

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 305-311 WHALLEY AVENUE, Site Plan Review for KFC Restaurant in BA (Owner/Applicant: Hines Sudden Services, Inc.).  
**REPORT:** 1391-08  
**ACTION:** Approval with Conditions

### CONDITIONS OF APPROVAL

1. The applicant shall review with the City Plan Department comments noted under **SITE PLAN REVIEW** on page 2 of this report, and resolution shall be reflected in revised plans, prior to circulation of final plans for signoff for building permit.
2. A site restoration bond 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 final sign-off on plans and initiation of site work.
3. Signoff on final plans by the City Engineer, Department of Traffic and Parking and City Plan Department in that order shall be obtained, prior to initiation of site work or issuance of building permit. The Fire Marshall and GNHWPCA shall also review the plans.
4. 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 that the document has been so recorded (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for Site Permit.
5. The Soil Erosion and Sediment Control Plan is approved for a period of one year, initiating with issuance of this report. Plan may be extended for one additional year upon application to the Commission in accord with Section 11 of *Soil Erosion and Sediment Control Regulations of the City of New Haven* (SESC Regulations). The foregoing dates are limits on commencement, not completion of the work pursuant to the SESC Plan.
6. Any proposed work within City right-of-way will require separate permits.
7. 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 Traffic and Parking.
8. Site Logistics Plan including any temporary closures of the public right of way, construction worker parking, and the like shall be reviewed and approved by the Department of Traffic and Parking.
9. Any sidewalks or curbs damaged during the construction period shall be replaced to the satisfaction of the Departments of Public Works and in accord with standard City details.
10. 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.
11. As-built site plan shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [DWF file based on the State Plane Coordinates (NAD1983)]. Note the version of AutoCAD for the drawing files being submitted.

**Submission:** Development Permit Application dated 4/17/06, BZA Decision Letter, Storm Drainage Analysis by Lenard Engineering 03/29/06, Memo from Lenard Engineering addressing staff comments 06/19/06, Plan Set by Lenard Engineering dated 04/24/06, revised 06/19/06: location map and zoning table, Layout & Improvements Plan, Grading & Erosion Control Plan, Utility Plan, Landscape Plan, Floor Plan, Exterior Elevations, Property and Topographic Survey. Fee of \$226.00.

### PROJECT SUMMARY:

**Project:** Demolition of restaurant and auto detail shop and construction of new KFC  
**Address:** 305 & 311 Whalley Avenue  
**Site Size:** 23,364 square feet (0.54 acres)  
**Total floor area:** 3,014 square feet  
**Zone:** BA  
**Financing:** Hines Sudden Services Inc.  
**Parking:** 14 parking spaces  
**Owner:** David Hines, Hines Sudden Service, Inc.  
**Agent:** Hines Sudden Service, Inc. **Phone:** 860-563-8141  
**Site Engineer:** Lenard Engineering, Inc., Storrs, CT **Phone:** 860-379-6669

**City Lead:** City Plan Department

**Phone:** 203-946-6379

**BACKGROUND**

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone with the zoning relief granted (Special Exception for drive thru adj. to residential zone, 05-126-S, 11/09/05).

**Parking:** 14 parking spaces are provided including 1 HC space.

**Proposed Activity:** Hines Sudden Service, Inc. proposes to demolish an existing KFC restaurant and automotive detailing shop and construct a new 3,028 SF KFC restaurant at 305 and 311 Whalley Avenue. This project involves the removal of existing building, pavement and other site amenities, regrading, building construction, utility installation, paving and landscaping.

**Circulation:** One way traffic will enter the site from Whalley Avenue and exit onto Carmel Street. There is a drive-thru window on the north side of the building.

**Trash removal/Loading:** A new dumpster enclosure will be constructed near the east property line.

**Storm water Drainage:** Four catch basins make up the current site storm drainage system. These basins drain to a 10-inch PVC pipe connected to a combined sewer. The removal of detail shop will result in the reduction by 7,144 square feet of impervious area on the land. 4 dry wells are proposed for installation in order to infiltrate site generated runoff. The applicant proposes that two catch basins would be adequate to properly drain the site without causing issues for pedestrians or to traffic.

**Soil Erosion and Sediment Control Review.** A silt fence will be installed around the site. Once chosen the contractor will be responsible for monitoring the soil erosion and sediment control measures to see that there is no tracking of materials, or migration of dust off site.

**Project Timetable:** Construction expected to begin on June 1, 2006 and expected to be complete within two months.

**SITE PLAN REVIEW**

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

From Engineering:

- *The Whalley Avenue system is a combined sewer and this project eliminates the drainage connection to this system and relocates it to the Carmel Street separated system.*
- *The overflow to Carmel Street can not go into the catch basin as shown, but must connect to the drainage manhole in the street using RCP or DIP in the roadway right of way.*
- *Access to drywell #1 for maintenance is recommended.*
- *Reduced standard city details difficult to read; provide contractor with full size details.*

From City Plan:

- *New street trees to be added shall be reviewed with the City's Landscape Architect.*

**ACTION**

**The City Plan Commission adopts the submitted Site Plans subject to the standard conditions (see page 1).**

**ADOPTED:** June 21, 2006  
Patricia A. King  
Chair

**ATTEST:** \_\_\_\_\_  
Karyn M. Gilvarg, AIA  
Executive Director