTECT CATCH BASIN TOPS WITH CRUSHED STONE AS SOON AS POSSIBLE TO PERMIT DRAINAGE TO ENTER STORM SYSTEM WHEN ROADWAY IS BROUGHT UP TO SUBBASE BEFORE PAVING.



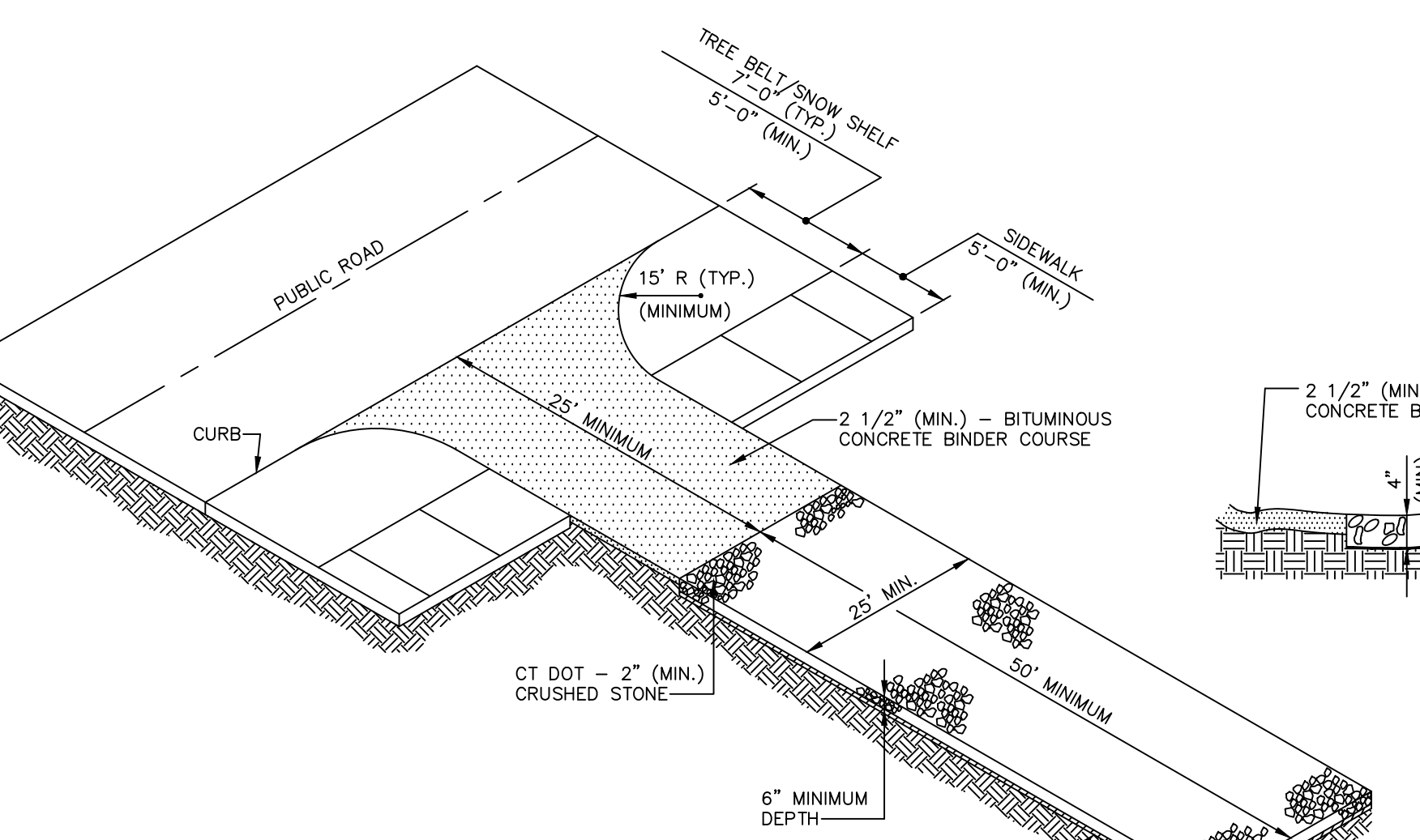
**STOCKPILE CONTAINMENT**  
NOT TO SCALE

2 ROWS: HAYBALES AND SILT FENCING (3' APART)



**SEDIMENTATION CONTROL DETAILS (NH-33A)**  
NOT TO SCALE

**STORMWATER INLET PROTECTION (NH-08F)**  
NOT TO SCALE



**CONSTRUCTION ENTRANCE (NH-36)**  
AS SHOWN

**GENERAL NOTES**

- DURING CONSTRUCTION OF THE 101 COLLEGE PROJECT, SOIL WILL BE STORED ON A PARCEL OF VACANT LAND OWNED BY THE CITY ADJACENT TO THE 101 COLLEGE PARCEL KNOWN AS PARCEL B.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION. COORDINATE DETAIL SHEET DIMENSIONS, MANUFACTURERS LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION OF PROJECT FEATURES.
- PERFORM NECESSARY CONSTRUCTION NOTIFICATIONS, APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS.
- BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND. BASE PLAN SUBJECT TO CHANGE PENDING LAND CONVEYANCE SURVEY FROM CITY TO APPLICANT.
- PROJECT SUBJECT TO STATE AND LOCAL PERMITS.

**WORK RESTRICTIONS**

- DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND UTILITIES WITHOUT APPROPRIATE PERMITS AND COORDINATION WITH 101 COLLEGE STREET DEVELOPMENT AGREEMENT WORKING GROUP.

**REGULATORY REQUIREMENTS**

- WITHIN LOCAL RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.
- WITHIN STATE RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS AND ISSUED REVISIONS/SUPPLEMENTS.
- PROVIDE TRAFFIC SIGNAGE AND PAVEMENT MARKINGS IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE OVERALL PROJECT DISTURBANCE WILL BE LESS THAN 5 ACRES AND IS LOCALLY APPROVABLE. THEREFORE, A CT-DEEP GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES IS NOT REQUIRED.

**EROSION AND SEDIMENT CONTROL**

- INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING ANY WORK ON THE SITE. REFER TO THE EROSION AND SEDIMENT CONTROL DRAWINGS.
- IMPLEMENT ALL NECESSARY MEASURES REQUIRED TO CONTROL STORMWATER RUNOFF, DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE. PERFORM CORRECTIVE ACTION AS NEEDED FOR EROSION CLEANUP AND REPAIRS TO OFF SITE AREAS, IF ANY, AT NO COST TO OWNER.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES PER THE SCHEDULE IN THE EROSION AND SEDIMENT CONTROL DRAWINGS. DISPOSE OF SEDIMENT IN AN UPLAND AREA. DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- PERFORM CONSTRUCTION SEQUENCING IN SUCH A MANNER TO CONTROL EROSION AND TO MINIMIZE THE TIME THAT EARTH MATERIALS ARE EXPOSED BEFORE THEY ARE COVERED, SEED, OR OTHERWISE STABILIZED.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES, CLEAN SEDIMENT AND DEBRIS FROM TEMPORARY MEASURES AND FROM PERMANENT STORM DRAIN AND SANITARY SEWER SYSTEMS.

**CONSTRUCTION LAYOUT**

- IMMEDIATELY INFORM THE ENGINEER IN WRITING IF EXISTING CONDITIONS CONFLICT OR DIFFER FROM THAT INDICATED AND IF THE WORK CANNOT BE COMPLETED AS INDICATED.
- BOUNDS OR MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.

**EARTHWORK**

- NOTIFY UTILITY LOCATOR SERVICE AT LEAST 72 HOURS BEFORE STARTING EXCAVATION. "CALL BEFORE YOU DIG" AT 1-800-922-4455.
- STOP WORK IN THE VICINITY OF SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA. IMMEDIATELY NOTIFY THE OWNER SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN. RESUME WORK IN THE IMMEDIATE VICINITY ONLY UPON DIRECTION BY THE OWNER.