JAMES A. SEQUIN, AICP
CITY PLANNER

One Jefferson Square Building
185 South Main Street • 5th Floor
Waterbury, CT 06706
Office: (203) 574-6817
Fax: (203) 346-3949
Email: jsequin@waterburyct.org

CITY PLANNING DEPARTMENT
THE CITY OF WATERBURY
CONNECTICUT

NEIL M. O'LEARY
MAYOR

January 27, 2016

Board of Aldermen
City of Waterbury
235 Grand Street
Waterbury, CT 06702

Honorable Aldermen:

I request that the public improvements necessary to construct a MRI patient drop off area on Union Street as proposed by Saint Mary's Hospital Place be placed on your agenda.

The Traffic Engineer has determined that the proposed improvements are acceptable. The City Plan Commission has recommend approval of these improvements at its meeting of January 13, 2016. On January 26, 2016 the Board of Public Works recommended approval of the improvements.

Enclosed please find the following:

1. The request letter from Meyers Associates, P.C.
2. The engineering drawings detailing the scope of the public improvements
3. The Traffic Engineer Report
4. The City planners Presentation
5. The City Plan Commission recommendation.
6. The Board of Public Works recommendation

Thank you.

Sincerely,

James A. Sequin, AICP
City Planner

cc: Mayor's Office
Traffic Engineer
Director of Public Works
Meyers Associates (via email)

Pl 2016-0003

Meyers Associates, P.C.

Engineers • Surveyors • Planners

December 31, 2015

City of Waterbury
City Plan Department
One Jefferson Square 5th Floor
185 South Main Street
Waterbury, CT 06706

Received By
JAN 04 2016
City Plan Dept.

Attn: Mr. James Sequin, City Planner

Re: St. Mary's Hospital – Union Street, Waterbury

Dear Mr. Sequin,

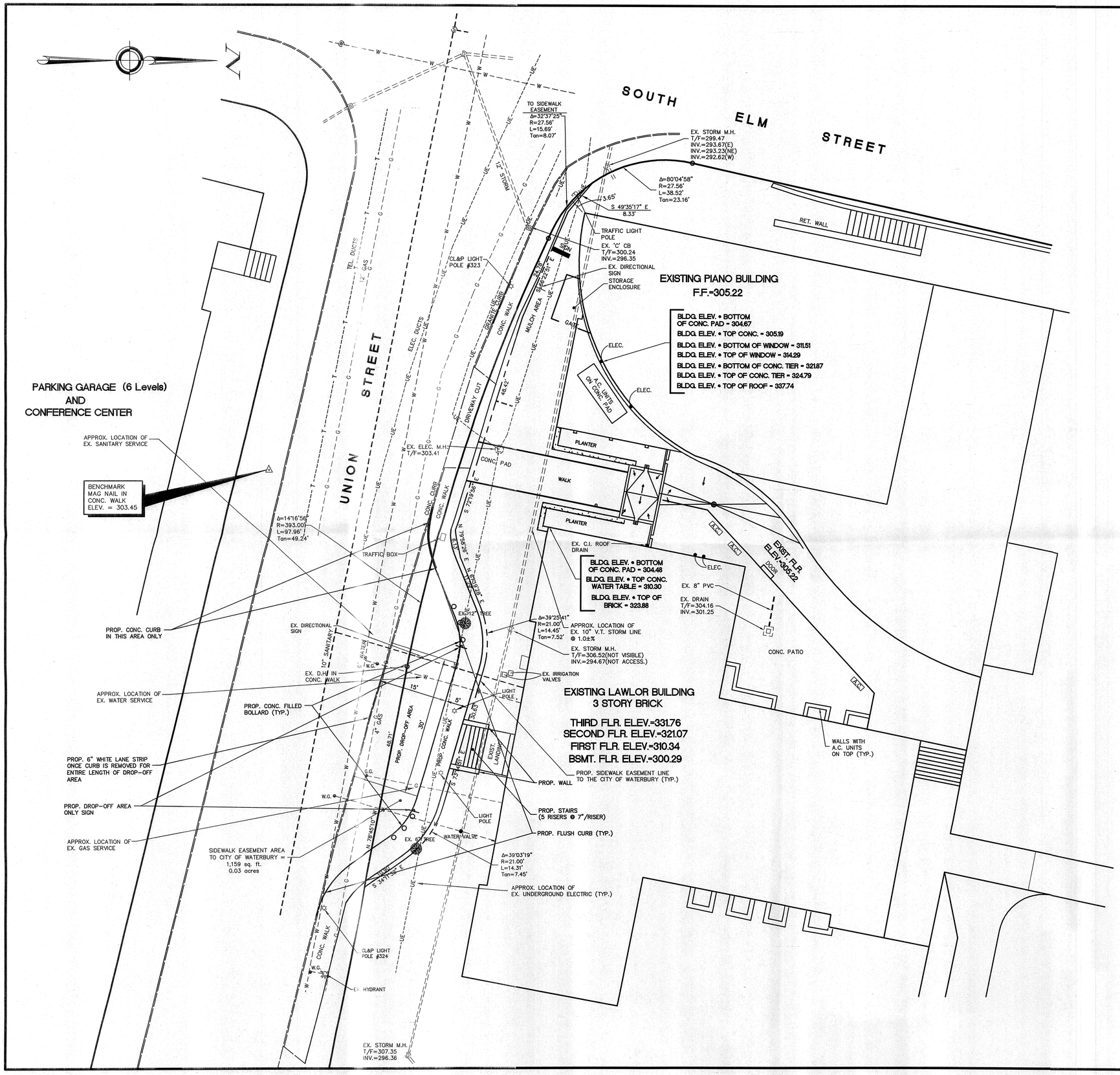
On behalf of my client, Tecton Architects, PC (for St. Mary's Hospital),we respectfully request all necessary approvals from City of Waterbury Commissions and Departments for the MRI Drop-off area adjacent to Union Street along with the necessary easement to the City of Waterbury as shown on the site plan prepared by our office dated December 2, 2015. I have also included a meets and bounds description of the easement area to be granted.

Thank you in advance for your consideration and let me know if you need anything further.

Very truly yours,

Scott A. Meyers, P.E.,L.S.

60 Linden Street • Waterbury, CT 06702 • (203)575-0350 • Fax (203)757-4489



MAP REFERENCES:

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14) "SURVEY OF SCOVILL STREET MEDICAL BUILDING WATERBURY, CONN.", DATE: 12-22-87, SCALE: 1"=20', REVISED TO 1-26-88, BY MEGSON & HEAGLE.

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LEGEND

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— — — —	= Existing Sanitary Sewer Main
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(S)	= Existing Sanitary Manhole
(D)	= Existing Storm Manhole
	= Existing Catch Basin
(W)	= Existing Water Manhole
(E)	= Existing Electric Manhole
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Received By
JAN 04 2016
City Plan Dept.
PL 2016-0003

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

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THIS SURVEY CONFORMS TO A CLASS A-2.

EXISTING TOPOGRAPHY CONFORMS TO CLASS T-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT, AS NOTED HEREON.

SCOTT A. MEYERS, L.S.	12-2-15	70093
	DATE	REGISTRATION NO.

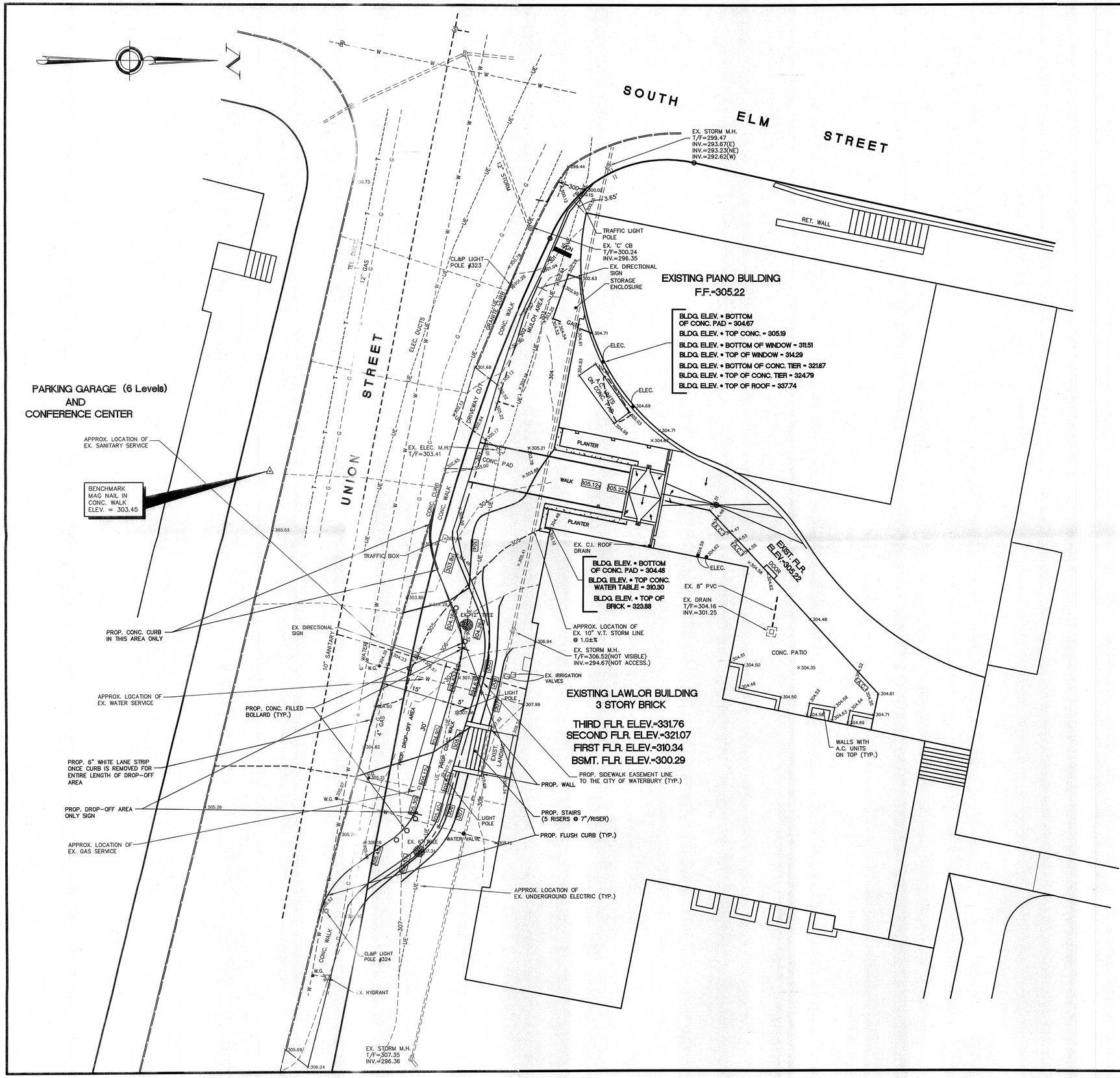
SCALE 0' 5' 10' 20' 30'

SCALE: 1"=10'	DATE: 12-2-15
SHEET #: 1 OF 2	DRAWN BY: S.A.M.

NOT VALID UNLESS EMBOSSED SEAL AFFIXED HEREON

DROP-OFF AREA PLAN
FOR MRI RENOVATIONS
PREPARED FOR
TECTON ARCHITECTS, PC
(FOR ST. MARY'S HOSPITAL)
UNION STREET
WATERBURY, CONNECTICUT

MEYERS ASSOCIATES P.C.
ENGINEERS - SURVEYORS - PLANNERS
60 LINDEN STREET WATERBURY, CONNECTICUT 06702 - (203) 575-0350



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SCOTT A. MEYERS, L.S.	12-2-15	70093
	DATE	REGISTRATION NO.

SCALE 0' 5' 10' 20' 30'

SCALE: 1"=10'	DATE: 12-2-15
SHEET # 2 OF 2	DRAWN BY: S.A.M.

NOT VALID UNLESS EMBOSSED SEAL AFFIXED HEREON

DROP-OFF AREA GRADING PLAN
FOR MRI RENOVATIONS
PREPARED FOR
TECTON ARCHITECTS, PC
(FOR ST. MARY'S HOSPITAL)
UNION STREET
WATERBURY, CONNECTICUT

MEYERS ASSOCIATES P.C.
ENGINEERS - SURVEYORS - PLANNERS
60 LINDEN STREET WATERBURY, CONNECTICUT 06702 - (203) 575-0350

City of Waterbury

Public Works Department

Bureau of Engineering

OFFICE: (203) 574-6851

FAX: (203) 574-8277

Memorandum

To: Jim Sequin, Director of Planning
Zoning Commission

From: Garo B. Garabedian GBG
Traffic Engineer

Date: December 30, 2015

Subject: St. Mary's Hospital MRI Drop-Off Area on Union Street

As requested, I have reviewed Site Plan Sheet 1 of 2, entitled "Drop-Off Area Plan for MRI Renovations Prepared for Tecton Architects, PC (St. Mary's Hospital), Union Street, dated 12/2/15 prepared by Meyers Associates, P.C. and find the plans to be acceptable.

Cc: David B. Simpson, Director of Public Works

CGS 8-24
PUBLIC IMPROVEMENTS AND EASMENTS
MRI PATIENT DROP OFF AREA
UNION STREET

STAFF REPORT
January 23, 2016

CITY OF WATERBURY
CITY PLANNING DEPARTMENT
ONE JEFFERSON SQUARE
185 SOUTH MAIN STREET
WATERBURY, CONNECTICUT

REQUEST

PL 2016-0003

Meyers Associates, P.C.

Engineers • Surveyors • Planners

December 31, 2015

City of Waterbury
City Plan Department
One Jefferson Square 5th Floor
185 South Main Street
Waterbury, CT 06706

Received By
JAN 04 2016
City Plan Dept.

Attn: Mr. James Sequin, City Planner

Re: St. Mary's Hospital – Union Street, Waterbury

Dear Mr. Sequin,

On behalf of my client, Tecton Architects, PC (for St. Mary's Hospital),we respectfully request all necessary approvals from City of Waterbury Commissions and Departments for the MRI Drop-off area adjacent to Union Street along with the necessary easement to the City of Waterbury as shown on the site plan prepared by our office dated December 2, 2015. I have also included a meets and bounds description of the easement area to be granted.

Thank you in advance for your consideration and let me know if you need anything further.

Very truly yours,

Scott A. Meyers, P.E.,L.S.

60 Linden Street • Waterbury, CT 06702 • (203)575-0350 • Fax (203)757-4489

TRAFFIC ENGINEER RECOMMENDATION

City of Waterbury

Public Works Department

Bureau of Engineering

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Memorandum

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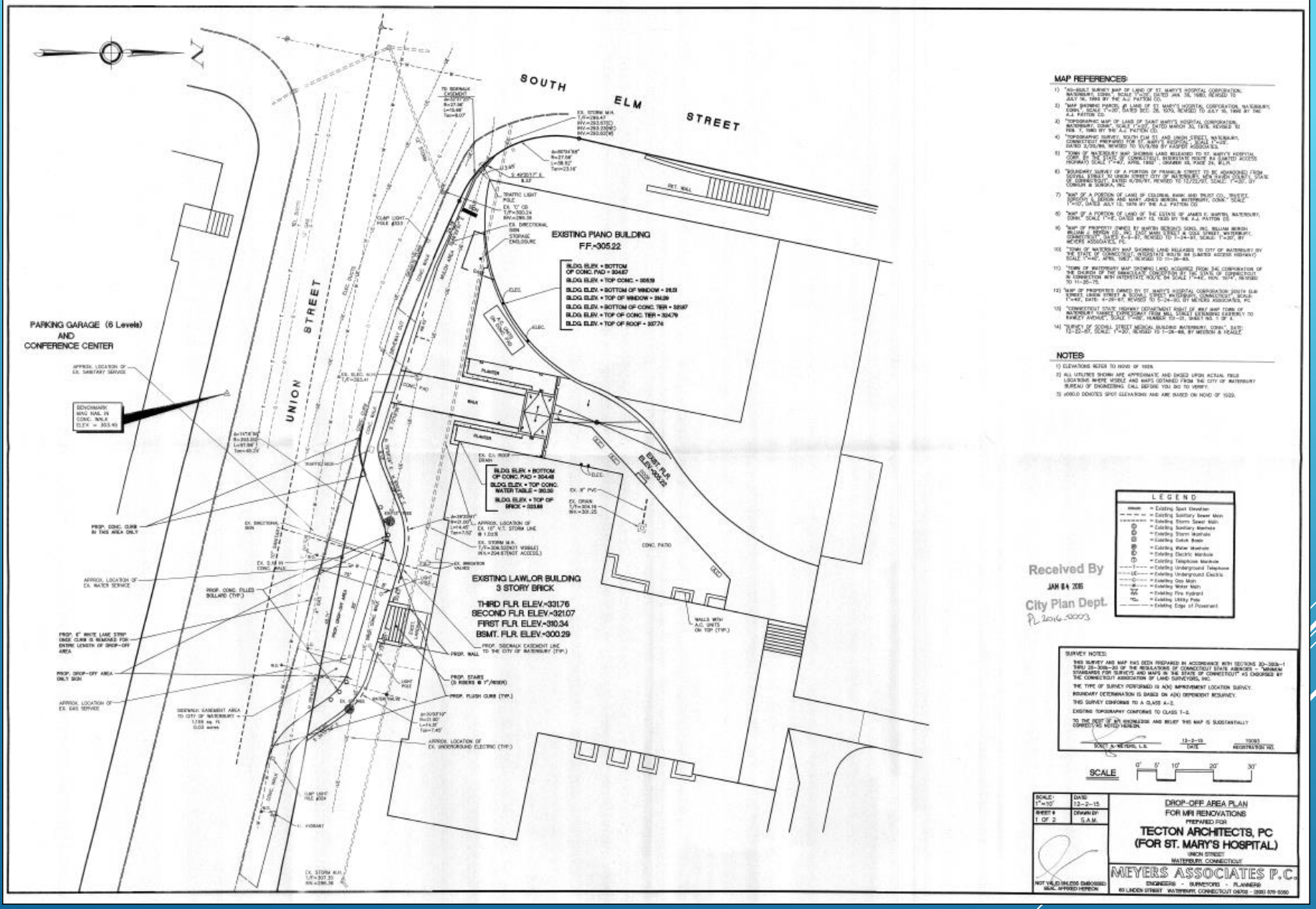
F:\Engineering\05 Traffic Engineer\Correspondence\Zoning Commission\Zoning Commission Site Plan Review Comments,12-30-15.doc


SOUTH ELM STREET
UNION STREET
EXISTING PIANO BUILDING
FF.=305.22
PARKING GARAGE (6 Levels)
AND
CONFERENCE CENTER
EXISTING LAWLOR BUILDING
3 STORY BRICK
THIRD FLR. ELEV.=331.76
SECOND FLR. ELEV.=321.07
FIRST FLR. ELEV.=310.34
BSMT. FLR. ELEV.=300.29
MAP REFERENCES:
NOTES:
LEGEND
Received By
JAN 04 2016
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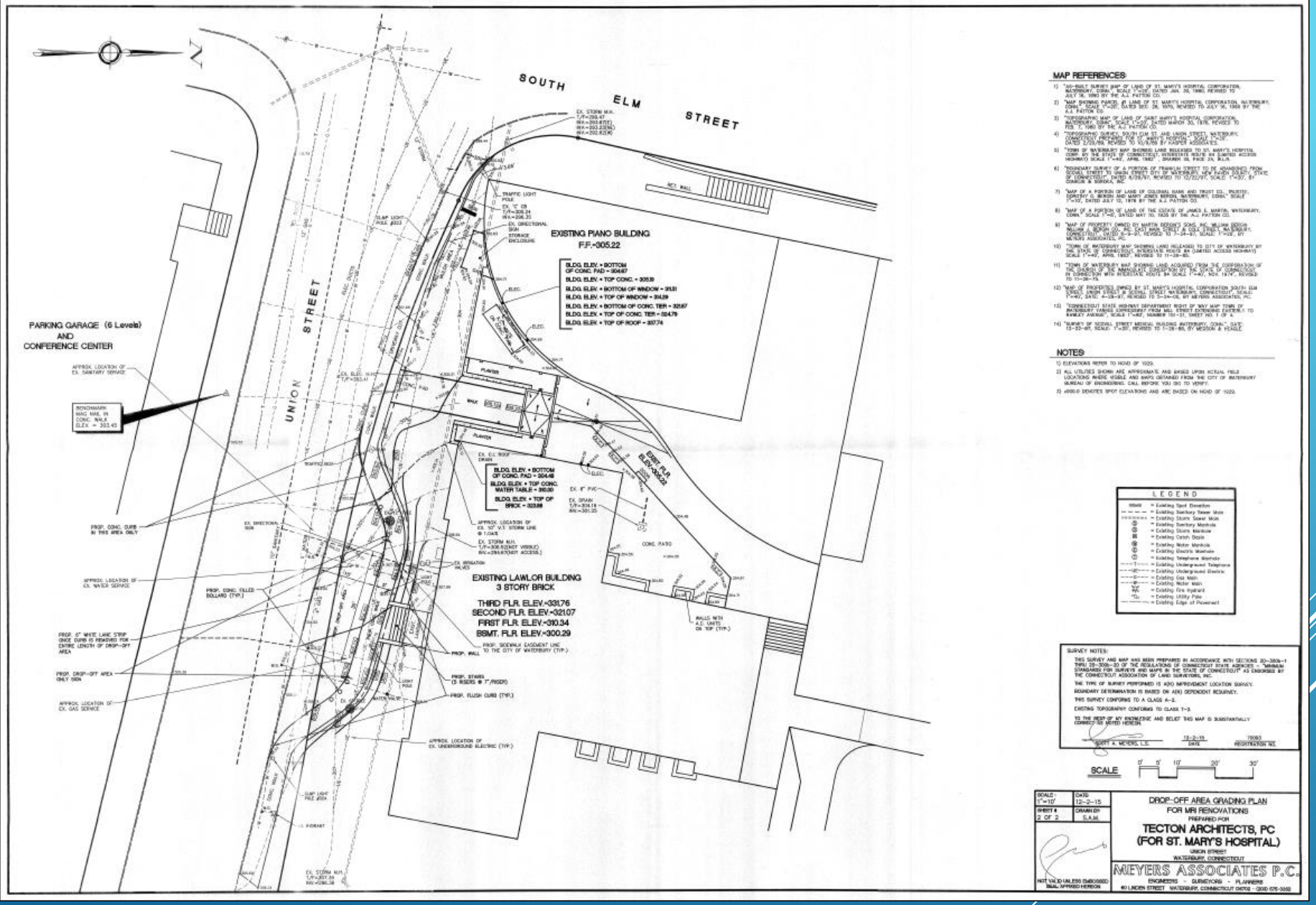
SURVEY NOTES:
SCALE
DROP-OFF AREA PLAN
FOR MRI RENOVATIONS
PREPARED FOR
TECTON ARCHITECTS, PC
(FOR ST. MARY'S HOSPITAL)
MEYERS ASSOCIATES P.C.

MAP 1


SOUTH ELM STREET
UNION STREET
EXISTING PIANO BUILDING
F.F.=305.22
BLDG. ELEV. = BOTTOM OF CONC. PAD = 304.67
BLDG. ELEV. = TOP CONC. = 305.19
BLDG. ELEV. = BOTTOM OF WINDOW = 311.51
BLDG. ELEV. = TOP OF WINDOW = 314.29
BLDG. ELEV. = BOTTOM OF CONC. TER = 321.67
BLDG. ELEV. = TOP OF CONC. TER = 324.79
BLDG. ELEV. = TOP OF ROOF = 337.74
PARKING GARAGE (6 Levels)
AND
CONFERENCE CENTER
BENCHMARK
MAG NAIL IN
CONC. WALK
ELEV. = 303.43
EXISTING LAWLOR BUILDING
3 STORY BRICK
THIRD FLR. ELEV.=331.76
SECOND FLR. ELEV.=321.07
FIRST FLR. ELEV.=310.34
BSMT. FLR. ELEV.=300.29
BLDG. ELEV. = BOTTOM OF CONC. PAD = 304.48
BLDG. ELEV. = TOP CONC.
WATER TABLE = 295.30
BLDG. ELEV. = TOP OF BRICK = 323.88
FIRST FLR. ELEV.=305.22
PROP. CONC. CURB IN THIS AREA ONLY
PROP. CONC. FILLED BOLLARD (TYP.)
PROP. 6" WHITE LINE STRIP ONCE CURB IS REMOVED FOR ENTIRE LENGTH OF DROP-OFF AREA
PROP. DROP-OFF AREA ONLY SIGN
PROP. SIDEWALK EASEMENT LINE TO THE CITY OF WATERBURY (TYP.)
PROP. WALL
PROP. STAIRS (3 RISERS @ 7"/RISER)
PROP. FLUSH CURB (TYP.)
CONC. PATIO
WALLS WITH A.C. UNITS ON TOP (TYP.)
MAP REFERENCES
NOTES
LEGEND
SURVEY NOTES:
SCALE
DROP-OFF AREA GRADING PLAN
FOR MRI RENOVATIONS
PREPARED FOR
TECTON ARCHITECTS, PC
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UNION STREET
WATERBURY, CONNECTICUT
MEYERS ASSOCIATES P.C.
ENGINEERS - SURVEYORS - PLANNERS
NOT VALID UNLESS EMBOSSED SEAL APPLIED HEREON

MAP 2

EASEMENT METES & BOUNDS

Meyers Associates, P.C.

Engineers • Surveyors • Planners

Received By
JAN 04 2016
City Plan Dept.

LEGAL DESCRIPTION
SIDEWALK EASEMENT
IN FAVOR OF
CITY OF WATERBURY
OVER PROPERTY OF
ST. MARY'S HOSPITAL INC.
UNION STREET
WATERBURY, CONNECTICUT

Beginning at a point on the northerly street line of Union Street, said point being S 78°45'10" E 48.71' from a point of curvature of the said northerly street line of Union Street, and also being the most easterly corner of the herein described easement, thence running along the said northerly street line of Union Street the following courses and distances: N 78°45'10" W 48.71', on a curve to the right having a radius of 393.00' and an arc length of 97.96', and on a curve to the right having a radius of 27.56' and an arc length of 15.69', to a point; thence turning and running across property owned by St. Mary's Hospital, Inc. the following courses and distances: S 49°35'17" E 8.33', S 66°22'51" E 24.78', S 72°19'56" E 48.42', N 79°58'26" E 6.13', N 67°19'28" E 11.29', on a curve to the right having a radius of 21.00' and an arc length of 14.45', S 73°14'51" E 30.63', on a curve to the right having a radius of 21.00' and an arc length of 14.31', and S 34°11'32" E 10.90', to the said northerly street line of Union Street and the point and place of beginning.

Said easement contains 1,159 Square Feet or 0.03 Acres.

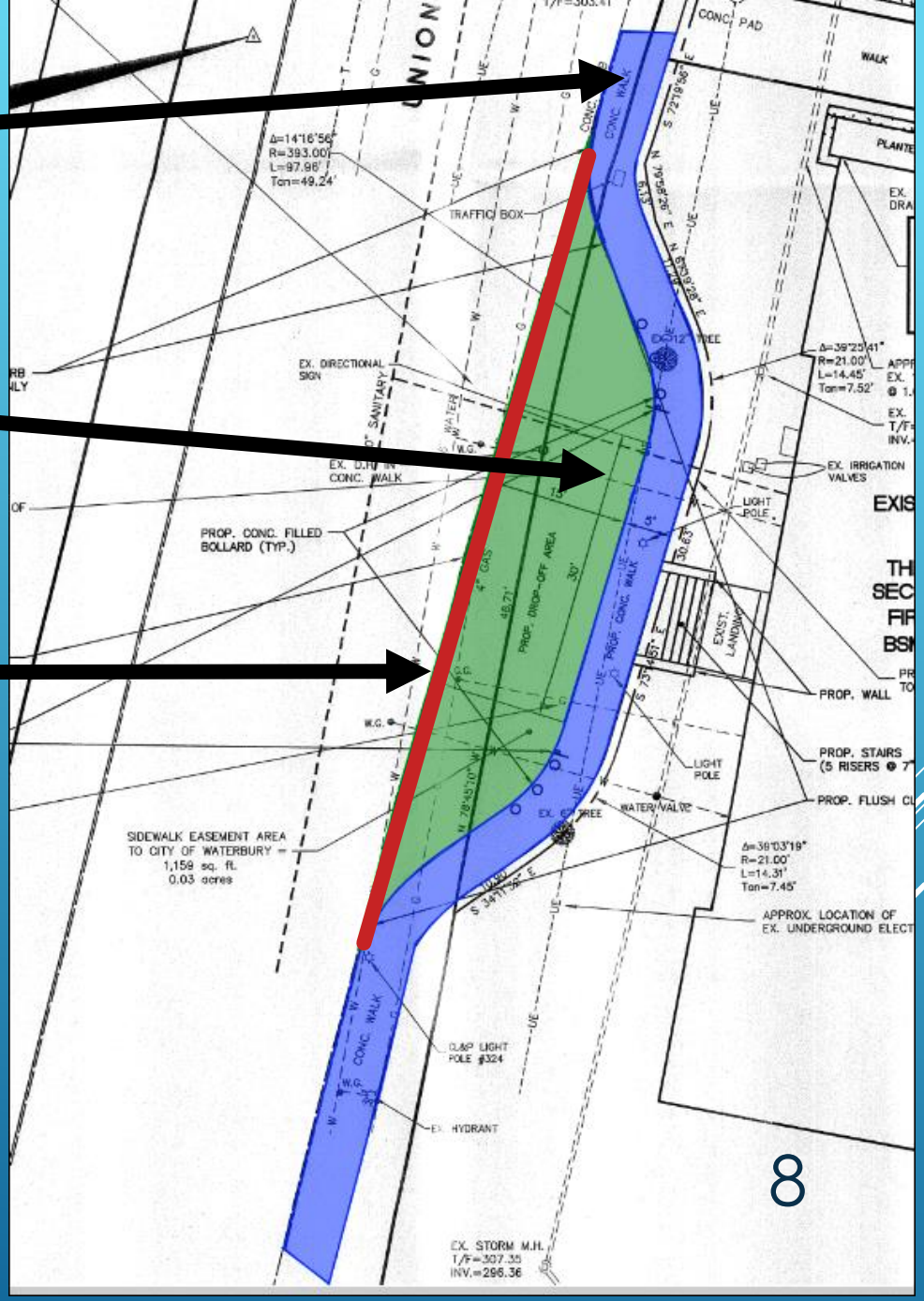
60 Linden Street • Waterbury, CT 06702 • (203)575-0350 • Fax (203)757-4489

LOCATION

PROP. CONC. WALK

PROP. DROP-OFF AREA

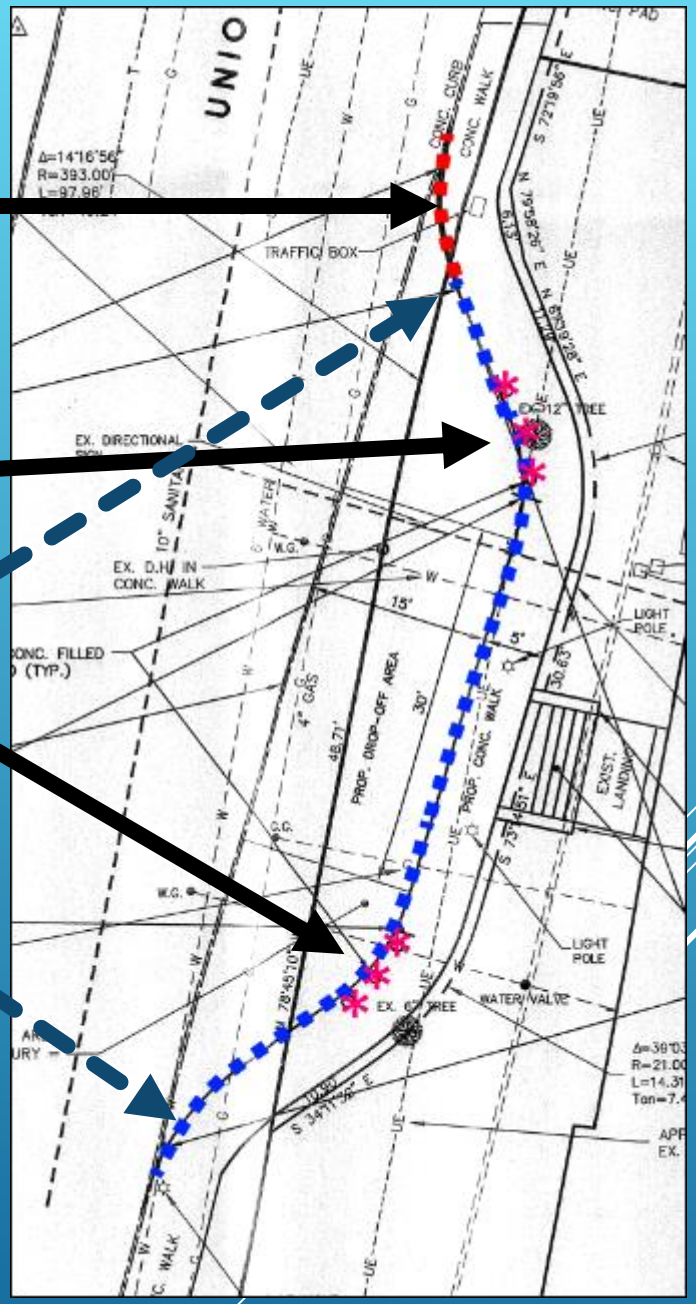
PROP. 6" WHITE LANE STRIP ONCE CURB IS REMOVED FOR ENTIRE LENGTH OF DROP-OFF AREA



PROP. CONC. CURB IN THIS AREA ONLY

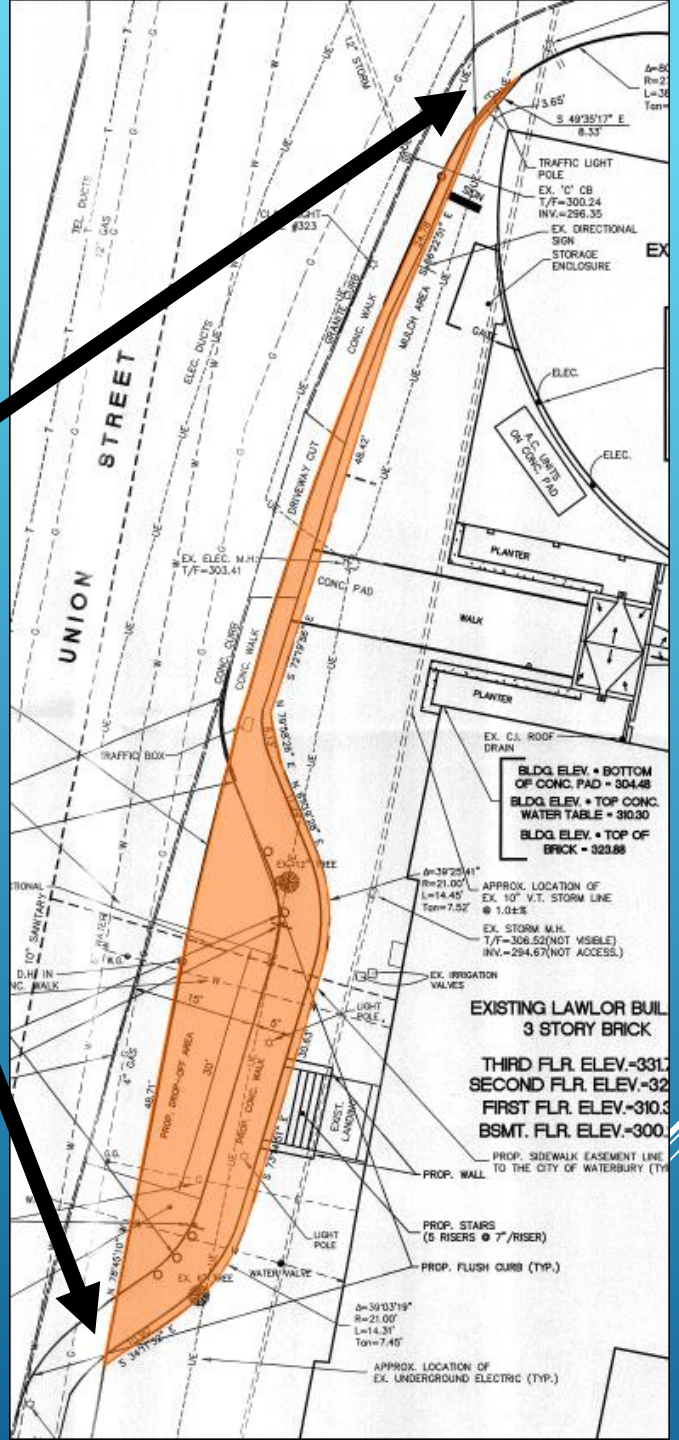
PROP. CONC. FILLED BOLLARD (TYP.)

PROP. FLUSH CURB (TYP.)



IMPROVEMENTS

SIDEWALK EASEMENT AREA
TO CITY OF WATERBURY =
1,159 sq. ft.
0.03 acres



EASEMENT AREA

Resolved that the City Plan Commission in accordance with CGS 8-24 recommends approval of the public improvements and easments necessary to construct a MRI patient drop off area on Union Street as proposed by Saint Mary's Hospital and as shown on the plans entitled "Drop-off Area Plan fro MRI Renovations" consisting of two sheets, dated 12-2-15 and prepared by Meyers Associates, P.C.

RESOLUTION

c/o CITY PLAN DEPARTMENT
One Jefferson Square Building
185 South Main Street • 5th Floor
Waterbury, CT 06706
Office: (203) 574-6817
Fax: (203) 346-3949
Email: jsequin@waterburyct.org

CITY PLANNING COMMISSION
THE CITY OF WATERBURY
CONNECTICUT

January 14, 2016

Board of Aldermen
City of Waterbury
235 Grand Street
Waterbury, CT 06702

Honorable Aldermen:

At a meeting of the City Plan Commission of the City of Waterbury held January 13, 2016, the Commission voted to approve the following resolution concerning the public improvements necessary to construct a MRI patient drop off area on Union Street as proposed by Saint Mary's Hospital:

> ***Resolved that the City Plan Commission in accordance with CGS 8-24 recommends approval of the public improvements necessary to construct a MRI patient drop off area on Union Street as proposed by Saint Mary's Hospital and as shown on the plans entitled "Drop-off Area Plan for MRI Renovations" consisting of two sheets, dated 12-2-15 and prepared by Meyers Associates, P.C.***

The resolution was moved by Commissioner Green and seconded by Commissioner Hadley.

The following Commissioners voted in favor of this motion: Green, Hadley, Marciano, Rosa and Work.

The following Commissioners voted in opposition to this motion: None.

The following Commissioner abstained: Chairman McCasland.

The following Commissioners were absent: LaBrecque.

ATTEST:

James Sequin, AICP
City Planner/Secretary

cc: Corporation Counsel
City Clerk
Town Clerk

OFFICE OF THE CITY CLERK
MEMORANDUM

DATE: January 27, 2016

FROM: Board of Public Works

TO: James Sequin, AICP; City Planner; Office of Planning & Zoning

SUBJECT: MRI Patient Drop Off Area {Union Street; Saint Mary's Hospital}

At a Regular Meeting of the Board of Public Works held on Tuesday, January 26, 2016, the Board voted unanimously to **APPROVE** the necessary improvements to construct a MRI patient drop off area on Union Street as proposed by Saint Mary's Hospital and as accepted by the City's traffic engineer.

ATTEST:
Michael J. Dalton
City Clerk

MJD/pmd
#16