



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: The Bridgeport Roman Catholic Diocesan Corporation
2. Is the Applicant's name Trustee of Record? Yes No
3. Address of Property: 238 Jewett Avenue / CT / 06606
4. Assessor's Map Information: Block No. 65/2378 Lot No. 10/B
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): See submitted survey; 479.48' x 110.08' x 148.33' x 216.41' x 651.33' x 303.65' x 123.00'
7. Existing Zone Classification: R-A
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: Proposed school use to be located within the existing building on the Site

Approval(s) requested: Special Permit and Site Plan Review

Signature: [Handwritten Signature] Date: 12/29/2021
Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: _____
Print Name: _____

Mailing Address: Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824
Phone: 203-528-0590 Cell: 203-520-4603 Fax: 203-255-6618
E-mail Address: Chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form A-2 Site Survey Building Floor Plans
Completed Site / Landscape Plan Drainage Plan Building Elevations
Written Statement of Development and Use Property Owner's List Fee
Cert. of Incorporation & Organization and First Report (Corporations & LLC's)

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

The Bridgeport Roman Catholic Diocesan Corporation
Print Owner's Name Owner's Signature Date 12/29/2021
Print Owner's Name Owner's Signature Date

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* Also Admitted in NY

* Also Admitted in VT

+ Of Counsel

December 29, 2021

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Petition for Special Permit and Site Plan Review – 238 Jewett Avenue

Dear Mr. Buckley:

Please accept, on behalf of my client, The Bridgeport Roman Catholic Diocesan Corporation, (the “Petitioner”), the following narrative and enclosed application materials as part of an application for a Special Permit and Site Plan Review under the Bridgeport Zoning Regulations (the “Regulations”) for the property located at 238 Jewett Avenue (the “Site”) for the interior conversion of a portion of the existing building to support a school use with classrooms and administrative offices and existing off-street parking in the R-A Zone.

Narrative

The Petitioner requests a Special Permit and Site Plan Review under the Regulations for the interior conversion of a portion of the existing building to support a school use with classrooms and administrative offices and existing off-street parking in the R-A Zone. The Site is located on Jewett Avenue in between Madison Avenue and Main Street. For decades, it has been the headquarters of the Petitioner. However, the Petitioner only utilizes a small portion of the existing building. Prior to its current use, the Site had a long history as the location of Notre Dame High School. The Petitioner proposes to return the majority of the existing building to that historical use while maintaining a small office area to support the Diocese. The Petitioner does not propose any physical changes to the Site or the footprint of the building. This change of use will entirely be an interior conversion. A school use is permitted in the R-A Zone.

The Petitioner, in conjunction with Fairfield University, proposes the establishment of a new **Bellarmino College** to offer an **Associate’s Degree** to students from low-income and other historically underrepresented backgrounds, primarily in the surrounding Bridgeport region. This

unique model will allow the University to serve students for whom a Fairfield education has not been accessible and to strengthen support and advising services to help ensure the students' retention and debt-free graduation. The Petitioner anticipates that at full capacity, total enrollment will not exceed Two hundred (200) students. Faculty and students will occupy the existing classrooms within the building, which originally served as classrooms for Notre Dame High School.

The Petitioner proposes the creation of Bellarmine College as a new academic unit with its own dedicated faculty, administrative support, and Dean. Bellarmine College would recruit and serve students, primarily from Bridgeport, building upon Fairfield University's current student resources. Bellarmine College will propose a two-year Associate's Degree curriculum designed to provide students with maximum support, so that they will graduate debt-free, on time, and be fully prepared to transfer into a four-year institution should they so choose. The model further distinguishes its approach, following best practices for student retention, something community colleges are not designed to accommodate. Further, a cohesive Associate's Degree offered through Fairfield University guarantees that the majority – if not all – credits will transfer seamlessly into other four-year institutions. At Arrupe College LUC, the foundational model for the proposed Bellarmine College, 55% of students complete the Associate's Degree in two years, 88% of whom then proceed to a four-year institution with 75% of those completing their bachelor's degree.

While the primary goal of this program is to build a curriculum and support that provides students with transferrable credit and skills into a four-year institution, the curriculum is also designed to benefit the 20% of students who choose to stop with the Associate's Degree. Jobs requiring an Associate's Degree in 2017 offered a median income that was 46.3% higher than for jobs requiring a high school diploma. Internships, part-time work placement, and professional development training are built into the Bellarmine College model, providing students with real-world experience and income while completing their studies. Students choosing a career path at the end of their studies will be prepared to enter fields as potential paralegals, teaching assistants, medical or nursing assistants, and entry-level technicians.

Bellarmino College will be test blind and will have the ability to consider a student's potential beyond the typical statistics of a GPA and test score. For students who do not fit the profile of the most competitive students in the nation, Bellarmine College will consider other distinguishable factors that predict student success. All admitted students will be Pell Grant-eligible. Financial aid coupled with part-time employment guarantees that students will have the opportunity to graduate debt-free. While this level of financial support only covers the two-year program, the Bellarmine student support network provides transition guidance to help graduates navigate and anticipate financial obligations at other institutions, including public v. private and in-state v. out-of-state tuition differentials.

The Site has a long history of serving the residents of the City of Bridgeport. From its days as Notre Dame High School to serving the Catholic community as the headquarters of the Diocese to the proposed Bellarmine College, the Site and its existing building have decades of history serving the local community. The Petition marks the next phase and a tremendous opportunity to improve the lives of Bridgeport residents and students. The Site already features a

large off-street parking area, which can support the proposed use in conformity with the Regulations. The Petitioner is merely looking to convert the interior use of the existing building.

The Petition satisfies the Site Plan Review and Special Permit standards of Sections and 14-2-5 and 14-4-4 of the Regulations. The Petition is in conformity with the Master Plan of Conservation and Development (“POCD”). The Petition proposes no changes to the exterior of the existing building, which has been there for decades. It revitalizes a Site that has become more underutilized as the Diocese’s demand for its space has waned. POCD at 125. The building and the Site would benefit from the presence of a new use. The Petition will totally transform and revitalize the Site.

The Petition will not impair future development of the surrounding area, but it will actually stimulate the neighborhood as a landmark property at one of the historic Bridgeport properties. Bellarmine College will reinvigorate the area as it draws students and faculty. It is important to note that students will not be living at the Site. The Petition will clearly have no impact on the Long Island Sound and the proposed use conforms to the residential zone. The proposed use will only enhance surrounding property values as well as the character and operation of the neighborhood. The Site also features adequate off-street parking for the proposed use under the Regulations. The Fairfield University has a longstanding history as an institution of higher learning and, therefore, has the experience to operate the proposed Bellarmine College.

For the reasons stated above, the Petitioner respectfully requests approval of the Petition for a Special Permit.

Sincerely,



Christopher Russo

LIST OF PROPERTY OWNERS WITHIN 100' OF 328 JEWETT AVENUE

LOCATION	OWNER	ADDRESS	CITY	STATE	ZIP CODE
401 JEWETT AV	FRAZIER TIMOTHY	401 JEWETT AVE	BRIDGEPORT	CT	06606
291 JEWETT AV	JOHNSON TYRONE A & DOTRICE M	291 JEWETT AVE	BRIDGEPORT	CT	06606
280 JEWETT AV	AH JEWETT ACQUISITION LLC C/O MATTHEW FINKLE	60 COLUMBUS CIRCLE	NEW YORK	NY	10023
488 PEET ST	WILLIAMS LISA M ET ALS	488 PEET ST	BRIDGEPORT	CT	06606
387 JEWETT AV	CANCELLIERI RONALD & MARY ANN	387 JEWETT AVE	BRIDGEPORT	CT	06606
311 JEWETT AV	KHAN SHER A & HASHMAT A KHAN	1522 OVERING ST	BRONX	NY	10461
444 PEET ST	NIESTEMSKI MAUREEN M	444 PEET ST	BRIDGEPORT	CT	06606
406 PEET ST	CAREY JULIE & TIMOTHY E	175 WINDERMERE ST	FAIRFIELD	CT	06825
375 JEWETT AV	AKTHER MAHAPHUJA	375 JEWETT AVE	BRIDGEPORT	CT	06606
275 JEWETT AV	NORTH END PROPERTY LLC	170 CORNHILL STREET	BRIDGEPORT	CT	06606
238 JEWETT AV	BRIDGEPORT ROMAN CATHOLIC DIOCESAN CORPORATION	238 JEWETT AVE	BRIDGEPORT	CT	06606
456 PEET ST	UNDERHILL DERRICK & BRENDA M	456 PEET ST	BRIDGEPORT	CT	06606
415 JEWETT AV	MARRERO ROBERT SR & SYLVIA Z MARRERO	415 JEWETT AVE	BRIDGEPORT	CT	06606
345 GLENDALE AV #A02	VILLARREAL DAVID	345 GLENDALE AVE #A2	BRIDGEPORT	CT	06606
380 PEET ST	MIGUEL JOSE & FERNANDES SUSAN	380 PEET ST	BRIDGEPORT	CT	06606
405 GLENDALE AV #A03	BORGES BERNARDO	485 SAINT JOHNS PL, APT 2A	BROOKLYN	NY	11238
287 JEWETT AV	MARTINS JOSE ET AL	287 JEWETT AVE	BRIDGEPORT	CT	06606
468 PEET ST	JARRIN JONATHAN P	468 PEET ST	BRIDGEPORT	CT	06606
325 JEWETT AV	MICKLE TERI RENE	325 JEWETT AVE	BRIDGEPORT	CT	06606
430 PEET ST	WESTPHAL ANA L	430 PEET ST	BRIDGEPORT	CT	06606
337 JEWETT AV	SCHNEIDER DAVID P & THERESA A SCHNEIDER	337 JEWETT AVE	BRIDGEPORT	CT	06606
418 PEET ST	WOOD PATRICIA BARRETT	418 PEET ST	BRIDGEPORT	CT	06606
347 JEWETT AV	SANGIORGI RICHARD	347 JEWETT AVE	BRIDGEPORT	CT	06606

BRIDGEPORT ROMAN CATHOLIC DIOCESAN CORPORATION, THE ACTIVE

No information provided

BUSINESS DETAILS ∨

Business Details ^

General Information —

- Business Name
BRIDGEPORT ROMAN CATHOLIC DIOCESAN CORPORATION, THE
- Business status
ACTIVE
- Citizenship/place of formation
Domestic/Connecticut
- Business address
No information provided
- Annual report due
- NAICS code
- Business ALEI
0191547
- Date formed
11/27/1953
- Business type
Religious
- Mailing address
- Last report filed
- NAICS sub code

Principal Details



None

Agent details



None

Filing History



Business Formation - Certificate of Incorporation

0000112477

Filing date: 11/27/1953

Volume Type

C

Volume

380

Start page

185

Pages

0

Date generated

11/27/1953

Name History



None

Shares





**#238 JEWETT AVENUE
SCHEDULE A
PROPERTY DESCRIPTION**

ALL THAT CERTAIN piece of parcel of land, together with the buildings and Improvements thereon, shown and designated as "Lot 2, 250,015 S.F., = 5,7396 Acres" on a certain map entitled, Property Division Map of Property Located on Jewett Avenue and Englewood Avenue, Bridgeport, Connecticut Prepared for the Bridgeport Roman Catholic Diocese Corporation, scale 1"=40' Prepared by Kasper Associates, Inc. dated 3-27-92, which map is on file in the Office of the Town Clerk of the City of Bridgeport in Map Volume 52 at Page 22.

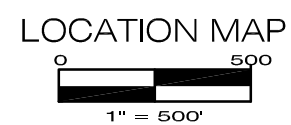
TOGETHER WITH the reservation of the right to pass and repass over the land now or formerly of Augustana Homes Jewett, Inc. shown and designated as "Easement Area C" on the certain easement map entitled "Easement Map of Property Located on Jewett Ave. & Englewood Ave. Bridgeport, Connecticut" prepared for The Bridgeport Roman Catholic Diocese Corporation, which map is on file in the Bridgeport Town Clerk's Office in Map Volume 52 at Page 46; said reservation is contained in a Quit Claim Deed from The Bridgeport Roman Catholic Diocese Corporation to Augustana Homes Jewett, Inc. dated November 8, 1993 and recorded November 9, 1993 in Volume 3187 at Page 265 of the Bridgeport Land Records.

TOGETHER WITH a certain Easement twenty feet in width to be used in common with Lot 1 for the construction, operation and maintenance of one or more electric, transmission and distribution lines shown and designated as "30' WIDE ILLUMINATING EASEMENT, AREA 17,044 S.F.= 0.3913 AC." on the above described easement map.

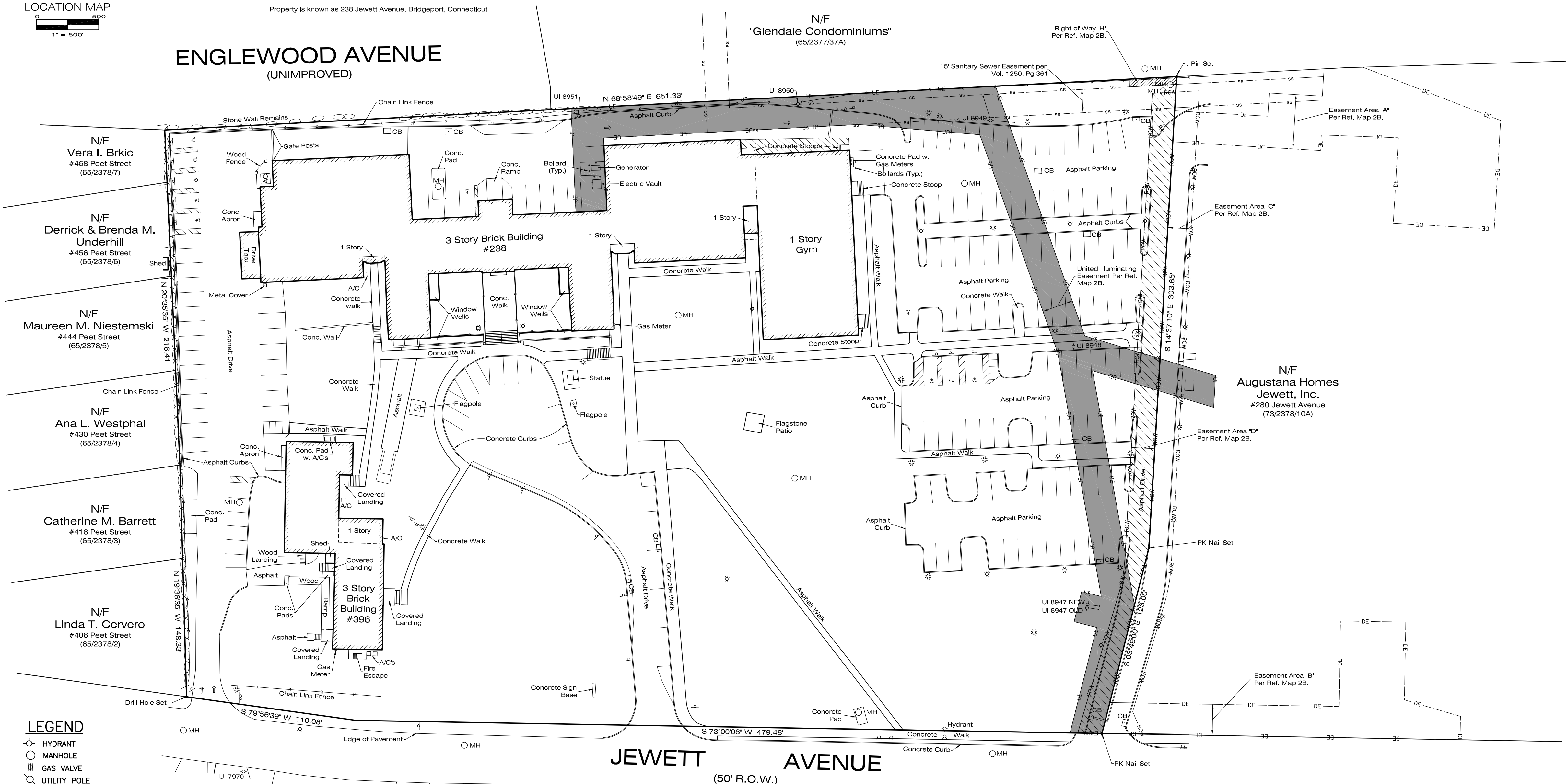
TOGETHER ALSO WITH the reservation of certain drainage easements shown as "Easement Area A" and "Easement Area B" on the aforesaid easement map; said reservation is contained in a Quit Claim Deed from The Bridgeport Roman Catholic Diocese Corporation to Augustana Homes Jewett, Inc. dated November 8, 1993 and recorded November 9, 1993 in Volume 3187 at Page 265 of the Bridgeport Land Records.

BEING the same premises conveyed in two Quit Claim Deeds, the first from the City of Bridgeport to The Bridgeport Roman Catholic Diocese Corporation dated October 9, 1962 and recorded October 10, 1961 in Volume 1249 at Page 306 of the Bridgeport Land Records, the second from City of Bridgeport to The Bridgeport Roman Catholic Diocese Corporation dated October 29, 1962 and recorded October 30, 1962 in Volume 1250 at Page 361 of the Bridgeport Land Records and EXCEPTING THEREFROM a Quit Claim Deed from The Bridgeport Roman Catholic Diocese Corporation to Augustana Homes Jewett, Inc. dated November 8, 1993 and recorded November 9, 1993 in Volume 3187 at Page 265 of the Bridgeport Land Records.

Property is known as 238 Jewett Avenue, Bridgeport, Connecticut.



**ENGLEWOOD AVENUE
(UNIMPROVED)**



- LEGEND**
- HYDRANT
 - MANHOLE
 - ⊕ GAS VALVE
 - UTILITY POLE
 - WATER VALVE
 - ⊙ LAMP POST
 - CATCH BASIN
 - ELECTRIC BOX
 - SIGN
 - MAILBOX
 - TELEPHONE BOX
 - CATV
 - FLARED END
 - EXISTING IRON PIN
 - EXISTING CONCRETE MONUMENT
 - IRON PIN TO BE SET
 - CONCRETE MONUMENT TO BE SET
 - WELL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - STONE BOUND
 - STONEWALL
 - METAL FENCE
 - WOOD FENCE

NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2.
2. Reference is made to the following maps on file in the Bridgeport Town Clerk's Office:
 - A. Volume 52 Page 22.
 - B. Volume 52 Page 46.
3. Total Area = 5.739± Acres / 250,015± Sq. Ft.
4. Parcel is in Zone R-A.
Minimum Lot Area: 5,000 SF
Minimum Frontage: 50 FT
Minimum Depth: 100 FT
Minimum Setback:
Principal Building: 20 FT Front
6 FT Side (20 FT Combined Sides)
20% of Lot Depth Rear/Minimum 20 FT
Accessory Structure: The Lesser of 50% of lot depth or 75 FT Front
3 FT Side
3 FT Rear
Maximum Building Coverage: 40% Not to exceed 3,000 SF
Maximum Lot Coverage: 60%
Minimum Landscape Area: 40%
Height:
Principal Building Maximum: 28 FT to mid-point of highest roof
35 FT to ridge
Accessory Structure Maximum: 12 FT for flat or rounded roof
15 FT to Ridge
5. Property is located in FEMA Zone X. Per Flood Insurance Rate Map #09001C0429F, Effective Date: June 18, 2010; Panel 429 of 626.
6. All monumentation found or set has been depicted hereon.
7. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
8. This survey was made with the benefit of and is based on First American Title Insurance Company Commitment Order # CTST1795340
9. The underground utilities shown, if any, have been located from visible field survey information. 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 although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
10. Property is served by public water supply and sanitary sewer.
11. Property has direct physical access to Jewett Avenue, a public street or highway.

Schedule B Exceptions to First American Title Insurance Company Commitment Order #CTST1795340

- As to Parcel 3:
9. Reservation of a 15' Sewer Right of Way as set forth in Quit Claim Deed from the City of Bridgeport to The Bridgeport Roman Catholic Diocese Corporation dated October 29, 1962 and recorded October 30, 1962 in Volume 1250 at Page 361 of the Bridgeport Land Records.
 10. Grant of Special Exception or Special Permit granted by the Zoning Board of Appeals of the City of Bridgeport dated and recorded March 4, 1990 in Volume 1625 at Page 178 of the Bridgeport Land Records.
 11. Grant of Special Exception and Variance granted conditionally by the Zoning Board of Appeals of the City of Bridgeport dated August 5, 1992 and recorded August 13, 1992 in Volume 3031 at Page 71 of the Bridgeport Land Records.
 12. Grant of Special Exception and Variance granted conditionally by the Zoning Board of Appeals of the City of Bridgeport dated September 22, 1993 and recorded September 27, 1993 in Volume 3172 at Page 175 of the Bridgeport Land Records.
 13. Easement as contained in a Quit Claim Deed from The Bridgeport Roman Catholic Diocese Corporation to Augustana Homes Jewett, Inc. dated November 8, 1993 and recorded November 9, 1993 in Volume 3187 at Page 265 of the Bridgeport Land Records for the right to pass and repass over "Easement Area D" as shown in Map Volume 52 at Page 46 of the Bridgeport Town Clerk's Office.
 14. Notes and notations as shown on Map Volume 52 at Page 22 and Map Volume 52 at Page 46 on file in the Bridgeport Town Clerk's Office.

The word "certify" as used hereon is understood to be an expression of professional opinion by the Land Surveyor which is based on his best knowledge, information and belief and as such it constitutes neither a guarantee or warranty.

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
**THE BRIDGEPORT ROMAN CATHOLIC
DIOCESAN CORPORATION**
#238 JEWETT AVENUE
BRIDGEPORT, CONNECTICUT

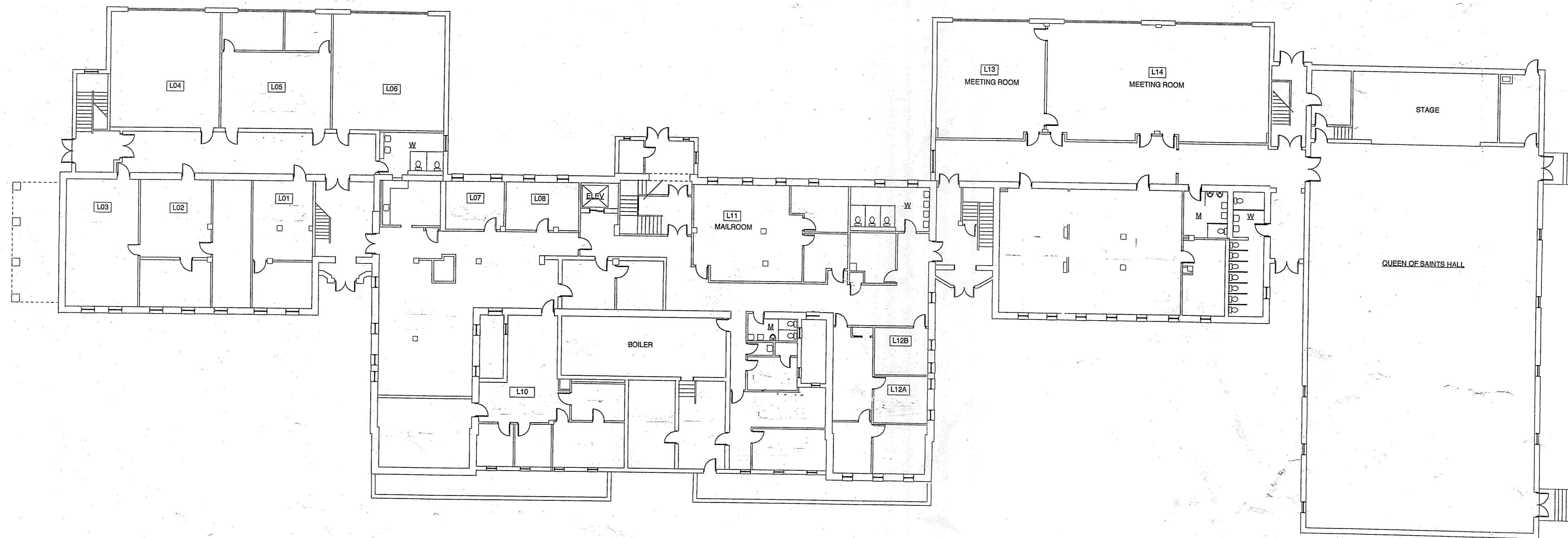
11-21-11 1"=40' MSS / SJR 14611 14611


THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
140 Sherman Street, Fairfield, CT
203.259.1091

1/1

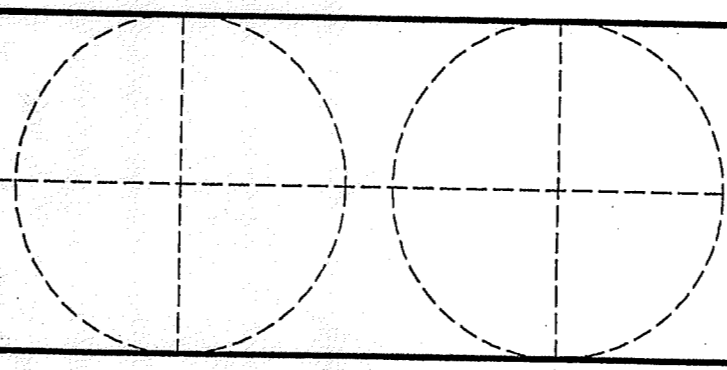
To First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,7(a),7(b)(1),8,9,10(a),11(a),13 and 14 of Table A thereof. The field work was completed on _____.
Dated: _____ By: Jason T. Spath Sr. CT LS #70136

NO.	DATE	DESCRIPTION

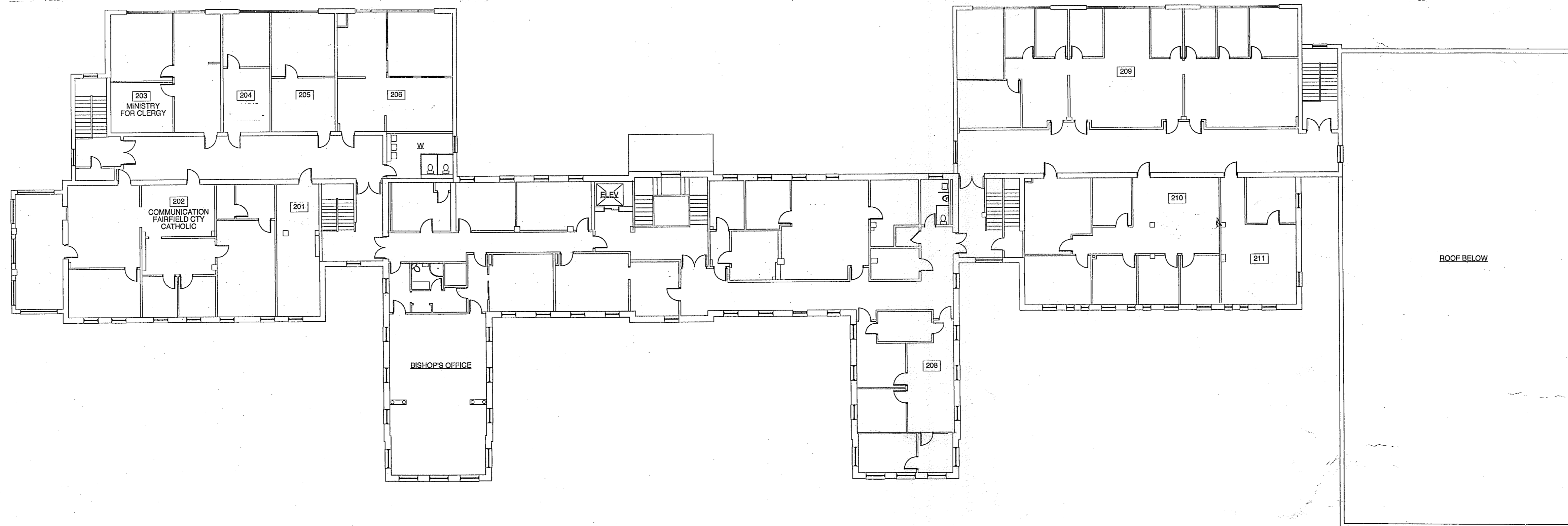


01 LOWER FLOOR PLAN 31,982 GROSS SF±
 A1 Scale: 1/16" = 1'-0" 

TOTAL GROSS SF = 74,368 ±

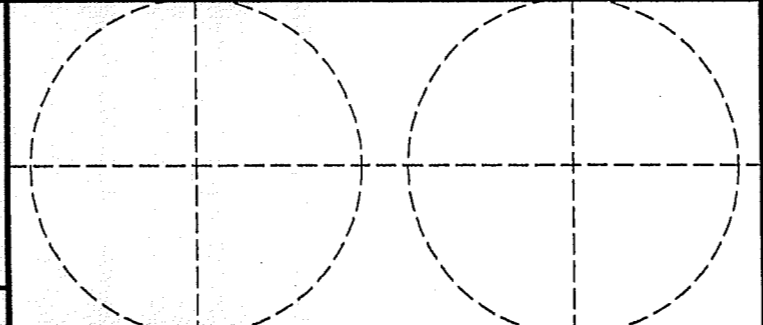
1 Rev No.	9/24/03 Rev Date	Revision/Issue Memo Revision Note		Design Firm VINCENT BABAK ARCHITECT 365 MAIN STREET KENSINGTON, CT 06037 860-829-0748	Project Title Diocese of Bridgeport Office of Emergency Services 238 Jewett Street	Project Manager VB	Project ID 2003-25
							Drawn By EC Reviewed By VB Date 09/24/2003 CAD File Name BRDGPT.6

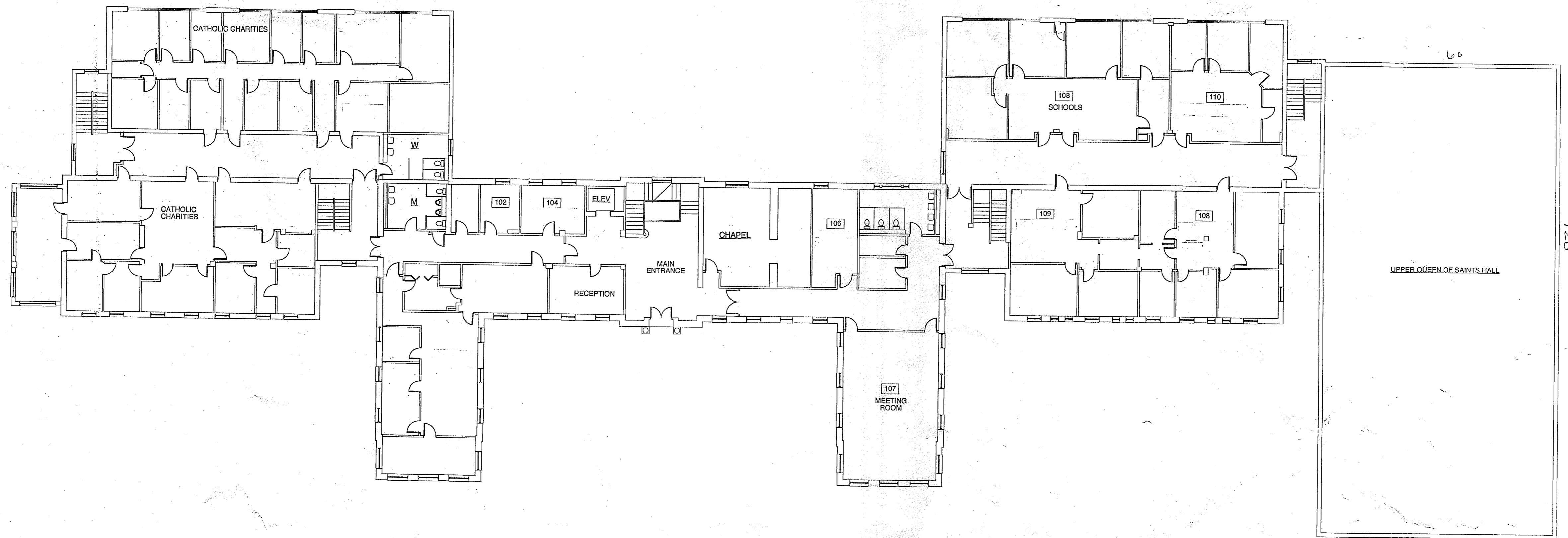
GROUND FLOOR PLAN




01 THIRD FLOOR PLAN 21,193 GROSS SF±
 A3 Scale: 1/16" = 1'-0" 

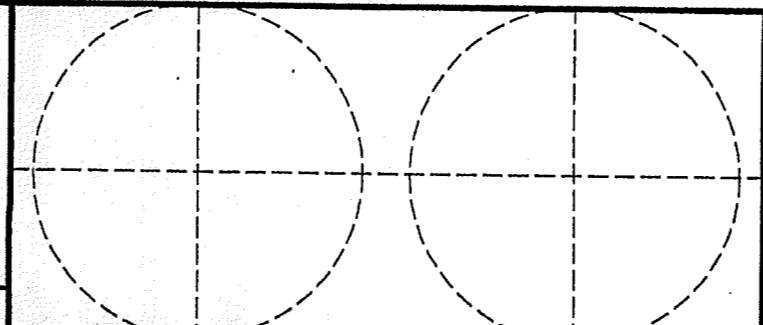
TOTAL GROSS SF = 74,368 ±

<table border="1"> <thead> <tr> <th>Rev No.</th> <th>Rev Date</th> <th>Revision Note</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev No.	Rev Date	Revision Note					Design Firm VINCNET BABAK ARCHITECT 365 MAIN STREET KENSINGTON, CT 06037 860-829-0748	Project Title Diocese of Bridgeport Office of Emergency Services 238 Jewett Street	Project Manager VB	Project ID 2003-25
	Rev No.	Rev Date	Revision Note								
Consultant	Drawing Title SECOND FLOOR PLAN	Drawn By EC	Scale 1/16" = 1'-0"	Reviewed By VB	Drawing No. A-3						
Date	CAD File Name BRDGP.T.5	Date _____ of _____ 3									



01 FIRST FLOOR PLAN 21,193 GROSS SF±
 A2 Scale: 1/16" = 1'-0" 

TOTAL GROSS SF = 74,368 ±

<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revisions / Submissions</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>9/24/03</td> <td>Revision/Issue Memc Revision Note</td> </tr> </tbody> </table>	No.	Date	Revisions / Submissions	1	9/24/03	Revision/Issue Memc Revision Note		Design Firm VINCENT BABAK ARCHITECT 365 MAIN STREET KENSINGTON, CT 06037 860-829-0748	Project Title Diocese of Bridgeport Office of Emergency Services 238 Jewett Street	Project Manager VB	Project ID 2003-25
	No.	Date	Revisions / Submissions								
	1	9/24/03	Revision/Issue Memc Revision Note								
Drawn By EC	Scale 1/16" = 1'-0"										
Reviewed By VB	Drawing No. A-2 of 3										
			Drawing Title FIRST FLOOR PLAN	Date BRDGPT.6							



PLANNING & ZONING COMMISSION APPLICATION

1. NAME OF APPLICANT: JEM 500 North, LLC
2. Is the Applicant's name Trustee of Record? Yes _____ No X
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
3. Address of Property: 436-500 North Avenue, Bridgeport, CT 06604
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 2131 Lot No. 3
5. Amendments to Zoning Regulations: (indicate) Article: _____ Section: _____
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): 237.15' x 6.35' x 108.2' x 208.98' x 60.58' x 274.97' x 12.36' See Schedule A, attached
7. Existing Zone Classification: Mixed Use - Light Industrial
8. Zone Classification requested: Industrial Light
9. Describe Proposed Development of Property: construction of a Wendy's fast food restaurant with a drive-through facility

Approval(s) requested: Change of Zone, Special Permit and Site Plan Approval

Signature: [Handwritten Signature] Date: 10/27/2021
 Print Name: Charles Willinger, JR

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: Attorney
 Print Name: _____

Mailing Address: 1000 Bridgeport Ave. suite 501, Shelton, CT 06484
 Phone: 203-366-3939 Cell: _____ Fax: _____
 E-mail Address: d.lord@wwplaw.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form
- Completed Site / Landscape Plan
- Written Statement of Development and Use
- Cert. of Incorporation & Organization and First Report (Corporations & LLC's)
- A-2 Site Survey
- Drainage Plan
- Property Owner's List
- Building Floor Plans
- Building Elevations
- Fee

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

JEM 500 North, LLC _____ [Signature] _____ 10/22/21
 Print Owner's Name Owner's Signature Date

 Print Owner's Name Owner's Signature Date

SCHEDULE A

**Property Description
436-500 North Avenue
Bridgeport, CT**

Being a certain parcel of land situated in the City of Bridgeport and State of Connecticut, as depicted on a map entitled "Property and Topographic Survey, of property located at 436-500 North Avenue, Bridgeport, Connecticut, prepared for JEM 500 North LLC", scale 1"=20'. Dated Aug. 20, 2021, by Rose-Tiso & Co., LLC, being more particularly bounded and described as follows:

Commencing at a point, said point being the intersection of the northwesterly street line of North Avenue with the northerly street line of Lindley Street, said point also being the southeasterly corner of land now or formerly of 512 North Avenue, LLC, said point also being the southernmost point of the parcel herein described,

Thence in a northwesterly direction, bounded westerly by land now or formerly of 512 North Avenue, LLC the following 3 courses:

N 00° 09' 08" W, 237.15 feet,
N 56° 22' 25" W, 6.35 feet, and
N 00° 09' 08" W, a distance of 108.20 feet to a point,

Thence S 72° 56' 31" E, bounded northwesterly by land now or formerly of Estate of F. Francis D'addario, a distance of 208.98 feet to a point;

Thence in a southwesterly direction along the westerly street line of North Avenue the following four courses:

Along a curve to the right having a radius of 391.72 feet, an interior angle of 80° 51' 39" and an arc length of 60.58 feet,
S 33° 54' 27" W, 274.97 feet and
S 57° 19' 45" W, a distance of 12.36 feet to the point of a commencement.

Said described parcel of land contains 35,859 sq. ft. or 0.8233 Acres.

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION**

STATEMENT IN SUPPORT OF:

**APPLICATION FOR CHANGE OF ZONE, SPECIAL PERMIT AND SITE PLAN
APPROVAL**

436 -500 NORTH AVENUE

JEM 500 NORTH, LLC.

The applicant, JEM 500 North, LLC, is the owner of property known as 436-500 North Avenue. The property is located in the Mixed Use-Light Industrial ("MU-LI") zoning district. The applicant seeks to develop the property with a Wendy's fast-food restaurant with a drive-through facility. The MU-LI zoning district does not permit drive-through facilities, thus the applicant seeks to change the zone to Industrial Light ("IL").

The vast majority of the immediate area is zoned IL and contains a variety of commercial uses as well as three other national fast-food restaurants with drive-through facilities, namely Taco Bell, Popeyes and McDonald's. All of those sites are in the IL zoning district. Unfortunately, the 436-500 North Avenue parcel was placed in the MU-LI zoning district.

The change of zone will not adversely affect the comprehensive plan of development and will place the applicant on a par with the neighboring property owners. As can be noted, the plans for the Wendy's fast food restaurant show that the development site can easily and safely accommodate the proposed restaurant and drive-through plan without creating any negative impacts to the area.

JEM 500 NORTH, LLC
436-500 NORTH AVENUE, BRIDGEPORT, CT
ABUTTING PROPERTY OWNERS & OWNERS
WITHIN 100 FEET OF SUBJECT PROPERTY

ABUTTING PROPERTY OWNERS

Property Description	Owner(s)	Mailing Address
360 Lindley St.	512 North Avenue, LLC	120 River St. Bridgeport, CT 06604
410 North Ave.	Estate of Francis Daddario	PO Box 7056 Bridgeport, CT 06601

**Non-Abutting Property
Owners within 100'**

493 North Ave.	Shiangling Lin Wong	183 S. Bonnie Ave., #5 Pasadena, CA 91106
133 Evergreen St.	425 North Avenue, LLC	3421 Main St., Unit D Stratford, CT 06614
485 North Ave.	425 North Avenue, LLC	3421 Main St., Unit D Stratford, CT 06614
380 Lindley St.	Charlie Lindley, LLC	323 North Ave. Bridgeport, CT 06604
415 North Ave.	HOCAP Corp.	469 Brooklawn Ave. Fairfield, CT 06825



Secretary of the State of Connecticut

PHONE: 860-509-6003 • EMAIL: crd@ct.gov • WEB: www.concord-sots.ct.gov

OFFICE USE ONLY

CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY – DOMESTIC

- Use ink. • Print or type.
- Attach additional 8 1/2 x 11 sheets if necessary.

FILING PARTY <i>(Confirmation will be sent to this address):</i> NAME: FILE IT USA INC MAILING ADDRESS: 408 SOUTH 5TH ST CITY: BROOKLYN STATE: NY ZIP: 11211 -	FILING FEE: \$120 Make checks payable to "Secretary of the State"
1. NAME OF LIMITED LIABILITY COMPANY <i>(required)</i> <i>(Must include business designation such as LLC, L.L.C., etc.):</i> JEM 500 North LLC	
2. PRINCIPAL OFFICE ADDRESS <i>(required)</i> <i>(Provide full address):</i> <i>(P.O. Box unacceptable)</i> STREET: 3832 Kings Highway CITY: Brooklyn STATE: NY ZIP: 11234 - 2826	
3. MAILING ADDRESS <i>(required)</i> <i>(Provide full address):</i> <i>(P.O. Box IS acceptable)</i> STREET OR P.O. BOX: 3832 Kings Highway CITY: Brooklyn STATE: NY ZIP: 11234 - 2826	
NOTE: COMPLETE EITHER 4A BELOW OR 4B ON THE FOLLOWING PAGE, NOT BOTH.	
4. APPOINTMENT OF REGISTERED AGENT <i>(required):</i> A. If Agent is an individual, print or type full legal name: _____ Signature accepting appointment _____	
BUSINESS ADDRESS <i>(required):</i> <i>(P.O. Box unacceptable)</i> STREET: CITY: STATE: ZIP: -	Check box if none: <input type="checkbox"/> CONNECTICUT RESIDENCE ADDRESS <i>(required):</i> <i>(P.O. Box unacceptable)</i> STREET: CITY: STATE: CT ZIP: -
CONNECTICUT MAILING ADDRESS <i>(required):</i> <i>(P.O. Box IS acceptable)</i> STREET OR P.O. BOX: CITY: STATE: CT ZIP: -	



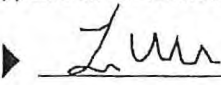
Secretary of the State of Connecticut

PHONE: 860-509-6003 • EMAIL: crd@ct.gov • WEB: www.concord-sols.ct.gov

OFFICE USE ONLY

NOTE: DO NOT COMPLETE 4B BELOW IF AGENT APPOINTED IN 4A ON THE PREVIOUS PAGE.

E. If Agent is a business,
 print or type name of business as it appears on our records: Corporate Creations Network Inc.

Signature accepting appointment on behalf of agent: 

Print full name and title of person signing on behalf of agent: Lauren Underwood, Special Secretary

CONNECTICUT BUSINESS ADDRESS (required): <small>(P.O. Box unacceptable)</small> STREET: 6 LANDMARK SQUARE 4TH FLOOR CITY: STAMFORD STATE: CT ZIP: 06901 -	CONNECTICUT MAILING ADDRESS (required): <small>(P.O. Box IS acceptable)</small> STREET OR P.O. BOX: 6 LANDMARK SQUARE 4TH FLOOR CITY: STAMFORD STATE: CT ZIP: 06901 -
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5. MANAGER OR MEMBER INFORMATION (required)
 (Must list at least one Manager or Member of the LLC; attach additional 8½ x 11 sheets if necessary):

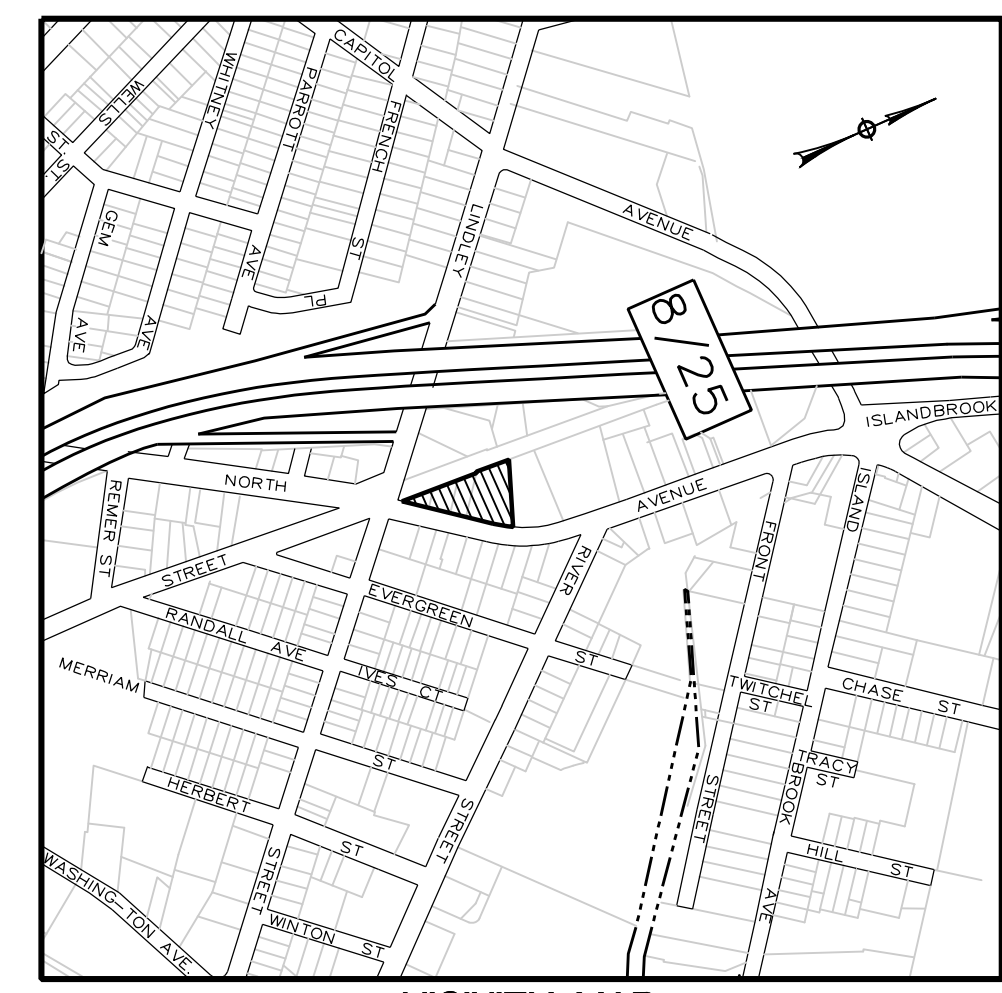
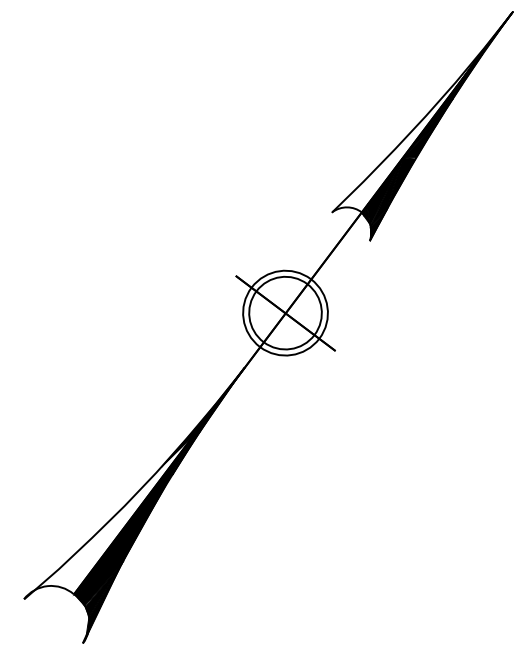
FULL NAME	TITLE	BUSINESS ADDRESS (No P.O. Box)	RESIDENCE ADDRESS (No P.O. Box)
Elchonon Shilian	<input checked="" type="checkbox"/> Member <input type="checkbox"/> Manager	Check if none: <input type="checkbox"/> ADDRESS: 3832 Kings Highway CITY: Brooklyn STATE: NY ZIP: 11234 -	ADDRESS: 3832 Kings Highway CITY: Brooklyn STATE: NY ZIP: 11234 -
Moses Singer	<input checked="" type="checkbox"/> Member <input type="checkbox"/> Manager	Check if none: <input type="checkbox"/> ADDRESS: 309 Rutledge St. 2A CITY: Brooklyn STATE: NY ZIP: 11211 -	ADDRESS: 42 Walton St. 4B CITY: Brooklyn STATE: NY ZIP: 11206 -

6. ENTITY E-MAIL ADDRESS (required): <small>(Check box if none. Do not leave blank.)</small> service@fileitusa.com <input type="checkbox"/> None	7. NAICS CODE (six digits): <table border="1" style="width: 100%; text-align: center;"> <tr> <td>5</td> <td>3</td> <td>1</td> <td>1</td> <td>2</td> <td>0</td> </tr> </table>	5	3	1	1	2	0
5	3	1	1	2	0		

8. EXECUTION / SIGNATURE (required) (Subject to penalties of false statement):

Date (mm/dd/yyyy): 07/21/2021

NAME OF ORGANIZER (print/type) (THE LLC CANNOT BE ITS OWN ORGANIZER)	SIGNATURE
Elchonon Shilian	



LINDLEY STREET
(60' WIDE)

WATER
MH
WV
24" W
12" W
16" W
8" W
6" Main Gas
60# PLAS
36.92 Curb Cut
35.19
U.I.CO
8892

493 North Ave.

NOTES:
 1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY. IT IS A RESURVEY CONFORMING TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
 2. ADDITIONAL PROPERTY CORNER MONUMENTATION NOT SET.
 3. PROPERTY IS SUBJECT TO THE FOLLOWING VARIANCES, RECORDED IN VOL. 7156 PAGE 177, VOL. 7322 PAGE 300 AND VOL. 7322 PAGE 301.
 3. PROPERTY IS SUBJECT TO A SPECIAL PERMIT RECORDED IN VOL. 7780 PAGE 207.

Certified To: Stormfield Capital Funding I, LLC, ISAOA/ATIMA, and CATIC:
 TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 PHILIP L. TISO, L.S. CONN. LIC. No. 12324
 NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE SIGNATURE AND THE EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

- MAP REFERENCES:**
- "RIGHT OF WAY SURVEY, CITY OF BRIDGEPORT, MAP SHOWING LAND ACQUIRED FROM O&G INDUSTRIES, INC. BY THE STATE OF CONNECTICUT, DEPT. OF TRANSPORTATION, RECONSTRUCTION OF HOUSATONIC AVENUE." DATED JAN. 1999, SCALE 1:250, PROJ. No. 15-263, SERIAL No. 5, SHEET 1 OF 1. BRIDGEPORT TOWN CLERK MAP VOL. 53, PG. 51.
 - "RIGHT OF WAY SURVEY, CITY OF BRIDGEPORT, MAP SHOWING LAND ACQUIRED FROM MAIN AND SUMMIT CORP. BY THE STATE OF CONNECTICUT, DEPT. OF TRANSPORTATION, RECONSTRUCTION OF HOUSATONIC AVENUE." DATED JAN. 1999, SCALE 1:250, PROJ. No. 15-263, SERIAL No. 4, SHEET 1 OF 1. BRIDGEPORT TOWN CLERK MAP VOL. 53, PG. 11.
 - "PLOT PLAN, OF PROPERTY LOCATED AT 436 NORTH AVENUE, BRIDGEPORT, CONN., PREPARED FOR MEDICAL LABORATORY SERVICES, INC." MAP DATED APR. 24, 1991, REVISED MAY 23, 1991, SCALE 1"=20', PREPARED BY KASPER ASSOCIATES, INC., BRIDGEPORT, CONN.
 - "MAP OF PROPERTY FOR FRANK J. AND MARIE J. PINTO, BRIDGEPORT, CONN." DATED MAY 22, 1968, SCALE 1"=20', PREPARED BY THOMAS J. HARDIMAN, TOWN CLERK MAP VOL. 35, PG. 40.
 - "PLAN OF SURVEY, LOT No. 55, MAP OF A. L. WINTON, BRIDGEPORT, CONN. FOR PAT DINARDO." DATED SEPT. 10, 1971, SCALE 1"=20', PREPARED BY FULLER & CO., INC., BRIDGEPORT, CONN. TOWN CLERK MAP VOL. 36, PG. 14.
 - "MAP OF SURVEY OF PROPERTY IN BRIDGEPORT, CONN. FOR DINARDO BROTHERS, INC." DATED MAY 23, 1961, SCALE 1"=20', PREPARED BY FULLER & CO., INC. TOWN CLERK MAP VOL. 29, PG. 18.
 - "LAND TO BE CONVEYED FROM CON-RAIL TO O & G INDUSTRIES INC., SITUATE IN BRIDGEPORT, CONNECTICUT." DATED MAR. 20, 1981, SCALE 1"=40', PREPARED BY KENNETH S. RYAN, L.S. TOWN CLERK MAP VOL. 48, PG. 14.
 - "ALTA/ACSM AS-BUILT, PREPARED FOR KEY LINCOLN MERCURY, 425 NORTH AVENUE, BRIDGEPORT, CONNECTICUT." DATED SEPT. 17, 2000, LAST REVISED JUNE 14, 2001, SCALE 1"=20', PREPARED BY LAND SURVEYING SERVICES, LLC, EASTON, CONN. AND U.S. SURVEYOR, AES GROUP, INC., NEWBURGH, INDIANA. BRIDGEPORT TOWN CLERK MAP VOL. 53, PG. 112.

AREA = 35,859 S.F. = 0.8232 ACRES

- LEGEND**
- + S. SIGN
 - BOLLARD
 - ⊙ LIGHT POLE
 - ⊙ UTILITY POLE
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - HYD. HYDRANT
 - C.B. CATCH BASIN
 - MH. MAN HOLE
 - - - - - UNDERGROUND GAS LINE
 - - - - - UNDERGROUND ELECTRIC LINE
 - - - - - UNDERGROUND TELEPHONE LINE
 - - - - - EXIST. WATER LINE
 - - - - - EXIST. SAN. SEWER LINE
 - - - - - EXIST. STORM SEWER LINE

REVISIONS		
NO.	DESCRIPTION	DATE

0 10 20 40 60
SCALE IN FEET

PROPERTY AND TOPOGRAPHIC SURVEY

OF PROPERTY LOCATED AT
**436-500 NORTH AVENUE
 BRIDGEPORT, CONNECTICUT**

PREPARED FOR
JEM 500 NORTH LLC

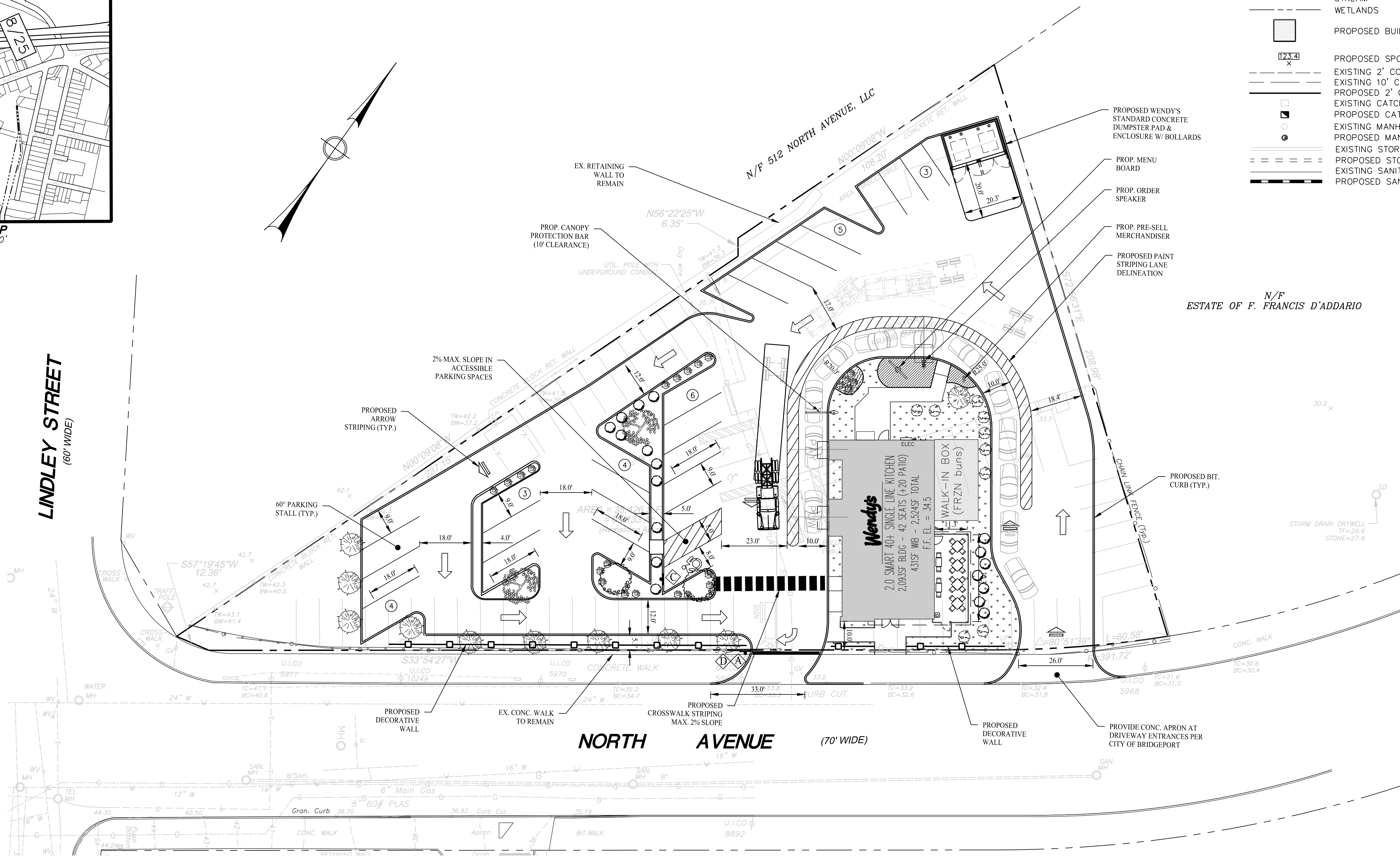
DATE: AUG. 20, 2021
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 DRAWN BY: PKG
 CHECKED BY: PLT
 SHEET 1 OF 1
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 PATH: S:\Survey\2611-436-500NorthAve\dwg

ROSE TISO & CO. L.L.C.
 ARCHITECTS • SURVEYORS • ENGINEERS
 30 WENTWOOD AVENUE, FAIRFIELD, CT 06424
 TEL: 203.254.1888 FAX: 203.254.1888



VICINITY MAP
SCALE: 1"=600'

LINDLEY STREET
(60' WIDE)



LEGEND

	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPERTY LINE
	STREAM
	WETLANDS
	PROPOSED BUILDING
	PROPOSED SPOT ELEVATION
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING STORM PIPES
	PROPOSED STORM PIPES
	EXISTING SANITARY PIPES
	PROPOSED SANITARY PIPES

REVISIONS

NO.	BY	DATE	DESCRIPTION
1.	SFS	12/28/2021	SITE PLAN REVISED

PROJECT TITLE
COMMERCIAL DEVELOPMENT

436 & 500 NORTH AVE.
BRIDGEPORT, CONNECTICUT

Prepared For:
JEM 500 NORTH, LLC

SHEET TITLE
SITE PLAN

DESIGNED BY: PMR	SCALE: 1" = 20'
DRAWN BY: SFS	DATE: 10-15-21
CHECKED BY: MJS	PROJECT NUMBER: 2611
CAD FILE: R:\2611\dwg	

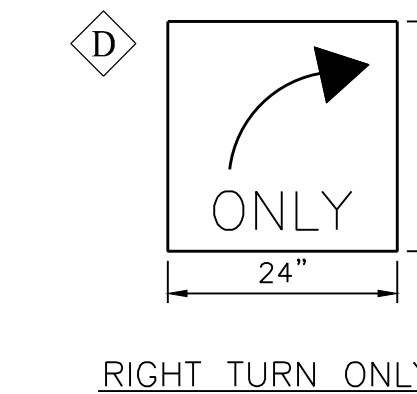
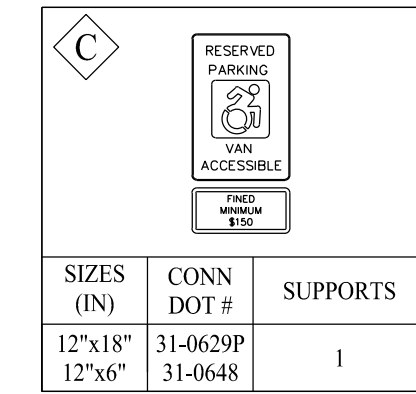
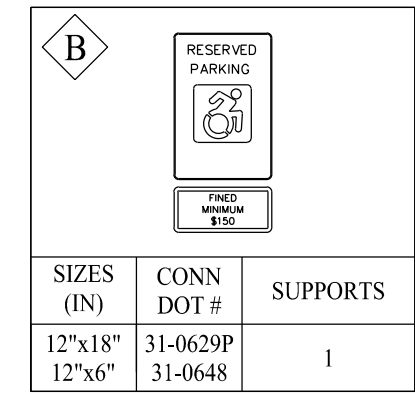
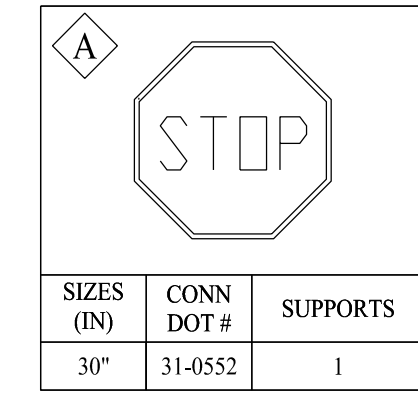
SEAL SHEET NUMBER
SP-1

PLANT LIST

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
TREES:				
	10	QUERCUS PALUSTRIS	PIN OAK	2-2 1/2" CAL
	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2-2 1/2" CAL
	2	CORNUS KOUSA	KOREAN DOGWOOD	2" CAL.
UPLAND SHRUBS & GRASSES:				
	18	Azalea Delaware Valley White	White Azalea	18-24" HT.
	23	Rhododendron PJM	PJM Rhododendron	24-30" HT.
	9	Calamagrostis Acutiflora	Feather Reed Grass	36-60" HT.
			MULCH	
			GROUNDCOVER	
			SEASONAL COLOR	
			TURF SEEDING / SOO	

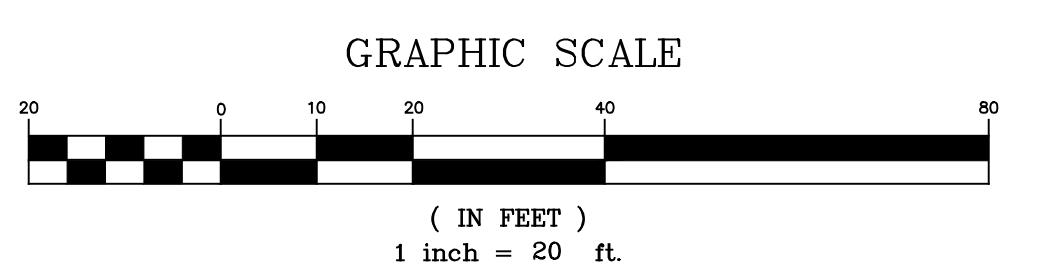
INDUSTRIAL - LIGHT ZONE (I-L)	STANDARDS	EXISTING CONDITION	PROPOSED CONDITION
LOT			
Lot area, minimum	n.o.	35,859.4 S.F.	35,859.4 S.F.
Frontage, minimum	25. ft.	347.9 ft.	347.9 ft.
Floor area ratio, maximum	n.o.	-	-
Principal building size, maximum	n.o.	-	-
PRINCIPAL BUILDING SETBACK			
Front lot line, minimum from Street Lot Line	n.o.	-	-
Street Lot Line, minimum from	15. ft.	56.3 ft.	24.5 ft.
Maximum setback	n.o.	-	-
Side lot line, minimum from	n.o.	-	-
Rear lot line, minimum from	n.o.	-	-
Not to exceed	n.o.	-	-
Minimum setback from:			
Other heavy industrial use	10. ft.	n.o.	n.o.
Other use	0	-	-
From lot line abutting an R zoned lot	15. ft.	n.o.	n.o.
Side	n.o.	-	-
Rear	n.o.	-	-
From lot line abutting an MU, OR, or I zoned lot	n.o.	-	-
Corner lot yards	0	-	-
Mean high water, minimum from	n.o.	-	-
ACCESSORY STRUCTURE SETBACK			
Setbacks	Note 9	-	-
COVERAGES			
Building coverage, maximum	85%	26.5%	7.1%
Site coverage, maximum	85%	96.4%	71.7%
LANDSCAPED AREA			
Minimum	15%	3.6%	28.3%
in setbacks abutting on R-zoned lot, minimum	10. ft. deep at L4	-	-
HEIGHT			
Principal Building			
Maximum for principal building	75. ft.	< 75. ft.	< 75. ft.
Projections and features	Note 5	-	-
Accessory Structure			
Height, maximum	Note 7	-	-
Floor area, gross maximum	Note 8	-	-
PUBLIC ACCESS EASEMENT	Note 10	-	-

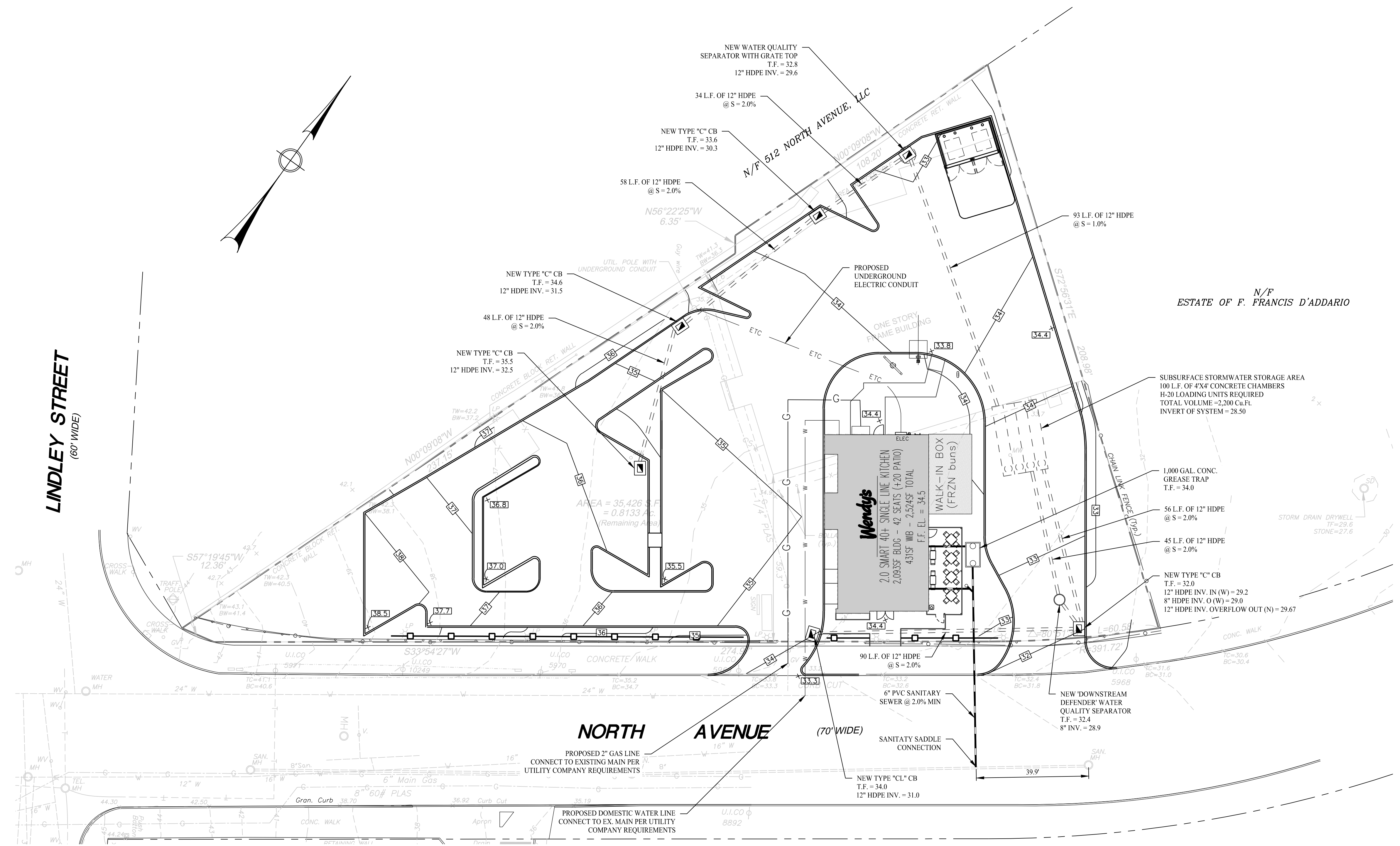
PARKING REQUIRED: 12 SP / 1000 S.F. 2,093 S.F. * 0.01 = 26 SPACES REQUIRED
PARKING PROVIDED: 25 SPACES



SIGN LEGEND
N.T.S.

- NOTES:
- No max. building setback from a street lot line shall be required for any parcel of land bounded on 3 or more sides by city streets and owned by a city or governmental agency.
 - On a corner lot in any zone, there shall be two front yards and two side yards.
 - The min. setback from mean high water shall be thirty feet except for buildings supporting water-dependent uses that may require location immediately adjacent to the water.
 - See Sec. 11-3, Landscaping and Screening
 - See Section 4-4, Height
 - Buildings proposed for more than three stories shall require a special permit.
 - Any accessory structure with a flat or rounded roof shall be no higher at its highest point than twelve feet and any accessory structure with a pitched roof shall be no higher than fifteen feet, measured from the average level on the ground along all walls of the structure. In I-L and L-L zones, the max. height for any accessory structure shall not exceed one-third of the max. height for principal structures in that zone.
 - See Section 4-9, Accessory Structures
 - Setbacks for accessory structures shall be the same as setbacks for principal structures.
 - A public access easement, may be required on any non-residential property abutting a waterway. In such a case, a dedicated open space area shall be established from the edge of the embankment and for twenty feet inland.
 - Parking Garages shall be exempt from the Floor Area Ratio (FAR) requirement and shall not be included in the calculation of the Gross Floor Area in the MU-EM Zone.
 - Max. height for a passenger terminal shall be 60 Ft.
 - n.a. Not applicable





REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	SFS	12/28/2021	SITE PLAN REVISED

PROJECT TITLE

COMMERCIAL DEVELOPMENT

**436 & 500 NORTH AVE.
BRIDGEPORT, CONNECTICUT**

Prepared For:

JEM 500 NORTH, LLC

GRADING & DRAINAGE NOTES

- ALL ROOF DRAINS AND YARD DRAIN DISCHARGE PIPING SHALL BE MIN 4" PVC PLASTIC PIPE (ASTM D 3034) SDR-35 WITH RUBBER GASKETS, BELL AND SPIGOT TYPE JOINTS.
- ALL PERFORATED DISTRIBUTION PIPES WITHIN GALLERIES SHALL BE 4" PERFORATED PVC PLASTIC PIPE (ASTM D 2729) WITH BELL AND SPIGOT, NO GASKET.
- ALL SITE CONSTRUCTION SHALL CONFORM TO THE CITY OF BRIDGEPORT STANDARD SPECIFICATIONS OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 816, 2004.
- ALL PROPOSED CATCH BASIN TO HAVE 2' SUMPS, HOODED OUTLETS, AND FLO-GARD CATCH BASIN INSERTS, UNLESS OTHERWISE NOTED.
- MAXIMUM 2% SLOPE THROUGHOUT ALL ACCESSIBLE PARKING AND ACCESSIBLE STRIPED AREAS

LEGEND

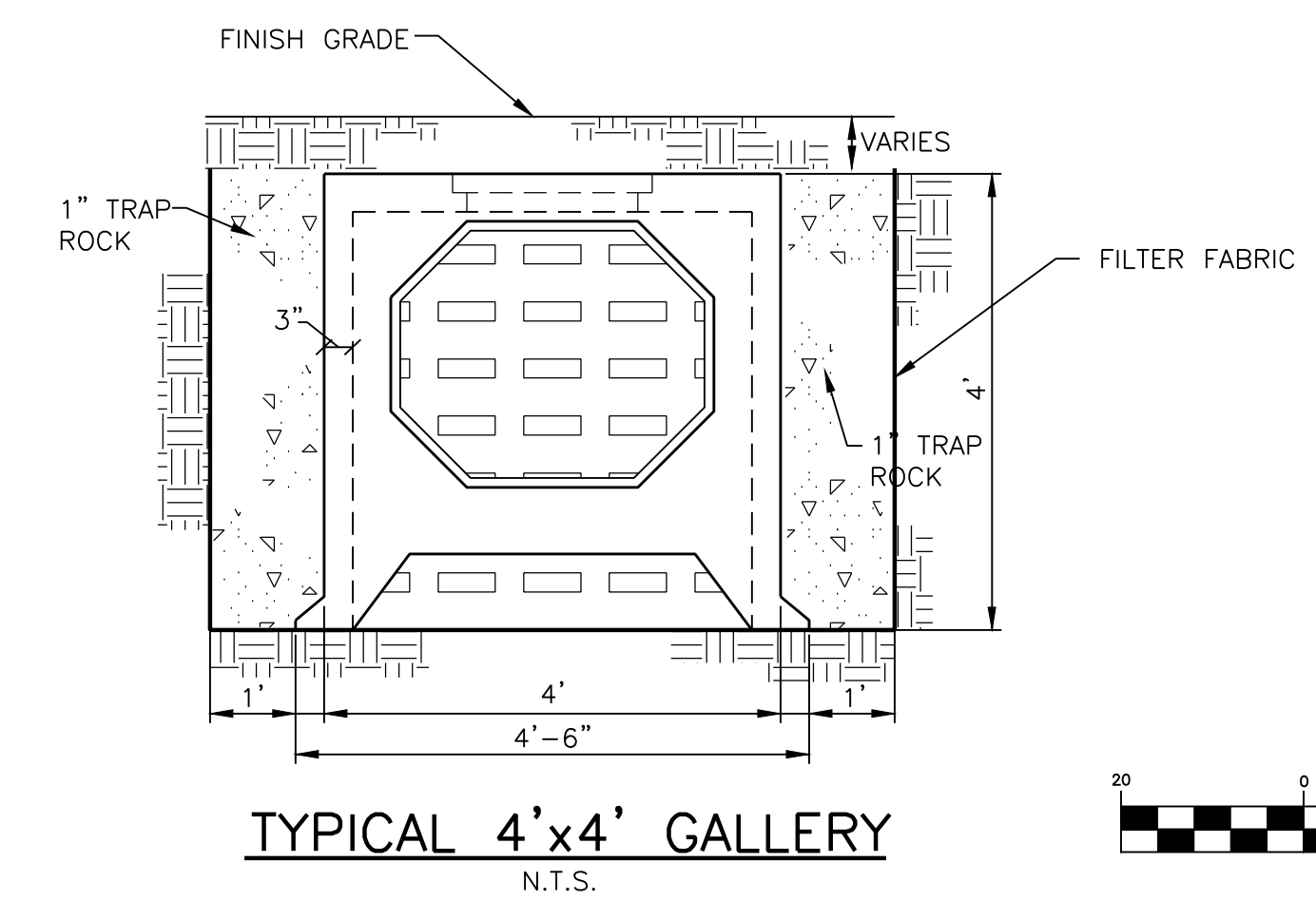
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- EXISTING SANITARY PIPES
- PROPOSED SANITARY PIPES

HYDRODYNAMIC SEPARATOR AND CATCH BASIN INSPECTION & MAINTENANCE PLAN:

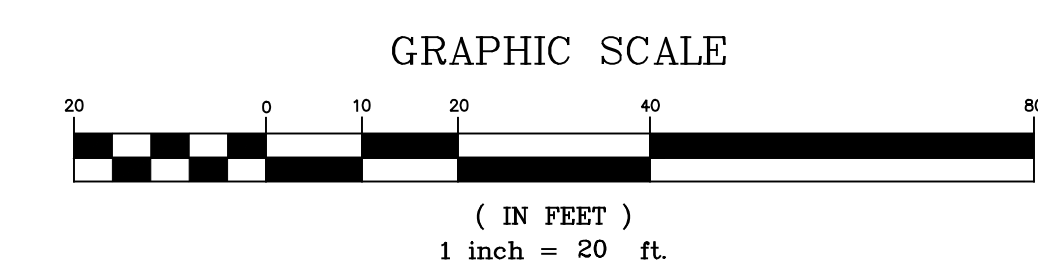
- UNITS ARE TO BE INSPECTED EVERY 6-MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 18 INCHES
- OIL ACCUMULATION IS TYPICALLY MUCH LESS THAN SEDIMENT, HOWEVER, REMOVAL OF OIL AND SEDIMENT DURING THE SAME SERVICE IS RECOMMENDED.
- REMOVE FLOATABLES FIRST, AND THEN REMOVE REMAINING VOLUME.

GALLERY INSPECTION & MAINTENANCE PLAN:

- GALLERIES ARE TO BE INSPECTED EVERY 12-MONTHS AND VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 12 INCHES.
- SITE CATCH BASINS ARE TO BE INSPECTED EVERY 6- MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 12 INCHES.



WATER QUALITY VOLUME COMPUTATION:
COMMERCIAL DEVELOPMENT = 35,860 SF
WQV = (P*R*V)*A; RV=0.05-0.009*1
RV = 0.05-0.009*1 = 0.716 WATERSHED INCHES
WQV = (0.716*35,860)/12 = 2,140 CF REQUIRED
PROVIDED = 2,200 CF



SHEET TITLE

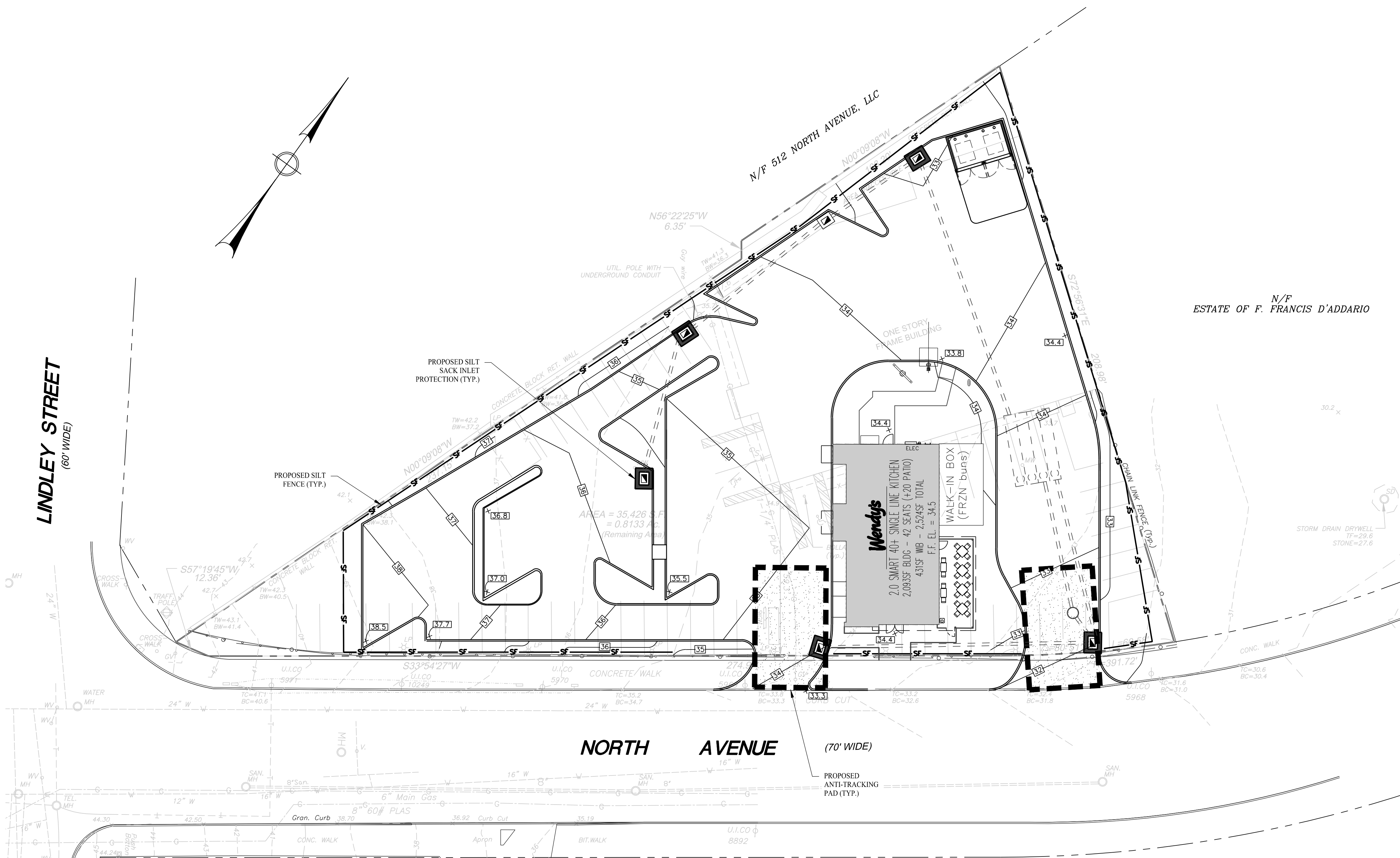
GRADING PLAN

DESIGNED BY: PMR	SCALE: 1" = 20'
DRAWN BY: SFS	DATE: 10-15-21
CHECKED BY: MJS	PROJECT NUMBER: 2611
CAD FILE: R:\2611\dwg	

SEAL

SHEET NUMBER

SP-2



REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	SFS	12/28/2021	SITE PLAN REVISED

PROJECT TITLE

COMMERCIAL DEVELOPMENT

**436 & 500 NORTH AVE.
BRIDGEPORT, CONNECTICUT**

Prepared For:

JEM 500 NORTH, LLC

SHEET TITLE

EROSION CONTROL PLAN

DESIGNED BY: PMR	SCALE: 1" = 20'
DRAWN BY: SFS	DATE: 10-15-21
CHECKED BY: MJS	PROJECT NUMBER: 2611
CAD FILE: R:\2611\dwg	

SEAL

SHEET NUMBER

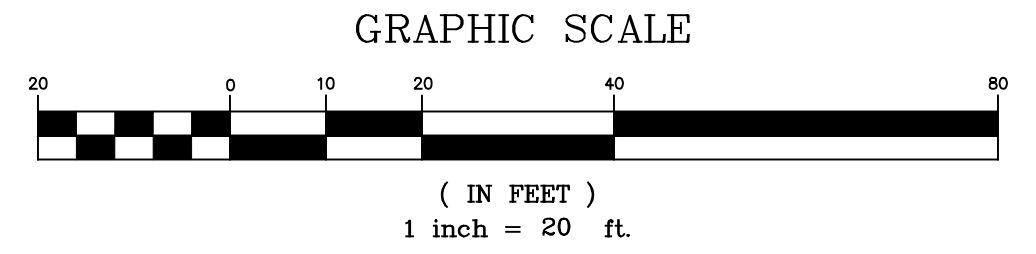
SP-3

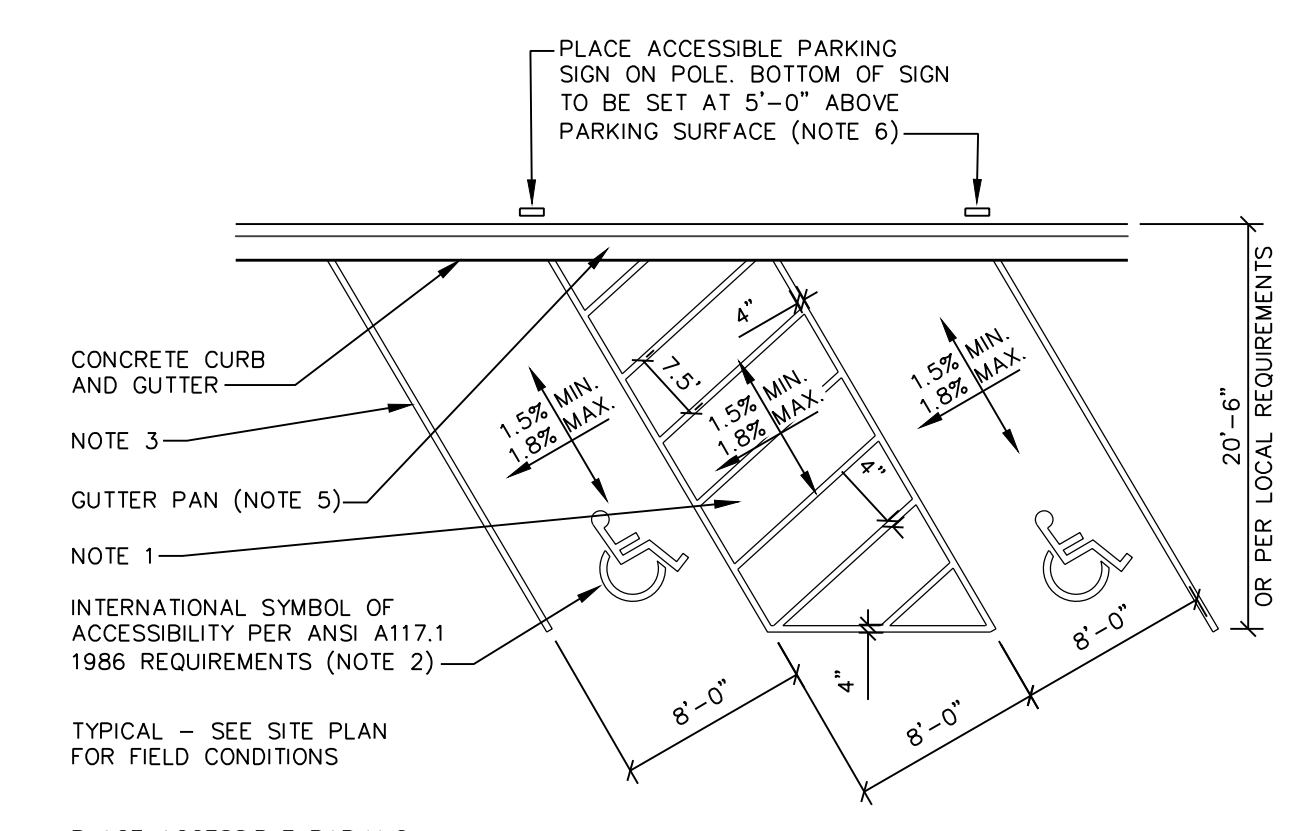
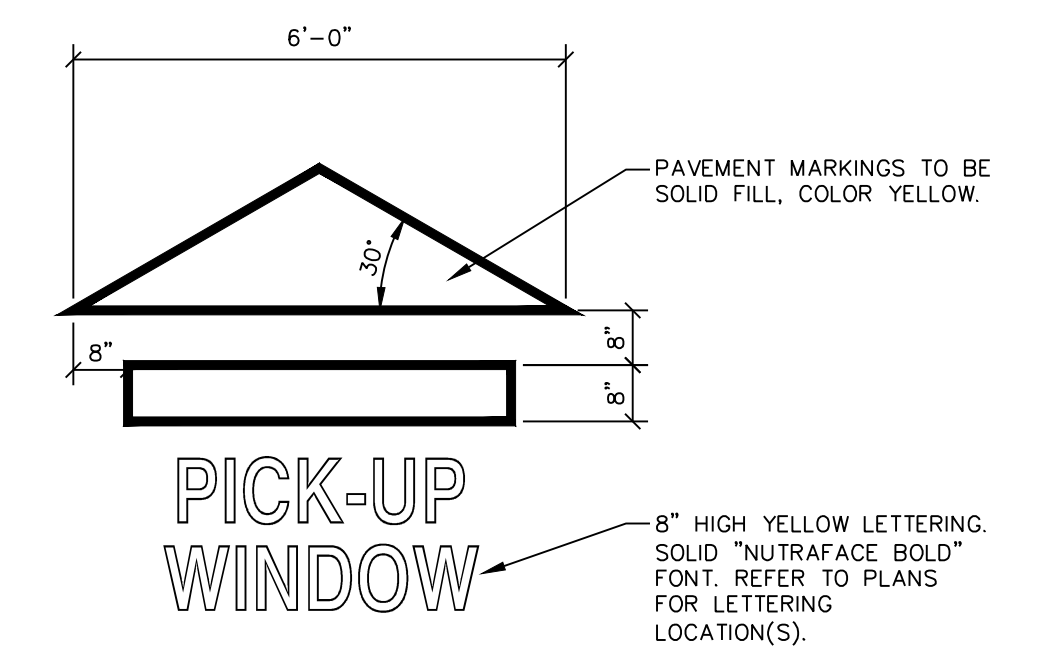
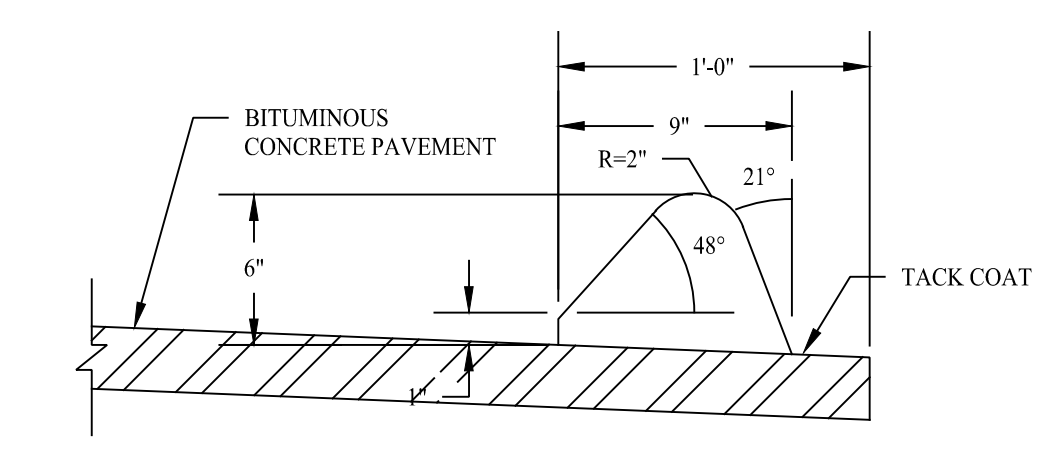
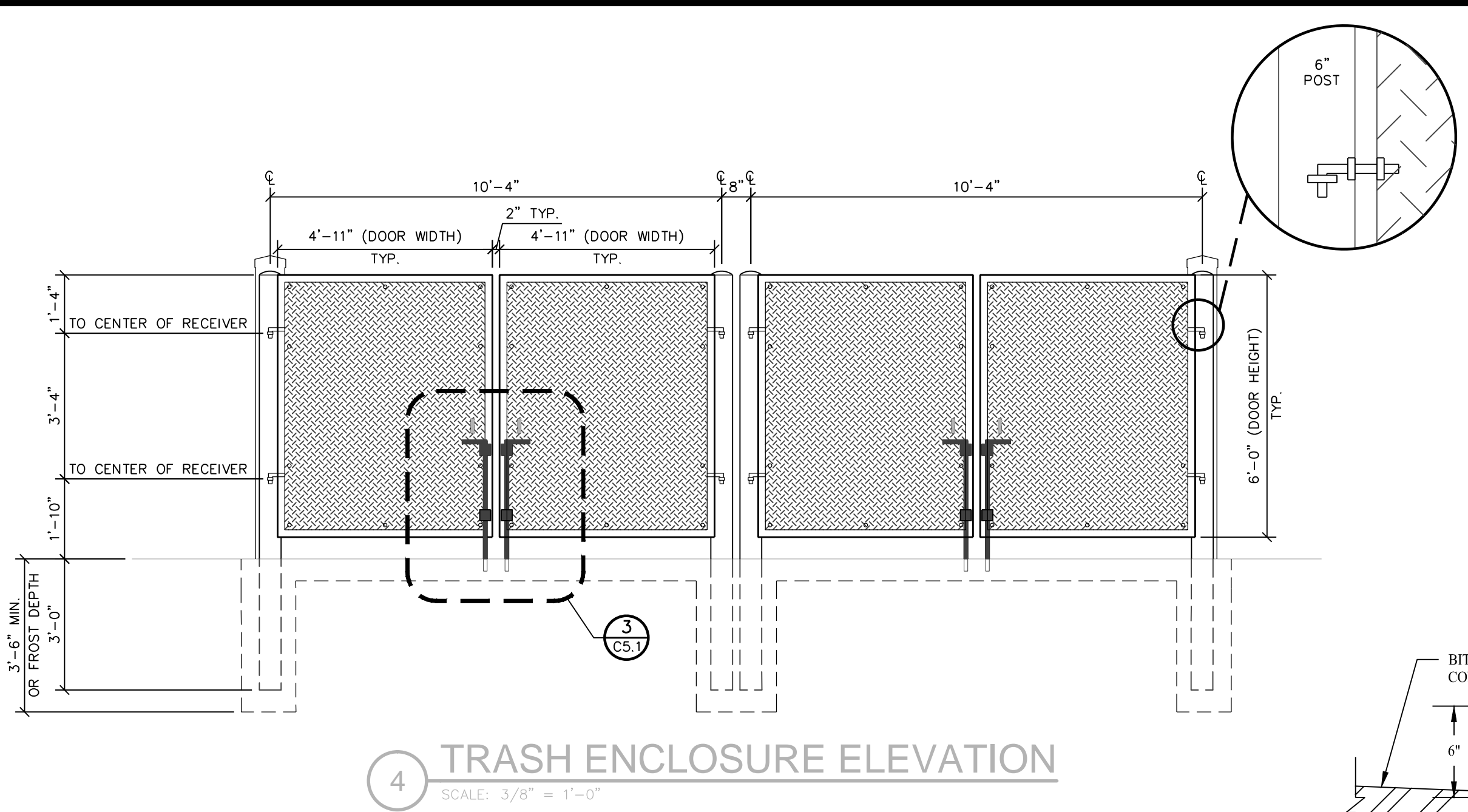
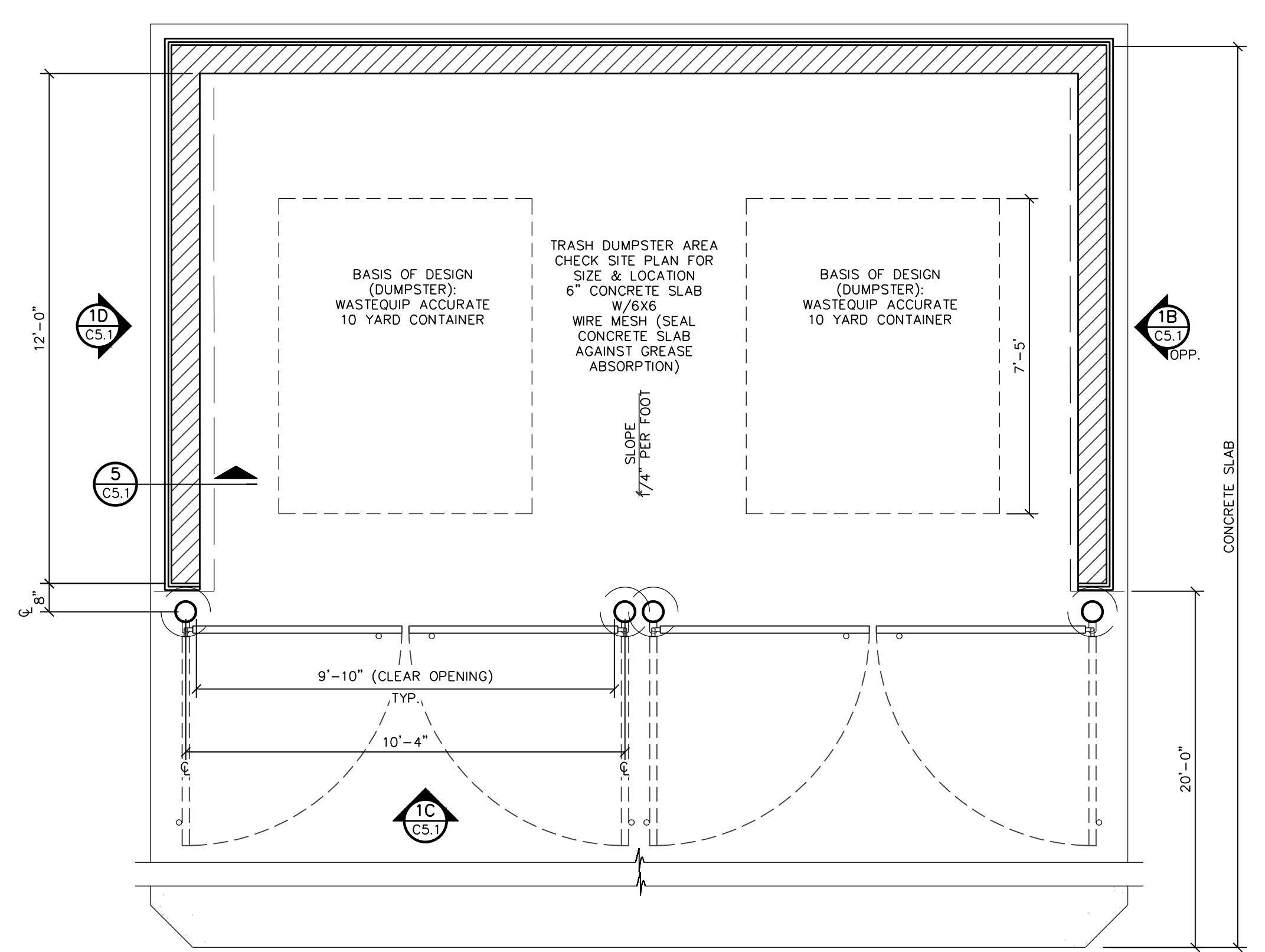
LEGEND

- PROPERTY LINES
- FILTER FABRIC FENCE
- FILTER FABRIC FENCE BACKED WITH HAY BALES
- PROPOSED LIGHTING
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- ANTI-TRACKING APRON
- SILTSACK @ CATCH BASINS
- SILTSACK @ MANHOLES
- HAYBALE CHECKDAMN

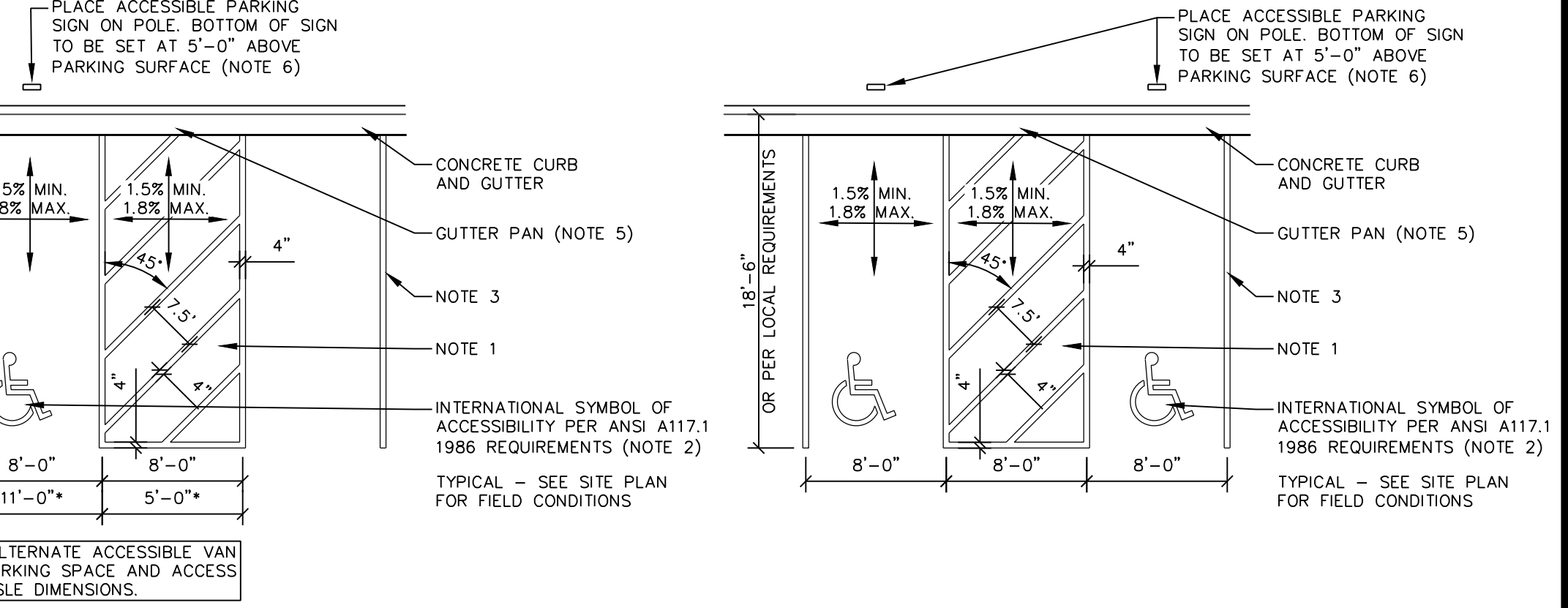
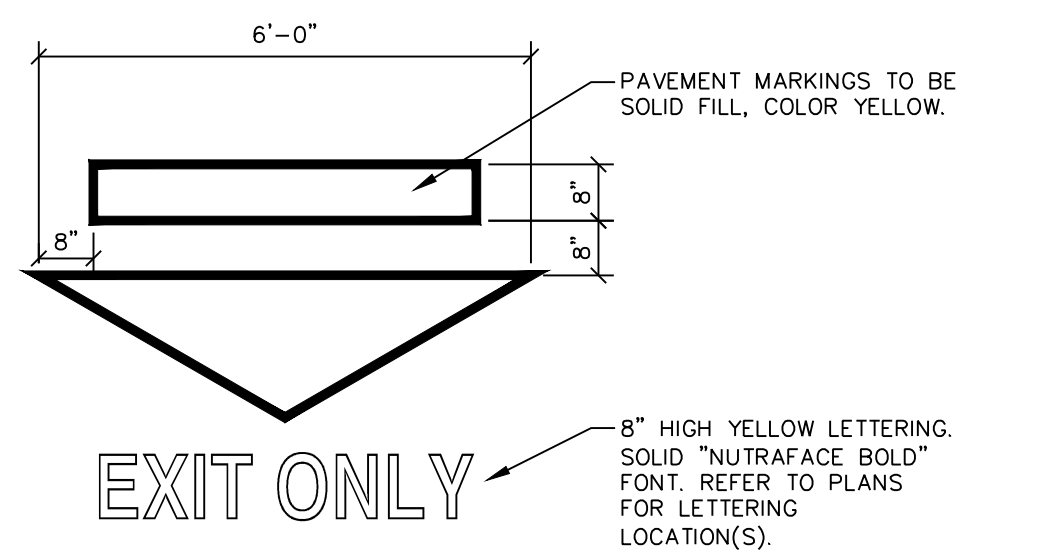
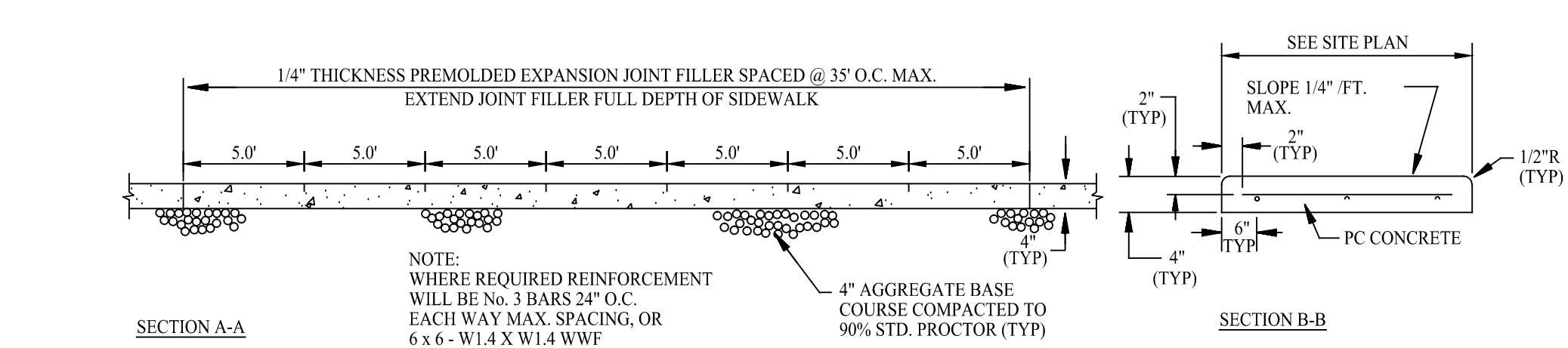
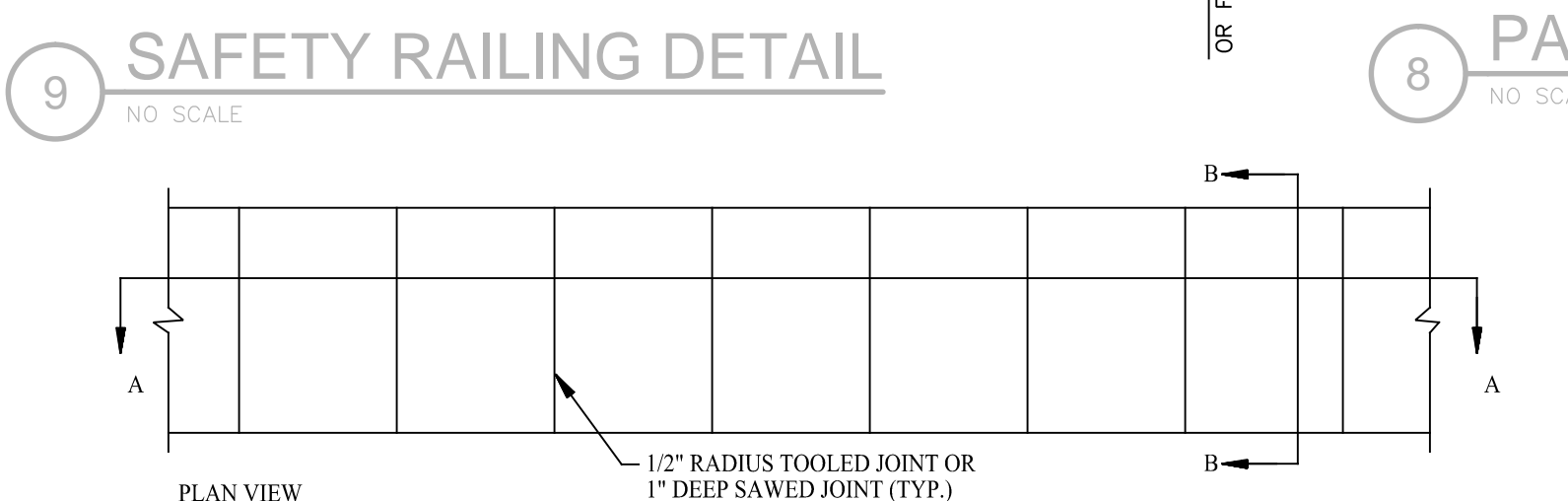
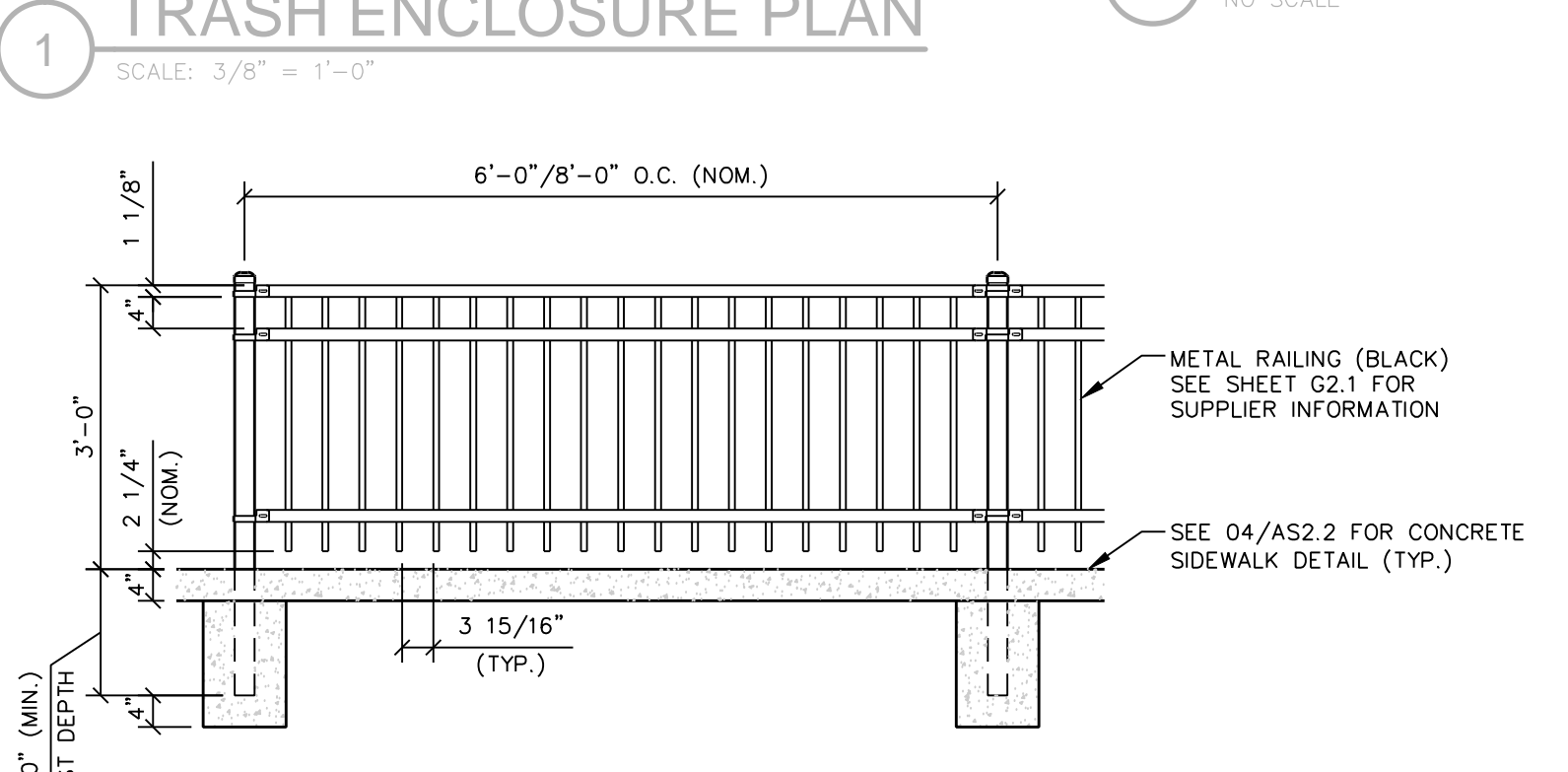
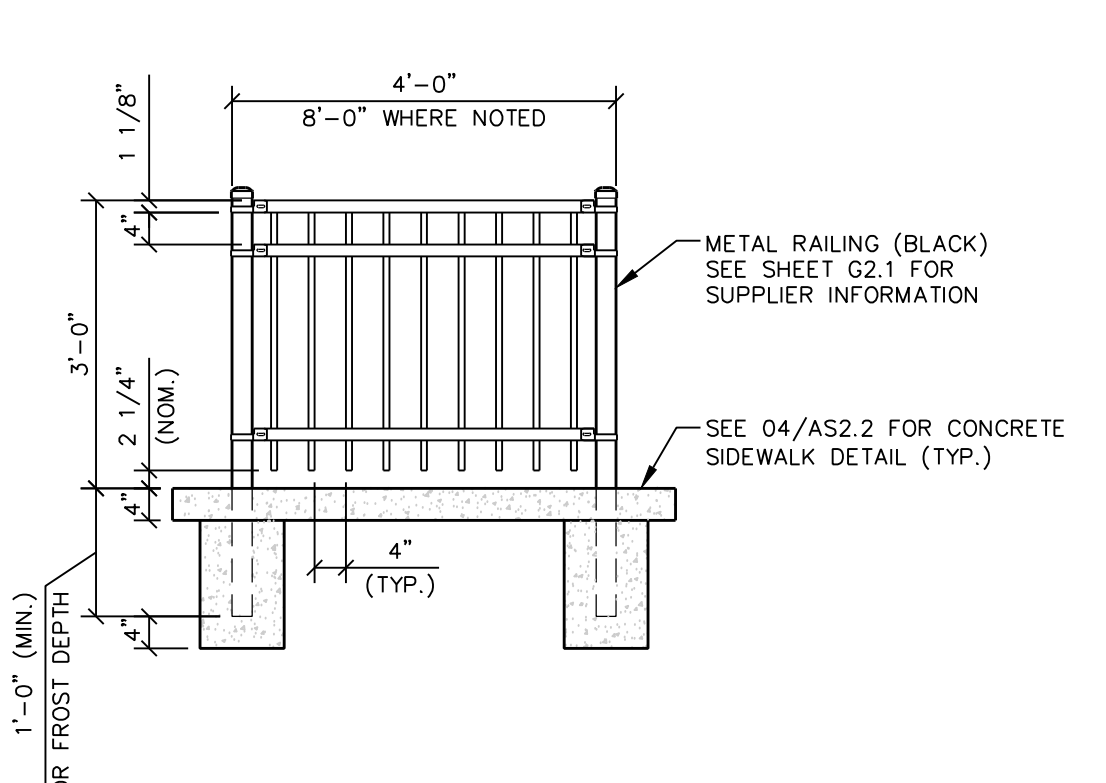
SOILS EROSION NOTES:

- GRADES STEEPER THEN 2:1 WILL REQUIRE EROSION CONTROL BLANKETS TO STABILIZE SOILS
- WATER BARS ARE TO BE USED ALONG ROADWAYS AND GRADES IN EXCESS OF 15%
- SEE SP-5 FOR FULL EROSION AND SEDIMENT CONTROL NOTES & DETAILS





OPTIONAL CONCRETE SLAB SPEC
 1. CONCRETE SLAB TO BE A MINIMUM OF 6" THICK - VERIFY SLAB REQUIREMENTS WITH GEOTECHNICAL REPORT.
 2. CONCRETE SEALER: 'SCOFIELD' CEMENTONE CLEAR SEALER. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
 3. OPTIONAL: CONCRETE COLOR HARDENER: 'SCOFIELD' LITHOCHROME, A33 "CLASSIC GREY" APPLY PER MANUFACTURER'S RECOMMENDATIONS.



ACCESSIBILITY NOTES:
 NOTE 1 - LOCATE ACCESSIBLE PARKING SPACES AND/OR RAMP PER SITE PLAN
 NOTE 2 - INTERNATIONAL SYMBOL WITHOUT BACKGROUND.
 NOTE 3 - FOLLOW LOCAL CODES FOR PARKING STRIPE AND ACCESSIBLE SYMBOL PAINT COLOR PAINT IS TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS, WITH MIN. OF ONE COAT.
 NOTE 4 - DETECTABLE WARNINGS ARE NOT REQUIRED ON PRIVATE PROPERTY.
 NOTE 5 - FILL OR REPLACE GUTTER WITH CONCRETE FLUSH WITH PARKING ACCESS ISLE. TAPER FROM EDGE OF ACCESS ISLE TO EXISTING GUTTER WITH A MAXIMUM SLOPE OF 1.8%.
 NOTE 6 - SIGNS MOUNTED TO BUILDING OR ON POSTS MAY BE UNIQUE TO THE JURISDICTION. IF MUNICIPALITY REQUIRES A SPECIAL SIGN, CONTRACTOR IS TO RE-CREATE SIGN ON SAME MATERIAL AS THE STANDARD SIGNAGE.
 NOTE - PROVIDE JOINTS IN CURB AND GUTTERS NOT LESS THAN EVERY 4'-0" AND NOT MORE THAN EVERY 8'-0".

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	SFS	12/28/2021	SITE PLAN REVISED

PROJECT TITLE

COMMERCIAL DEVELOPMENT

436 & 500 NORTH AVE. BRIDGEPORT, CONNECTICUT

Prepared For:

JEM 500 NORTH, LLC

SHEET TITLE

DETAIL SHEET

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: SFS	DATE: 10-15-21
CHECKED BY: MJS	PROJECT NUMBER: 2611
CAD FILE: R:\2611\dwg	

SEAL

SHEET NUMBER

SP-4

SOIL EROSION AND SEDIMENT CONTROL GENERAL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATERCOURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

CONSTRUCTION SCHEDULE

THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SPRING 2026 WITH COMPLETION ANTICIPATED BY SPRING 2027. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN

THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE LAND USE AGENTS OF THE TOWN OF BRIDGEPORT AND PROJECT ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

OPERATION REQUIREMENTS

- CLEARING AND GRUBBING OPERATIONS: ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION TRAPS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING OPERATIONS.
- FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
- THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB SPROUTING WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL DEVICES.
- FOLLOWING COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR PROCESSED AGGREGATE STONE AS SOON AS PRACTICAL.
- ALL REMOVED INVASIVE PLANT SPECIES MATERIAL SHALL BE FULLY REMOVED FROM THE SITE AND TAKEN TO AN APPROVED AND/OR ACCEPTABLE DISPOSAL LOCATION.

ROUGH GRADING OPERATIONS:

- DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
- ALL STOCKPILED TOPSOIL SHALL BE SEEDDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS:

- PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
- ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESS NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCEDURE.
- AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND ROADWAY CONSTRUCTION OPERATIONS:

- SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF TEMPORARY SEDIMENT TRAP SHOWS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE PROJECT ENGINEER.

FINAL GRADING AND PAVING OPERATIONS:

- ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DIRECTED BY THE ENGINEER.
- NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNLESS OTHERWISE ESTABLISHED.
- PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
- AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN OF BRIDGEPORT, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, TOWN OF BRIDGEPORT INLAND WETLANDS COMMISSION.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

- SILTATION FENCE:**
 - DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
 - POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 15 FEET INTO THE GROUND.
 - LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
 - BACKFILL THE TRENCH AND COMPACT.
- HAY BALES:**
 - BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY BUTTING ONE ANOTHER.
 - BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.
 - EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.
 - THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.
 - THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE TOPS OF THE BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE, TO ENSURE THAT RUN-OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

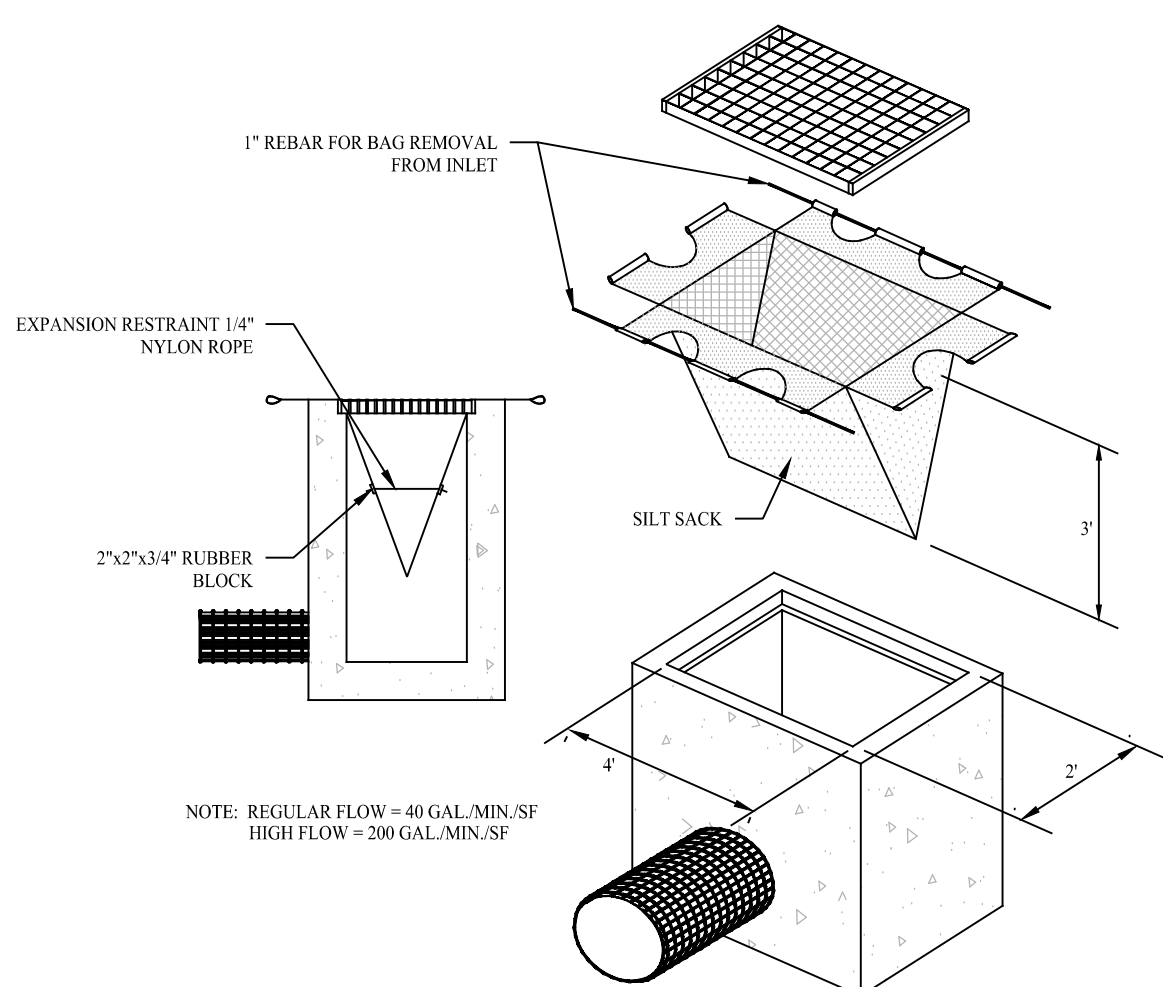
- SILTATION FENCE:**
 - ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
 - SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.
- HAY BALES:**
 - ALL HAY BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.
 - DEPOSITS SHALL BE REMOVED AND CLEANED-OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.
- SEDIMENT TRAPS:**
 - CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY CT DEEP LOCAL AUTHORITIES OR ENGINEER.
 - ALL SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED. EROSION CONTROL BLANKETS MAY BE USED FOLLOWING REPAIR OF SLOPE AS DIRECTED BY THE ENGINEER.
 - SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT TRAPS AND OR SEDIMENT TRAPS WHEN THEY EXCEED A HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.
 - SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPOIL DISPOSAL.
- CHECK DAMS:**
 - ALL STONE CHECK DAMS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF STONE CHECK DAMS SHALL BE PROMPTLY MADE AND ACCUMULATED SEDIMENT REMOVED WHEN IT REACHES ONE HALF OF THE HEIGHT OF THE CHECK DAM.
- TEMPORARY/PERMANENT DRAINAGE SWALES:**
 - SWALES SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF ANY WASHED OUT OR ERODED SLOPES SHALL BE MADE PROMPTLY AND THE AREA SHALL BE RESEEDDED AS NECESSARY.
 - EROSION CONTROL BLANKETS MAY BE USED TO REPAIR ERODED SWALES AS DIRECTED BY THE ENGINEER OR TOWN OF BRIDGEPORT AGENT.

EROSION AND SEDIMENT CONTROL PLAN

- HAY BALE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
- CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS, ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
- CATCH BASINS WILL BE PROTECTED WITH HAY BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
- ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY LOCAL GOVERNING OFFICIALS.
- SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.
- THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.

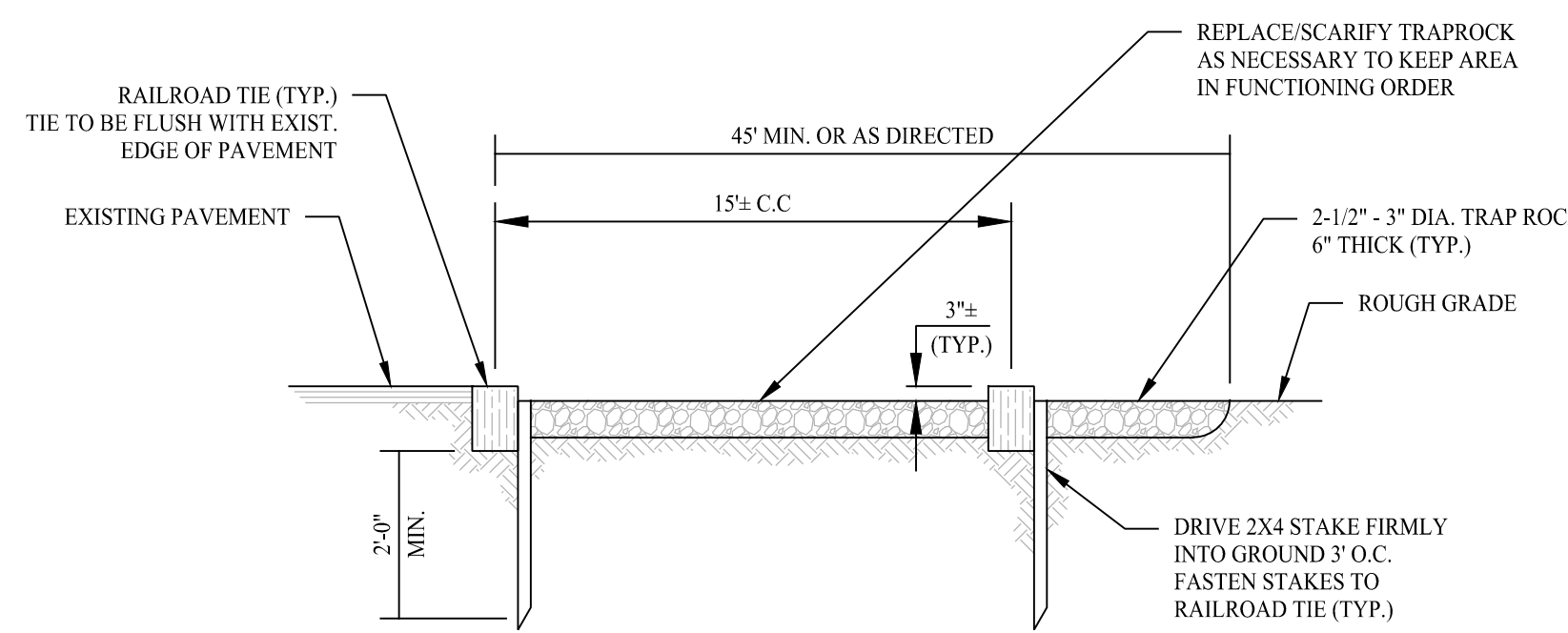
SEDIMENT AND EROSION CONTROL NOTES

- THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
- AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE TOWN OF BRIDGEPORT TO ENSURE IMPLEMENTATION OF THE EROSION CONTROL MEASURES. THE OWNER SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE TOWN OF BRIDGEPORT FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED.
- VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.10 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPs ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
 - A SUMMARY OF THE SITE CONDITIONS, E&S BMPs, AND COMPLIANCE; AND
 - THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
- THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, PREPARED BY CTDEEP, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE TOWN OF BRIDGEPORT. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
- ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, CIVIL ENGINEER, TOWN OF BRIDGEPORT, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, TOWN OF BRIDGEPORT INLAND WETLANDS COMMISSION, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
- THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.10 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
- THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH/RIP RAP ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
- STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDDED IF PILES TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- SEDIMENTATION TRAPS SHALL PROVIDE 100 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
- STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL EXCAVATION AND CONSTRUCTION ACTIVITIES. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPAIR AGGREGATE ON TOPS OF UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
- ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.
- MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY. FILE NOT (NOTICE OF TERMINATION) WITH GOVERNING AUTHORITY RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER BMPs.
- A MANDATORY SUBMISSION OF MONTHLY MONITORING REPORTS TO THE TOWN OF BRIDGEPORT INLAND WETLANDS AND PLANNING AND ZONING DEPARTMENTS OF ONGOING CONSTRUCTION AND E&S MAINTENANCE, INCLUDING IDENTIFICATION OF SITE CONDITIONS, CONTROL MAINTENANCE AND ANY ACTIONS TAKEN TO ADDRESS PERIODIC SITE STABILITY AND EROSION CONDITIONS.



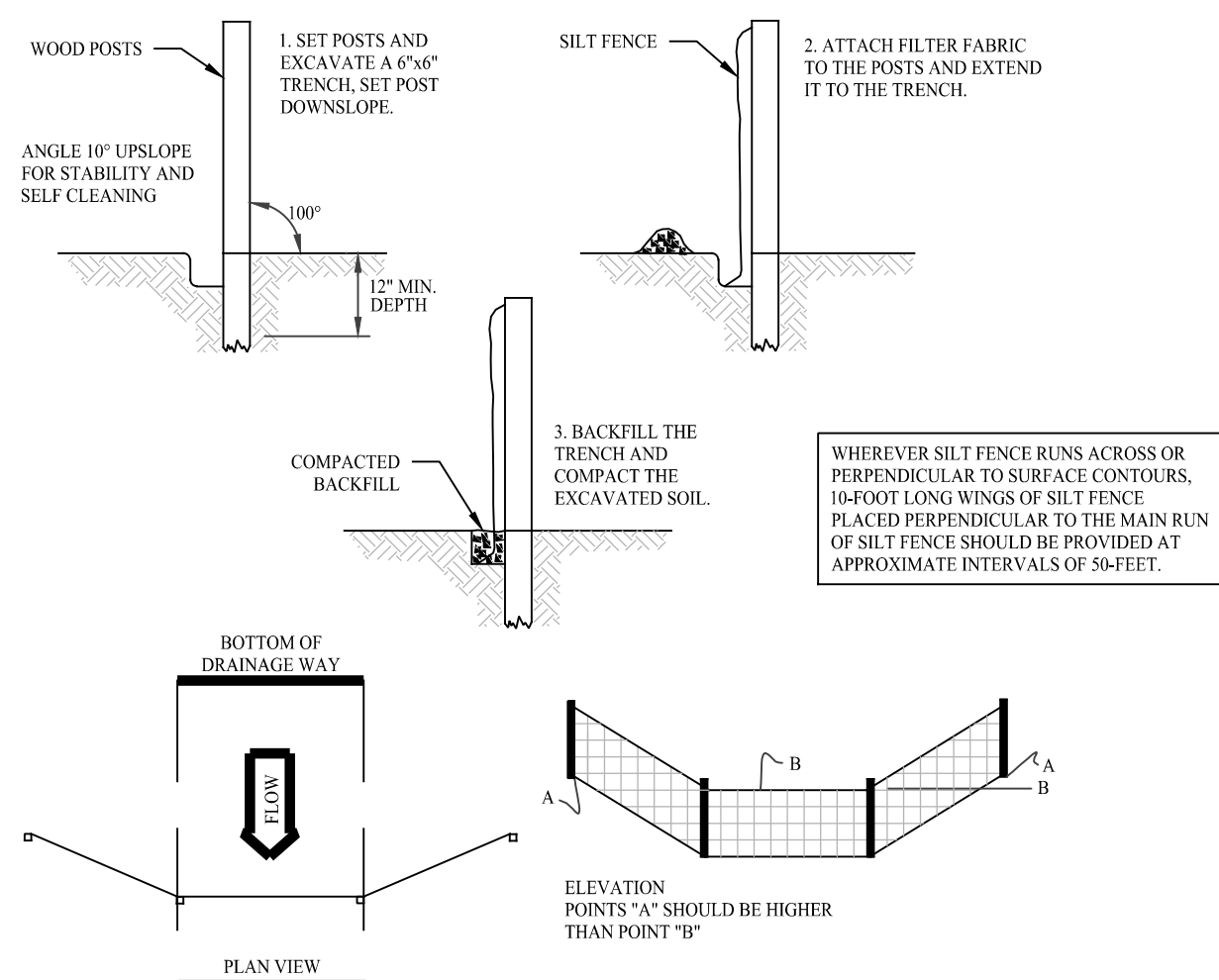
SILT SACK DETAIL

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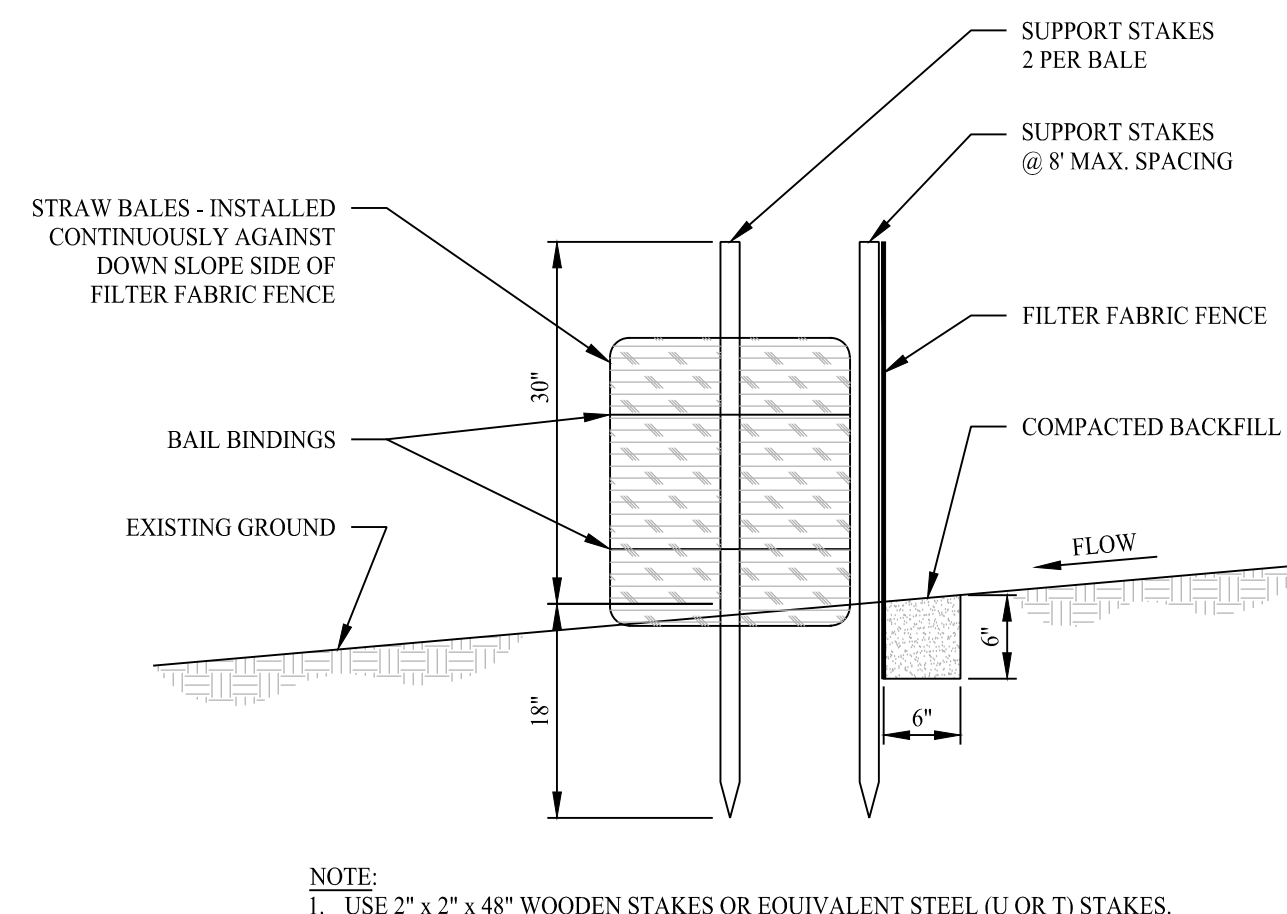
ANTI-TRACKING APRON DETAIL

SCALE: NTS



SILT FENCE BARRIER DETAIL

SCALE: NTS



SILT FENCE WITH HAYBALE BACKING

SCALE: NTS

ROSE TISO & CO. LLC.
ARCHITECTS • SURVEYORS • ENGINEERS

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35 BRENTWOOD AVENUE, FAIRFIELD, CT 06425
TEL: (203) 610-6262 FAX: (203) 610-6404

REVISIONS				
NO.	BY	DATE	DESCRIPTION	
1.	SFS	12/28/2021	SITE PLAN REVISED	

PROJECT TITLE

COMMERCIAL DEVELOPMENT

**436 & 500 NORTH AVE.
BRIDGEPORT, CONNECTICUT**

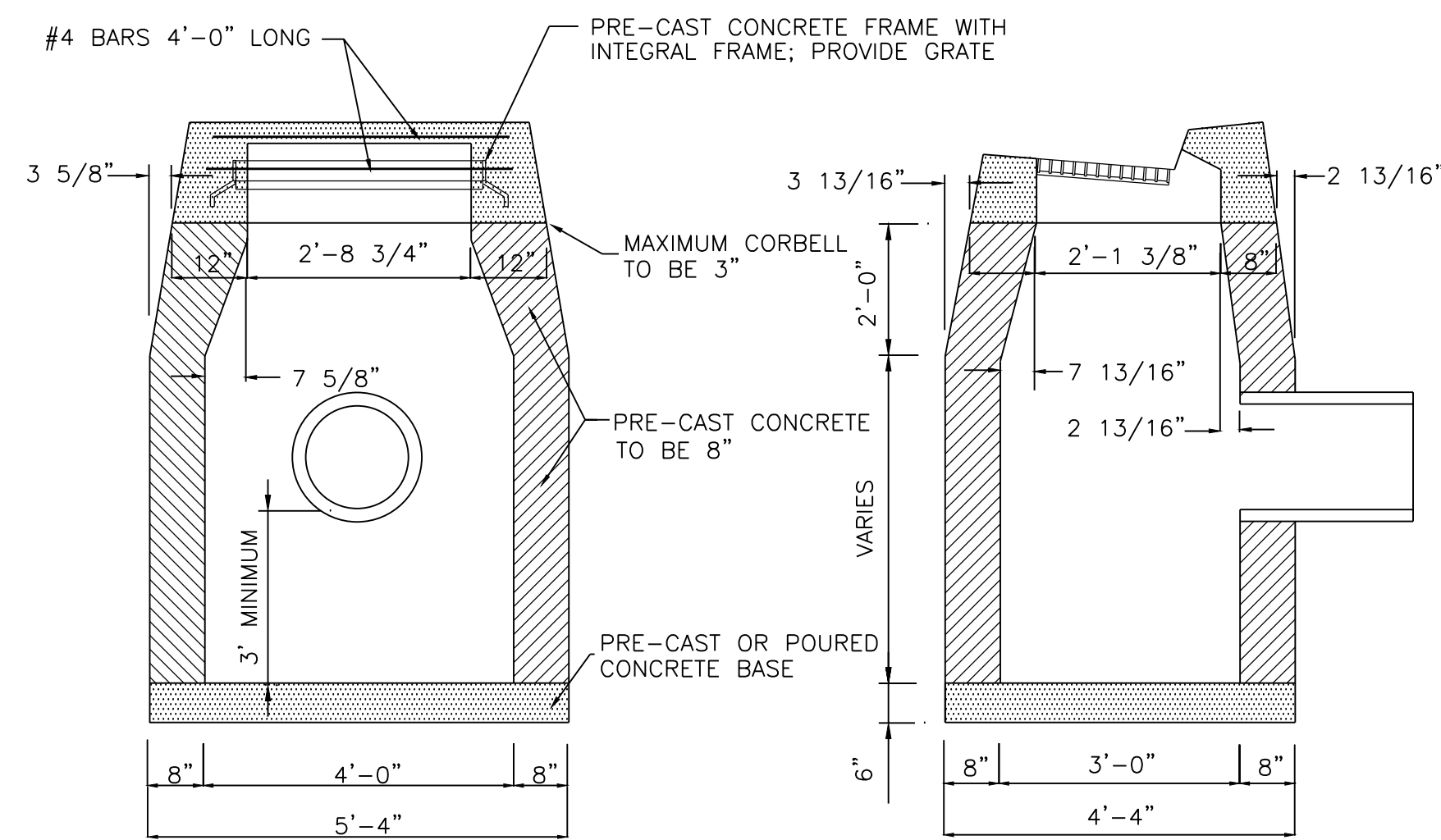
Prepared For:

JEM 500 NORTH, LLC

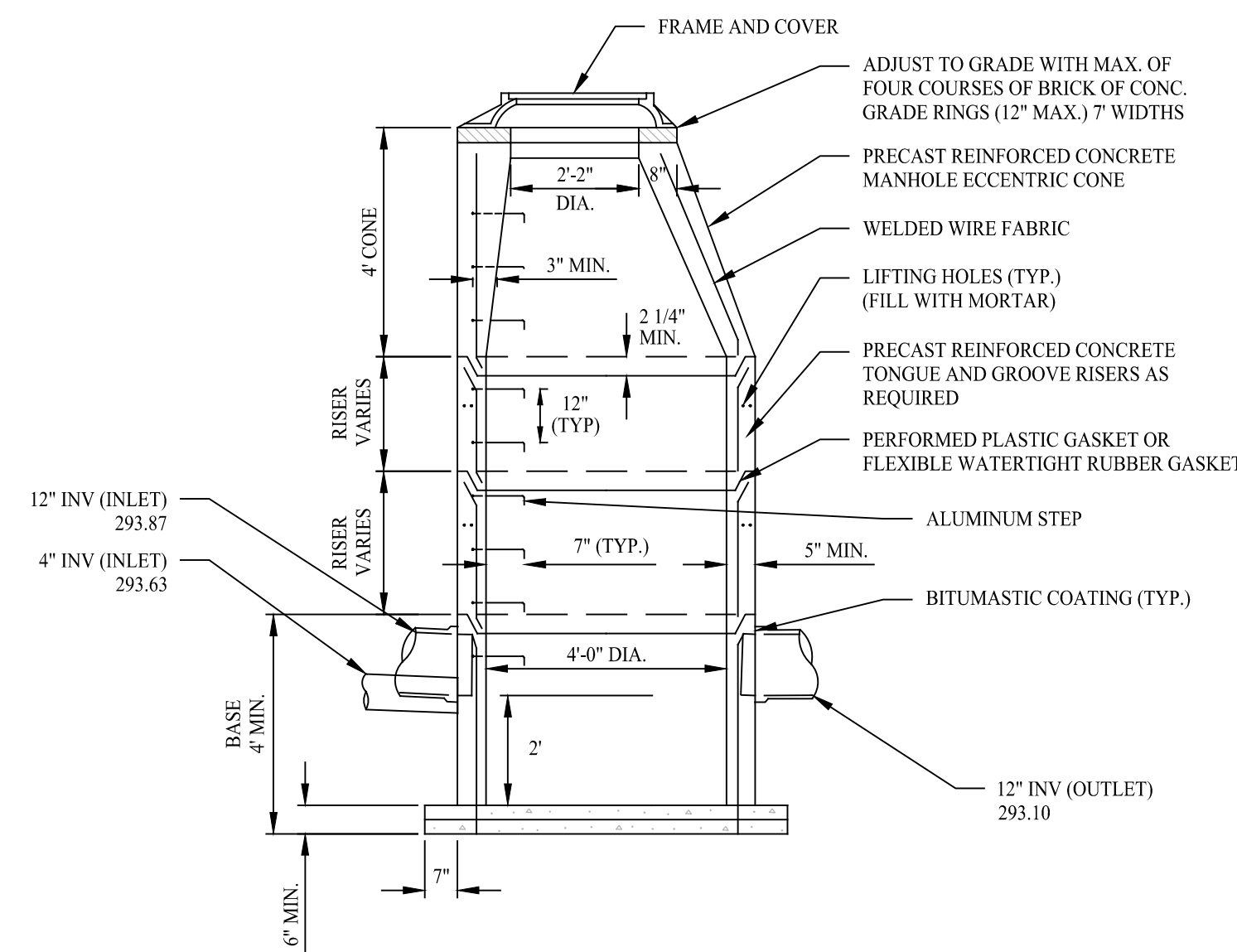
SHEET TITLE
**EROSION CONTROL
NOTES & DETAILS**

DESIGNED By: PMR	SCALE: AS NOTED
DRAWN By: SFS	DATE: 10-15-21
CHECKED By: MJS	PROJECT NUMBER: 2611
CAD FILE: R:\2611\dwg	

SEAL SHEET NUMBER
SP-5



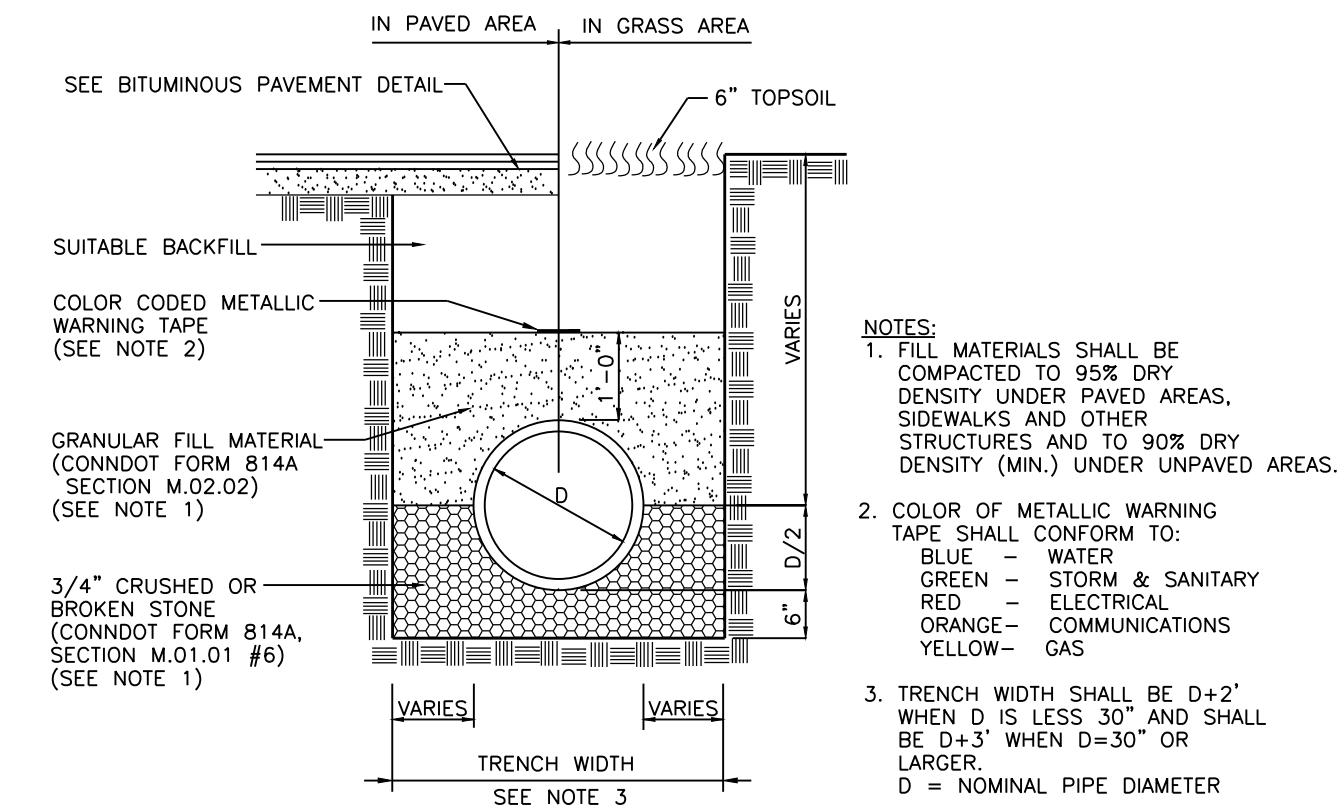
TYPE "C" CATCH BASIN
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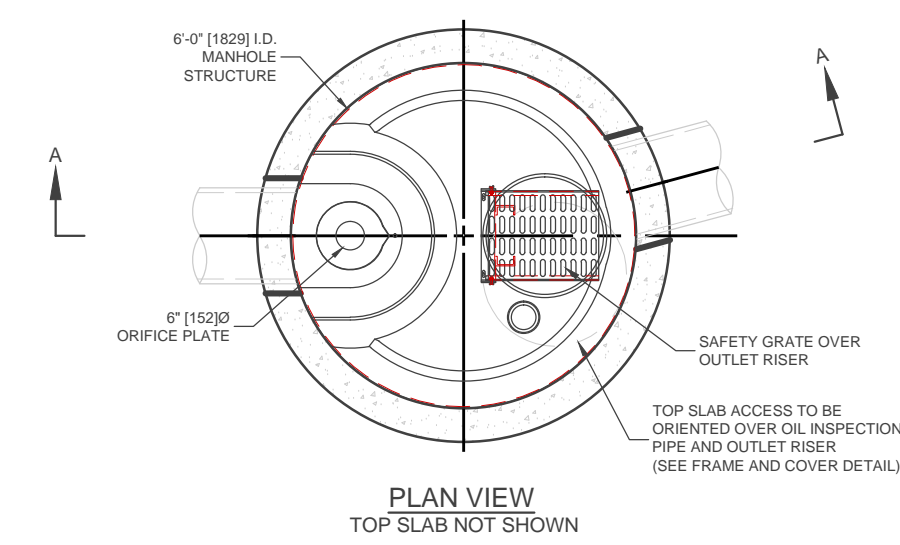
- NOTES**
- 5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER.
 - WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.
 - WHEN INLET SEWER INVERT TO OUTLET SEWER INVERT ELEVATION EXCEEDS 24" USE DROP CONNECTION.

PRECAST STORM MANHOLE

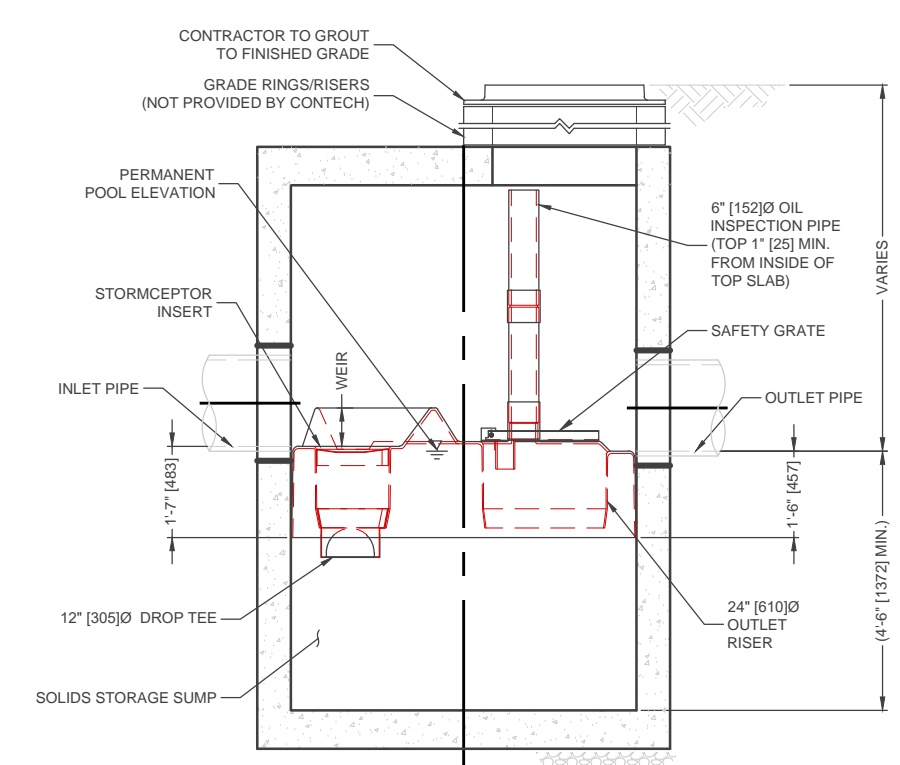
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TYPICAL UTILITY TRENCH
N.T.S.



PLAN VIEW
TOP SLAB NOT SHOWN



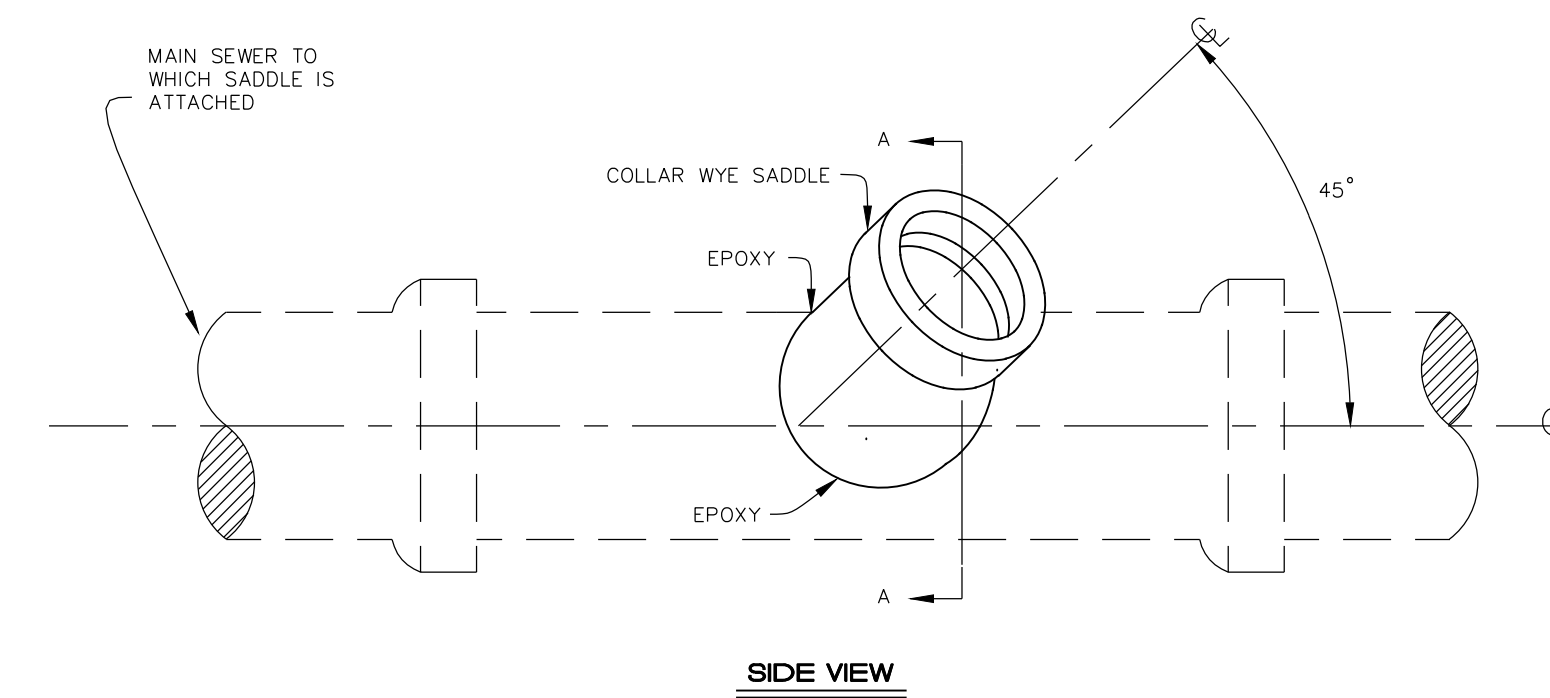
Stormceptor®

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. WWW.CONTECHES.COM
 - STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (610), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M208 AND BE CAST WITH THE CONTECH LOGO.
 - STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (MM).

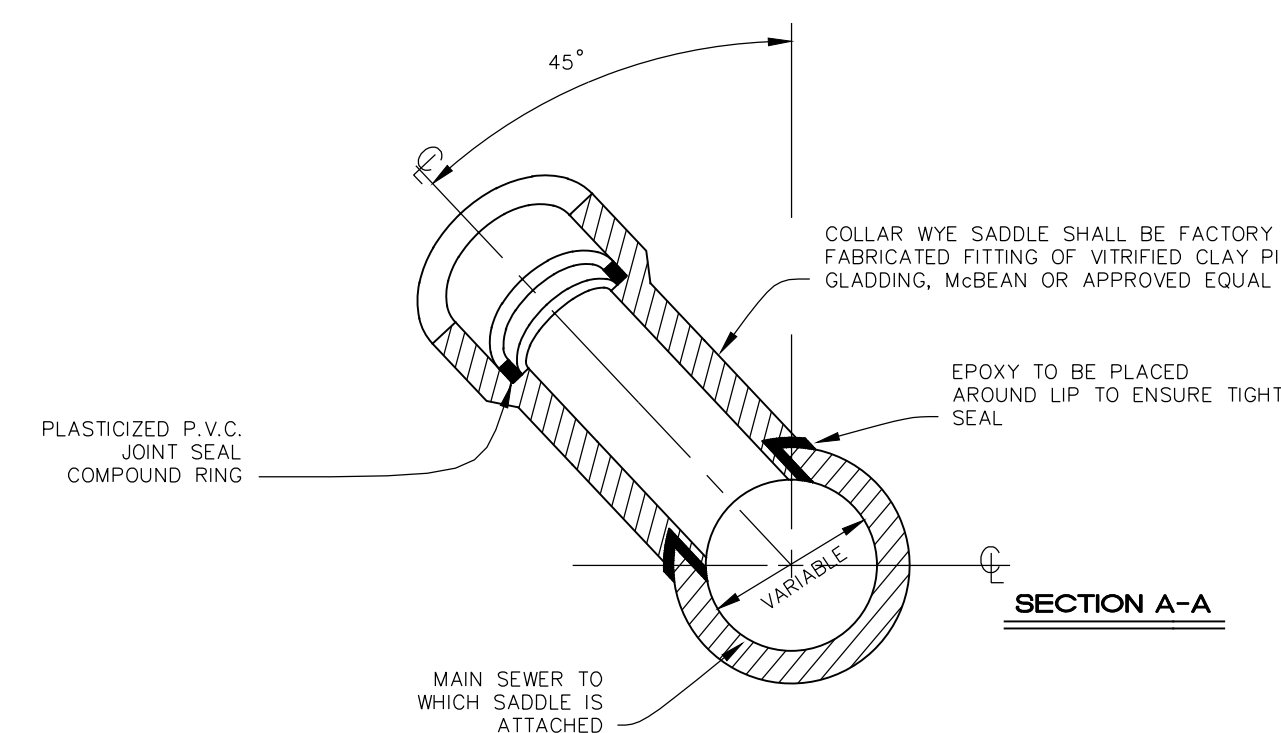
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STORMCEPTOR DESIGN NOTES

THE STANDARD ##### CONFIGURATION IS SHOWN.



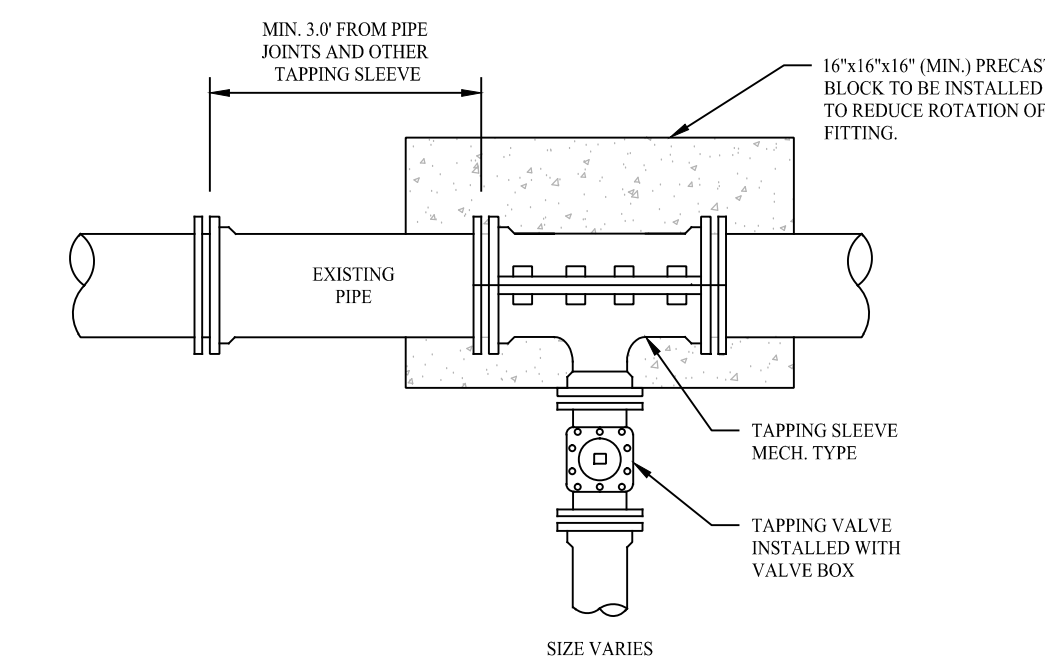
SIDE VIEW



SECTION A-A

GENERAL NOTES

- DRAWING NOT TO SCALE.
- MAIN SEWER SHALL NOT BE SADDLED WHEN THE DIFFERENCE IN DIAMETER BETWEEN THE MAIN AND THE LATERAL IS LESS THAN 4".
- NO SEWER SHALL BE SADDLED UNLESS THE CUT INTO THE MAIN IS MADE WITH A CORE DRILL WHICH CUTS A ROUND HOLE AND A COLLARED WYE IS FASTENED TO PIPE WITH EPOXY.
- NO SEWER SHALL BE SADDLED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- ALL SADDLES SHALL BE APPROVED BY THE CITY ENGINEER BEFORE BACKFILLING.

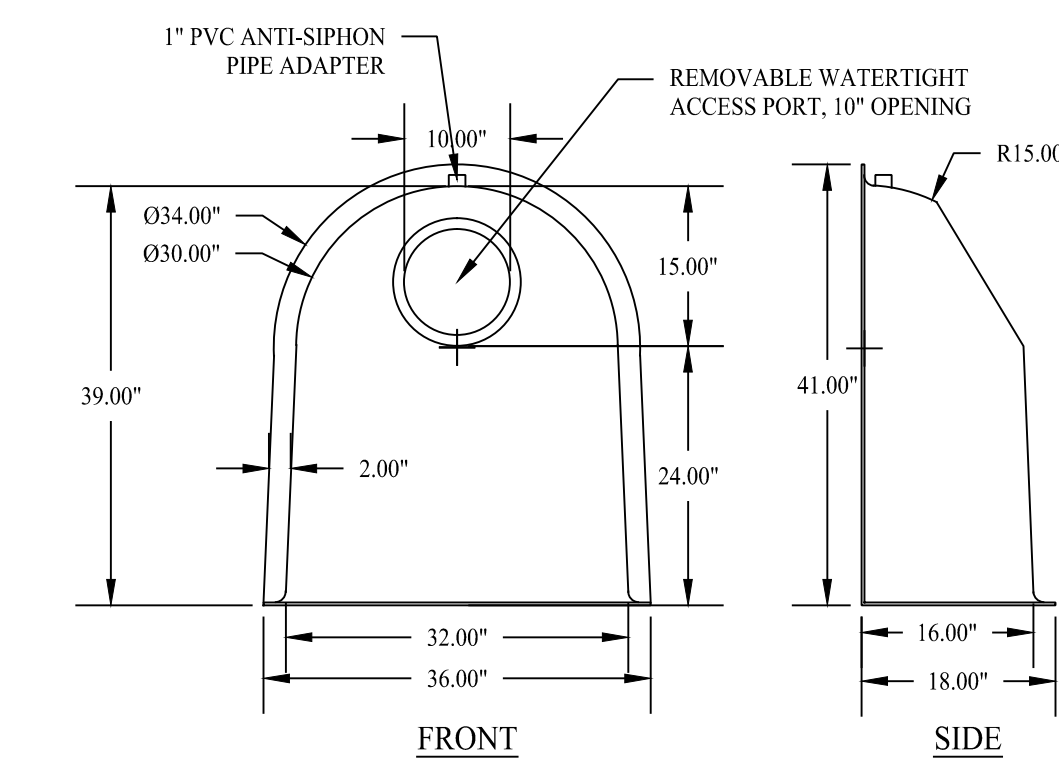


SIZE VARIES

- NOTES**
- EPOXY COATED STEEL, STAINLESS STEEL SLEEVES WITH 316 STAINLESS STEEL BOLTS ARE PERMITTED FOR ALL TYPES OF PIPE MATERIALS.
 - INSTALL REQUIRED RESTRAINED JOINTS. IN NO INSTANCE SHALL THRUST BLOCK BE PERMITTED.
 - ALL VALVES 2" OR GREATER SHALL BE GATE VALVES. CORPORATION STOPS ARE NOT ALLOWED ON VALVES 2" OR GREATER EXCEPT ON BLOW-OFFS.

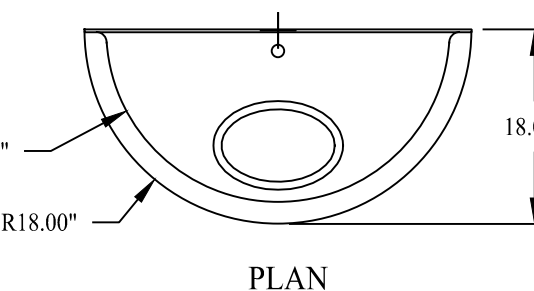
TAPPING VALVE AND SLEEVE DETAIL

SCALE: NTS



FRONT

SIDE



PLAN

HOODED OUTLET

SCALE: NTS

REVISIONS				
NO.	BY	DATE	DESCRIPTION	
1.	SFS	12/28/2021	SITE PLAN REVISED	

PROJECT TITLE

COMMERCIAL DEVELOPMENT

**436 & 500 NORTH AVE.
BRIDGEPORT, CONNECTICUT**

Prepared For:


JEM 500 NORTH, LLC

SHEET TITLE

DETAIL SHEET

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: SFS	DATE: 10-15-21
CHECKED BY: MJS	PROJECT NUMBER: 2611
CAD FILE: R:\2611\dwg	

SEAL



SHEET NUMBER

SP-6

REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

**COMMERCIAL
DEVELOPMENT**

**436 & 500 NORTH AVE.
BRIDGEPORT, CONNECTICUT**

Prepared For:

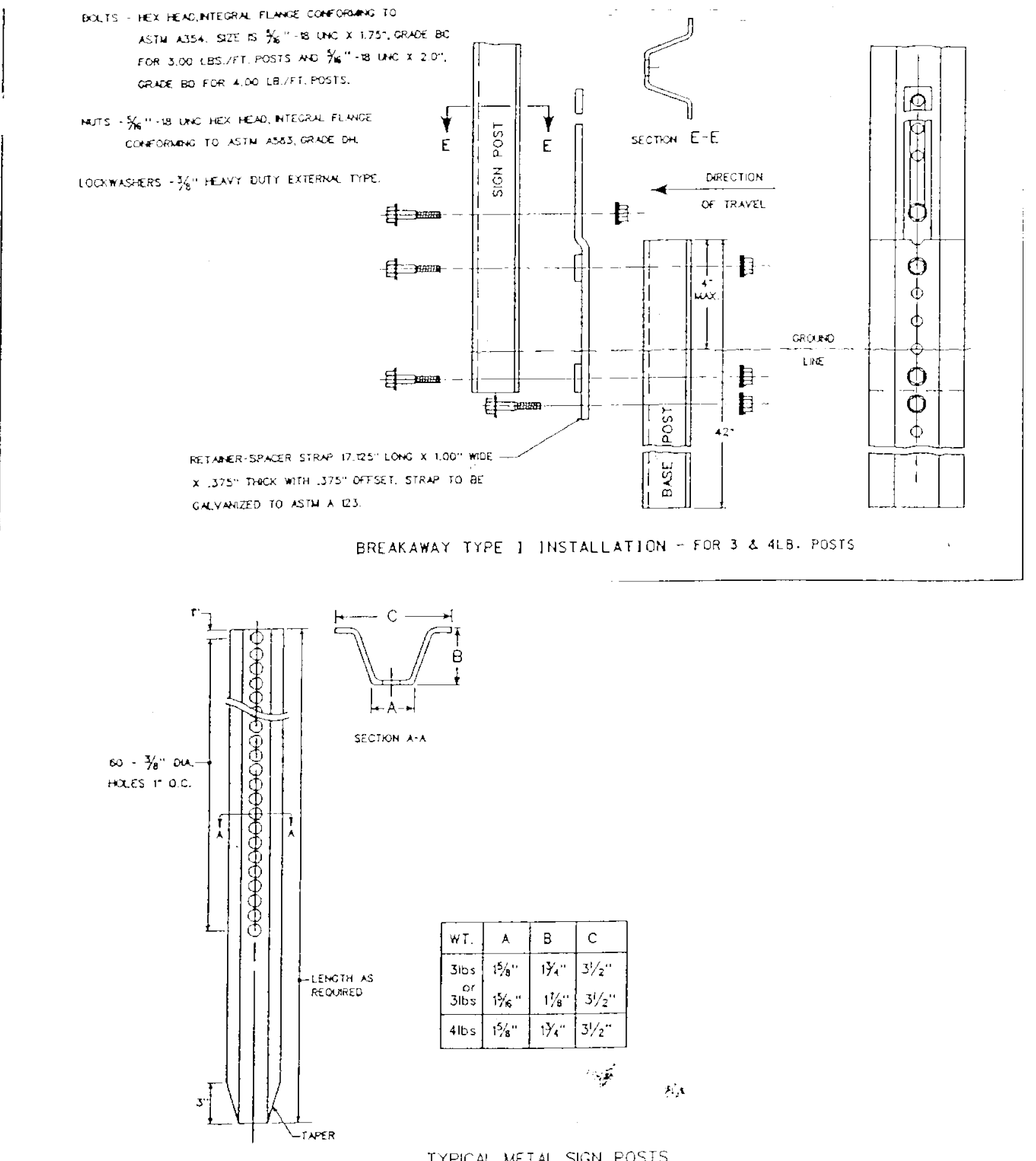
JEM 500 NORTH, LLC

SHEET TITLE

DETAIL SHEET

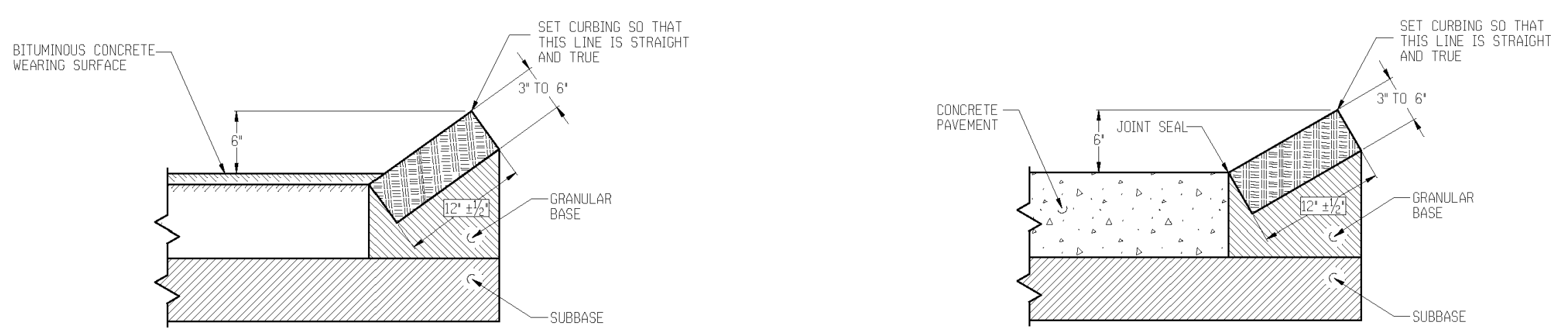
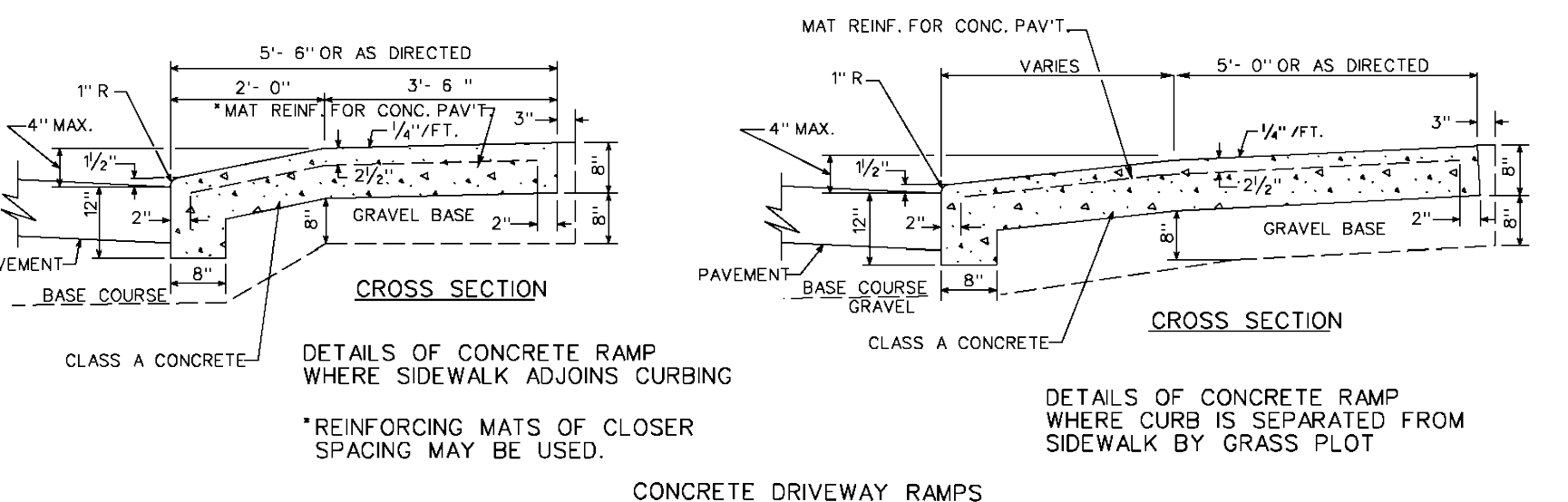
DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: SFS	DATE: 10-15-21
CHECKED BY: MJS	PROJECT NUMBER: 2611
CAD FILE: R:\2611\dwg	

SEAL	SHEET NUMBER
	SP-7



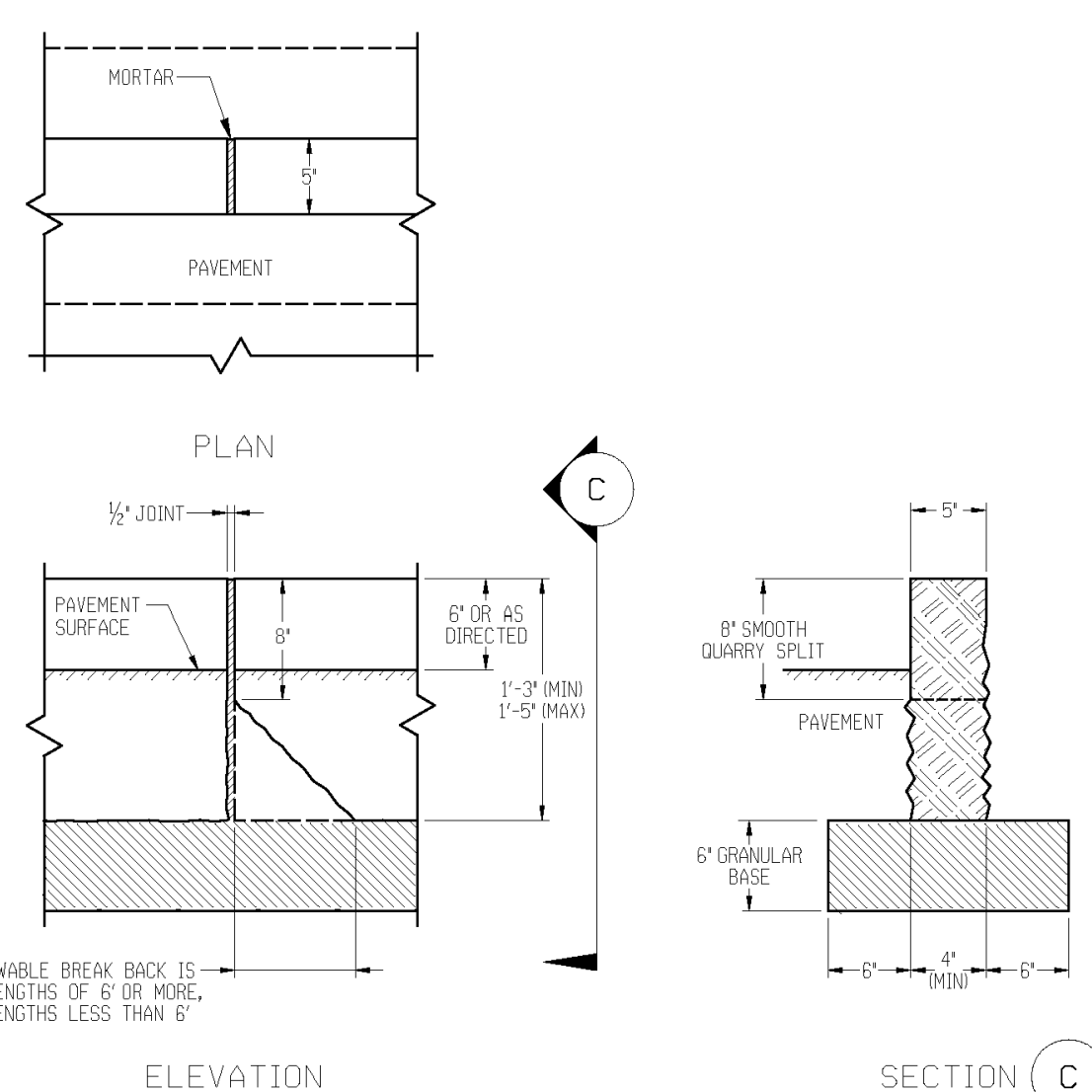
- NOTES:
- STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-B1 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A 177-70 CARBON STEEL. THE MAXIMUM TENSILE WEIGHT OF 3 LBS OR GREATER PER LINEAL YARD. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A 36 STEEL.
 - AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A 123.
 - ALL SIGN POSTS SHALL HAVE "BREAKAWAY" FEATURES THAT MEET ASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL STEELWORK FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS-VIS." THE "BREAKAWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - TYPE A POSTS - 3 LB/FT TYPE B POSTS - 4 LB/FT.

BREAK-A-WAY SIGN DETAIL

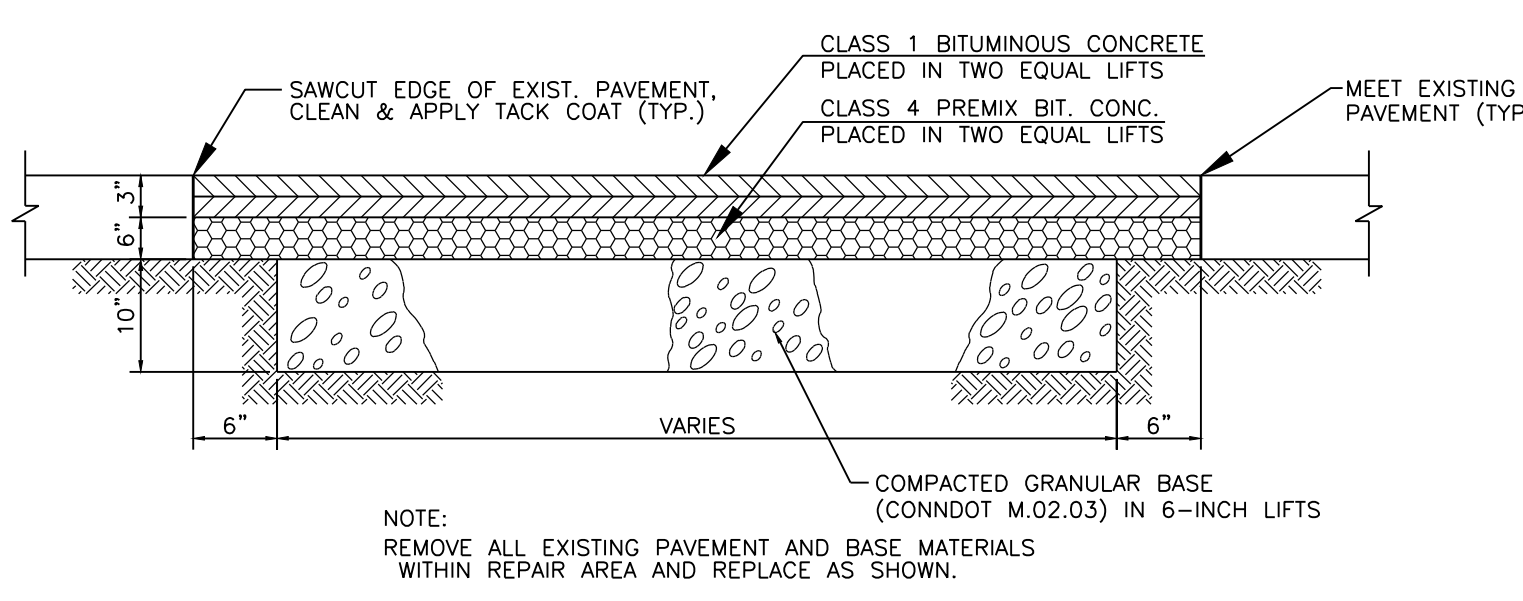


TYPICAL SECTION SHOWING SLOPE CURBING SET ADJACENT TO BITUMINOUS CONCRETE SURFACES
TYPICAL SECTION SHOWING SLOPE CURBING SET ADJACENT TO CONCRETE SURFACES

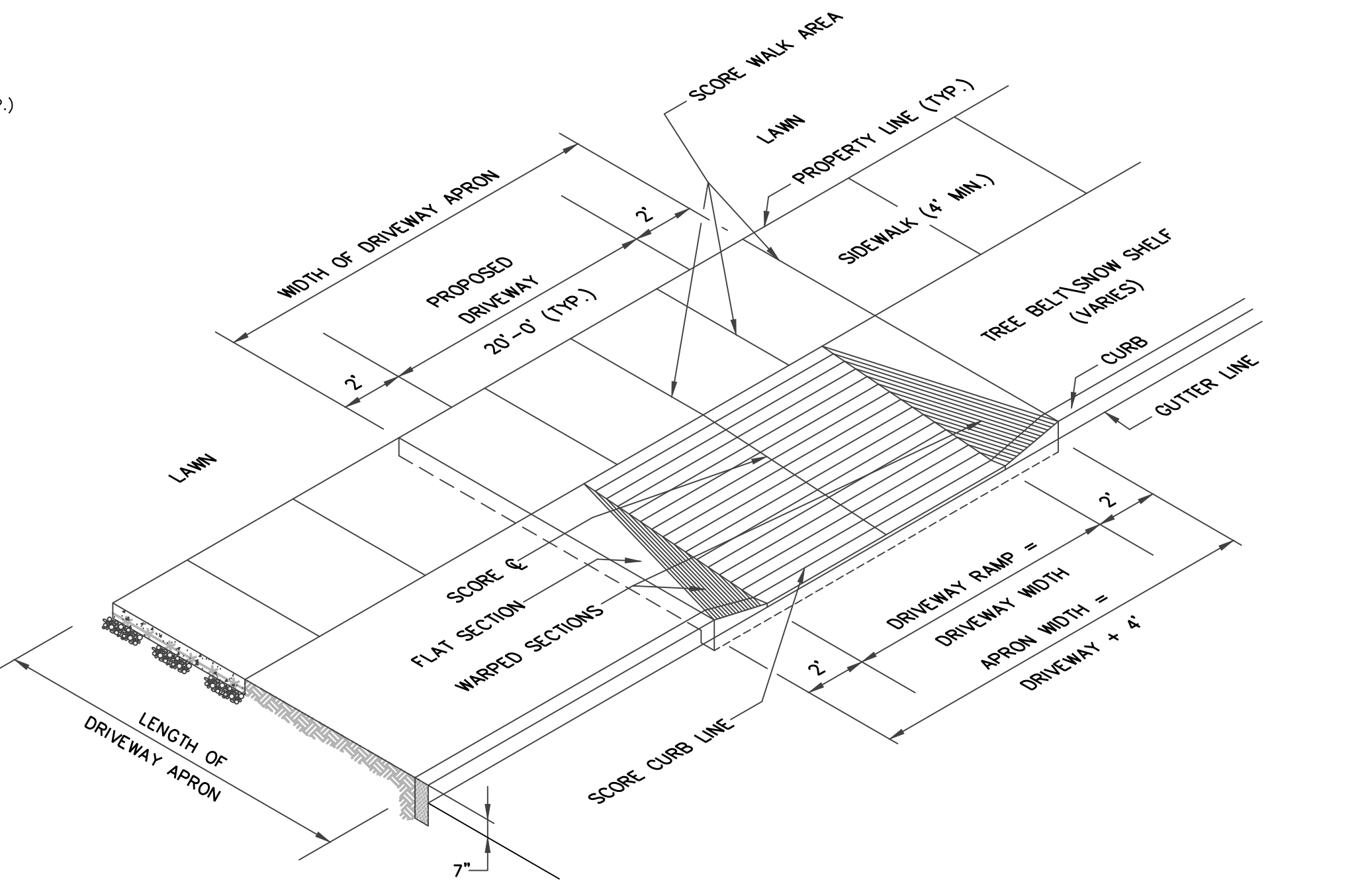
GRANITE SLOPE CURBING



STONE CURBING



STREET PAVEMENT REPAIR DETAIL - CONDOT



TYPICAL CONCRETE DRIVEWAY RAMP (ISOMETRIC VIEW)

SCALE: 1/4" = 1'-0"

NOTE: FIELD ADJUSTMENTS MAY BE REQUIRED FOR UNUSUAL EXISTING FEATURES SUCH AS TREES, POWER POLES, ETC.

CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD NOTES:

Removal of pavement markings along state roadways shall be completed by a non-destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 816 Section 12.11 as revised.

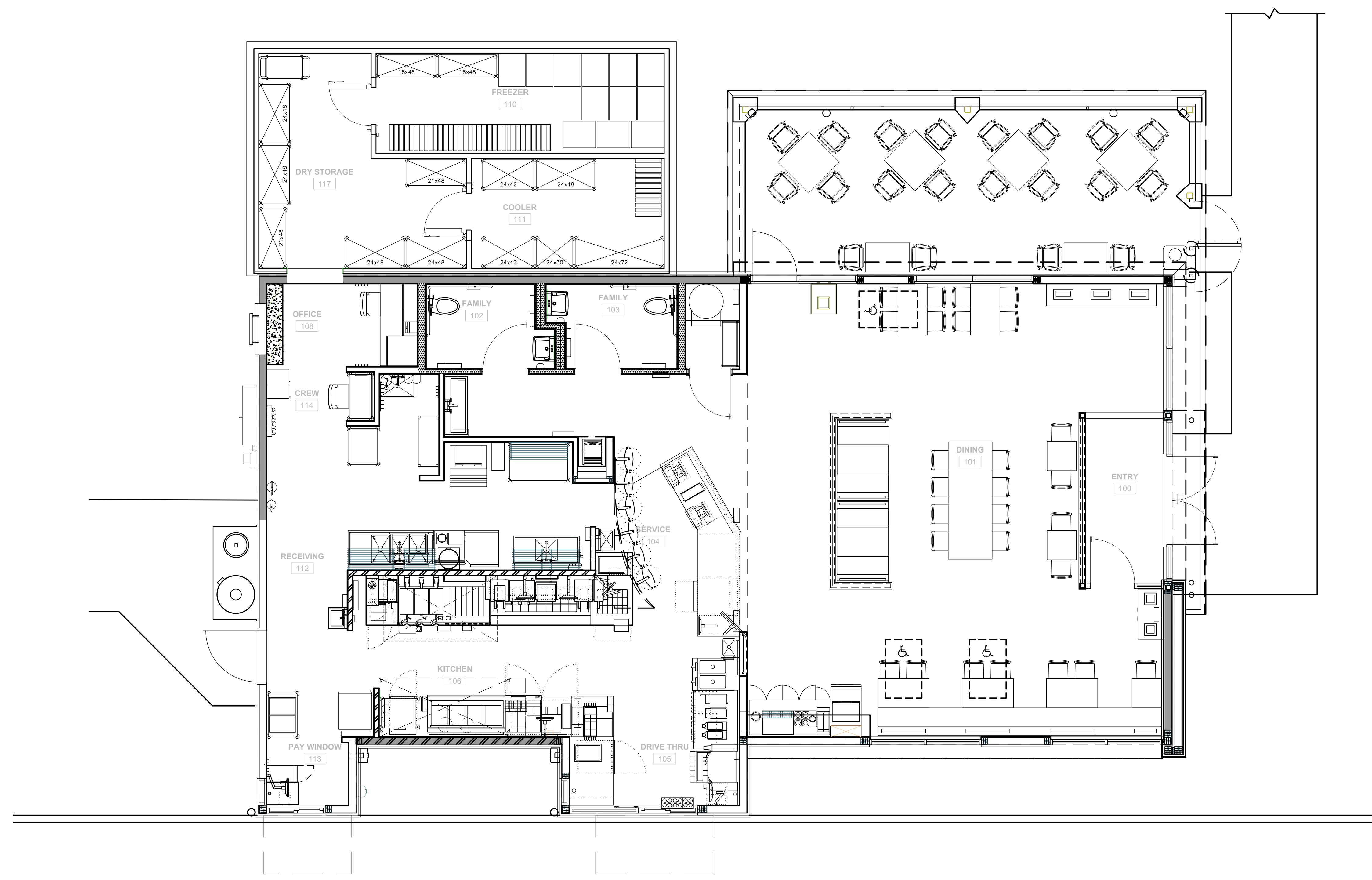
New pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 816 Section 12.10 as revised.

New signs material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 816 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white background. Type 3 Reflective Sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.

All signs and pavement markings installed along the state road must conform to the "Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.

Any damage to the existing curb, sidewalk or any other highway appurtenances during the development of the permitted site will be replaced by the contractor as directed by the District 3 Permit Section at no cost to the state.

All work within the state right of way will comply with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges and Incidental Construction Form 816 with the latest Special Provisions and Typical State Standard Details.



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

COMMERCIAL DEVELOPMENT


436 & 500 NORTH AVE.
BRIDGEPORT, CT 06608

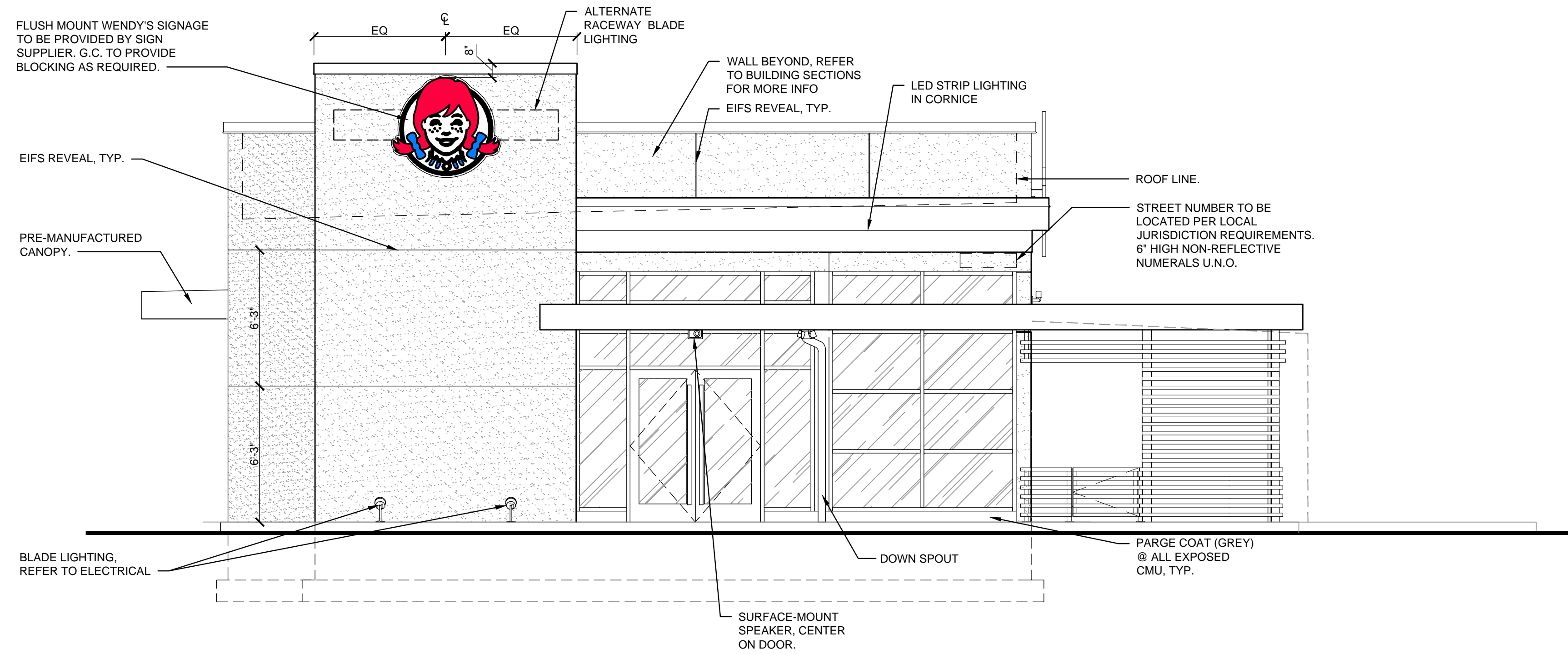
Prepared For:
JEM 500 NORTH, LLC

SHEET TITLE

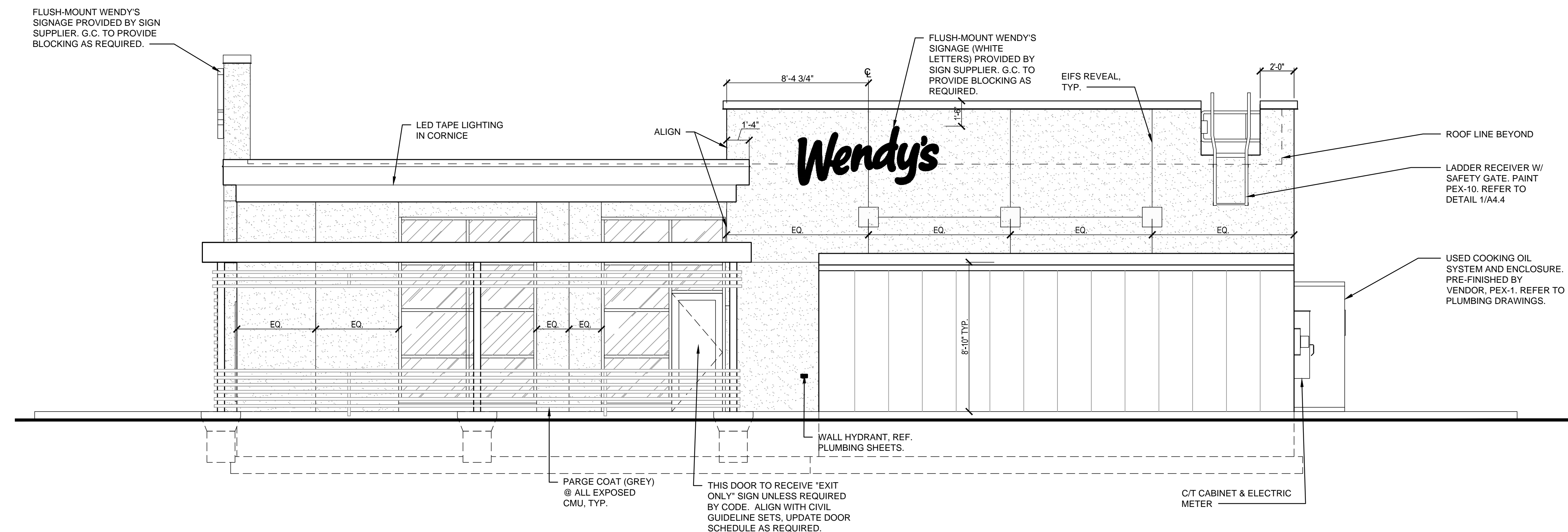
FLOOR PLAN

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 10-25-2021
CHECKED BY: PMR	PROJECT NUMBER: 2611
CAD FILE: R:/2611/ARCH_P&Z	

SEAL	SHEET NUMBER
	A-1.1



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

COMMERCIAL DEVELOPMENT

**436 & 500 NORTH AVE.
BRIDGEPORT, CT 06608**

Prepared For:
JEM 500 NORTH, LLC

SHEET TITLE

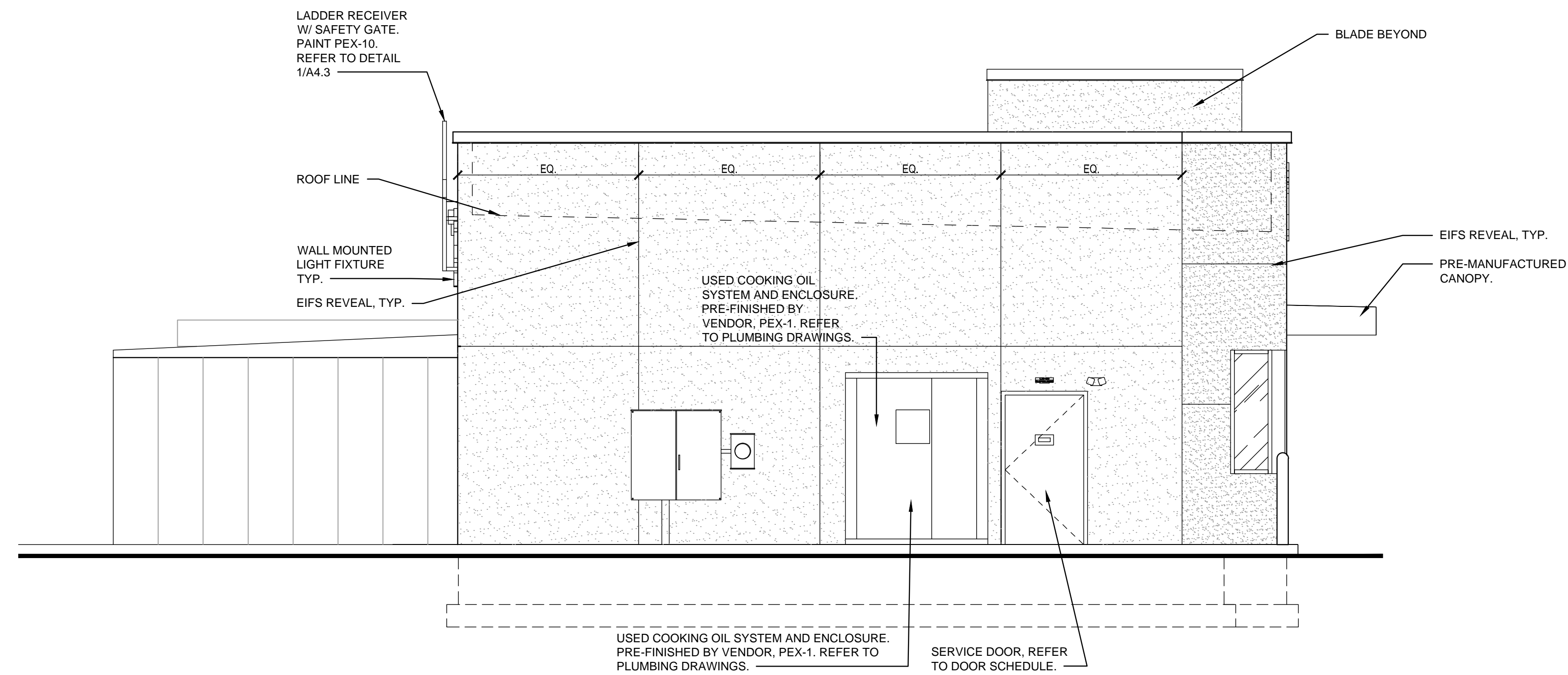
EXTERIOR ELEVATIONS

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 10-25-2021
CHECKED BY: PMR	PROJECT NUMBER: 2611
CAD FILE: R:/2611/ARCH_P&Z	

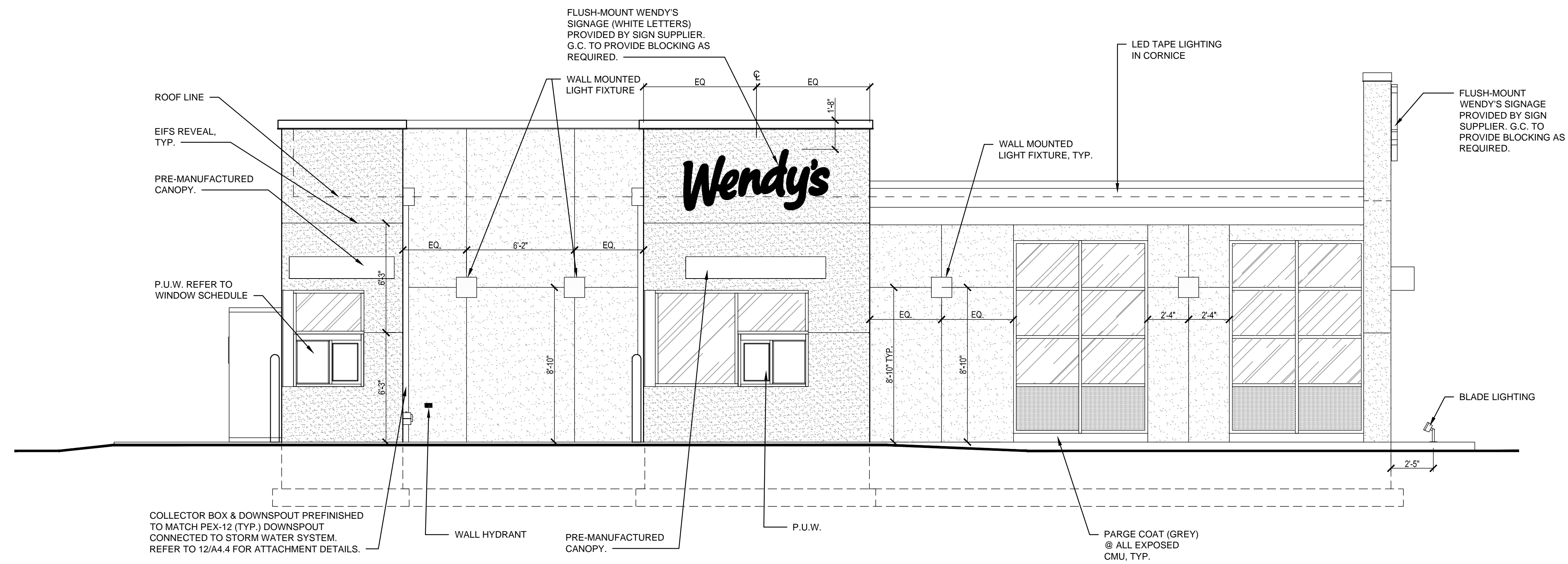
SEAL

SHEET NUMBER

A-2.1



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

COMMERCIAL DEVELOPMENT

436 & 500 NORTH AVE.
BRIDGEPORT, CT 06608

Prepared For:
JEM 500 NORTH, LLC

SHEET TITLE

EXTERIOR ELEVATIONS

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 10-25-2021
CHECKED BY: PMR	PROJECT NUMBER: 2611
CAD FILE: R/2611/ARCH_P&Z	

SEAL

SHEET NUMBER

A-2.2

SITE ENGINEERING DESIGN REPORT

Proposed
Wendy's
Bridgeport, Connecticut
Job No. 2611

Prepared For:
JEM 500 North, LLC

October 28, 2021
Revised: December 28, 2021

Prepared By:



Manuel J. Silva
Project Engineer

TABLE OF CONTENTS

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Existing Storm water Runoff	2
Proposed Storm water Drainage	3
Sanitary Sewer	4

FIGURES

Figure 1 - Existing Drainage Patterns	Attached as C-1
Figure 2 – Proposed Drainage Patterns	Attached as C-2

TABLES

Table 1	2
Table 2	3

APPENDIX

Appendix A: Existing and Proposed Stormwater Runoff

ATTACHMENTS

- C-1 - Pre Development Drainage Patterns
- C-2 - Post Development Drainage Patterns

INTRODUCTION:

JEM 500 north, LLC. is proposing the construction of a new restaurant and a newly reconstructed parking area on two parcels located at 436 & 500 North Avenue in Bridgeport, CT. The proposed restaurant will replace the existing single-story retail building and paved parking area on site.

The property contains a total area of approximately 35,859 square feet. Currently, the site is a developed urban area that is generally impervious. Generally, the site slopes from west to east with a maximum elevation is approximately 43 feet. The minimum elevation is approximately 32 feet.

EXISTING STORMWATER RUNOFF

For analysis purposes, the site has been examined as a single drainage area (See Attached Sheet C-1). This single drainage area will be referred to as DA-EX for the balance of this report

The existing site does not have any draining structures or controls; DA-EX drains stormwater to the southwestern corner of the site and onto North Avenue to a series of catch basins in North Avenue. The existing site is completely impervious (96.4%). The proposed design will reduce the impervious area and therefore reduce stormwater runoff quantities.

Peak rates of stormwater runoff, for the 2-year, 10-year, 25-year, and 50-year storm events, have been calculated for the existing site (See Table 1 below). The supporting calculations are included in Appendix A. These calculations are based on the U.S. Soil Conservation Service methodology (TR-55).

These existing flows will later be compared to post-development flows as a means of assessing the impact of the proposed project on surrounding infrastructures.

TABLE 1
Existing Flows (CFS)
Existing Runoff from area to be developed

	<u>Da-Ex</u>			
	2-year	10-year,	25-year	50-year
	2.88	4.51	5.52	6.30

PROPOSED STORMWATER DRAINAGE

The stormwater control system was designed to minimize the impact on the surrounding infrastructure. This was achieved by routing all catch basins and trench drains to underground stormwater storage on site.

Design details for these systems are presented on Sheet SP-2 (part of the overall Project Documents). The system will drain the one roof on-site, all paved areas, sidewalks, and grassy areas that contribute runoff to the system. The roof and parking lot will be the major elements of the total impervious area on the site. (Calculations included as Appendix A) The roof, grassy areas, sidewalks, and driveways will contribute to the runoff totals seen in table 2. The impervious area (26,570 square feet) for the proposed condition has been reduced from the existing condition's impervious (34,568 square feet). Stormwater flow has been reduced due to the reduction of impervious areas on the site and therefore stormwater volume control is not required. A stormwater infiltration system on the east side of the site has been sized to collect the stormwater quality volume required for the proposed site. (See calculations below)

TABLE 2

Proposed Flows (CFS) for new condition
(percent reduction)

2-year	10-year,	25-year	50-year
2.26	3.96	5.01	5.82
(-22%)	(-12%)	(-9%)	(-7%)

WATER QUALITY VOLUME COMPUTATION:

Site area = 35,860 SF

$WQ_v = (P \cdot R_v \cdot A)$; $R_v = 0.05 + 0.009 \cdot I$

$R_v = 0.05 + 0.009 \cdot I = 0.716$ WATERSHED INCHES

$WQ_v = (0.716 \cdot 35,860) / 12 = \underline{2,140 \text{ CF REQUIRED}}$

Provided = 2,200 CF

SANITARY SEWER

Sanitary Sewer discharge will be through a proposed 6-inch PVC sanitary sewer line to an existing 8 inch sanitary on North Avenue.

Using the technical standards of the Connecticut Public Health Code, the estimated sewage flow is 30 gallons per day per seat in a restaurant. This restaurant development will have 62 seats:

30 gallons per day per seat

62 seats x 30 = 1,860 gallons per day average flow

Average Daily Flow = 1.29 gallons per minute

Peak flow estimate = 1.29 gpm x 5 (peaking factor)

= 6.45 gpm peak

= 0.014 cfs peak

Other Utilities

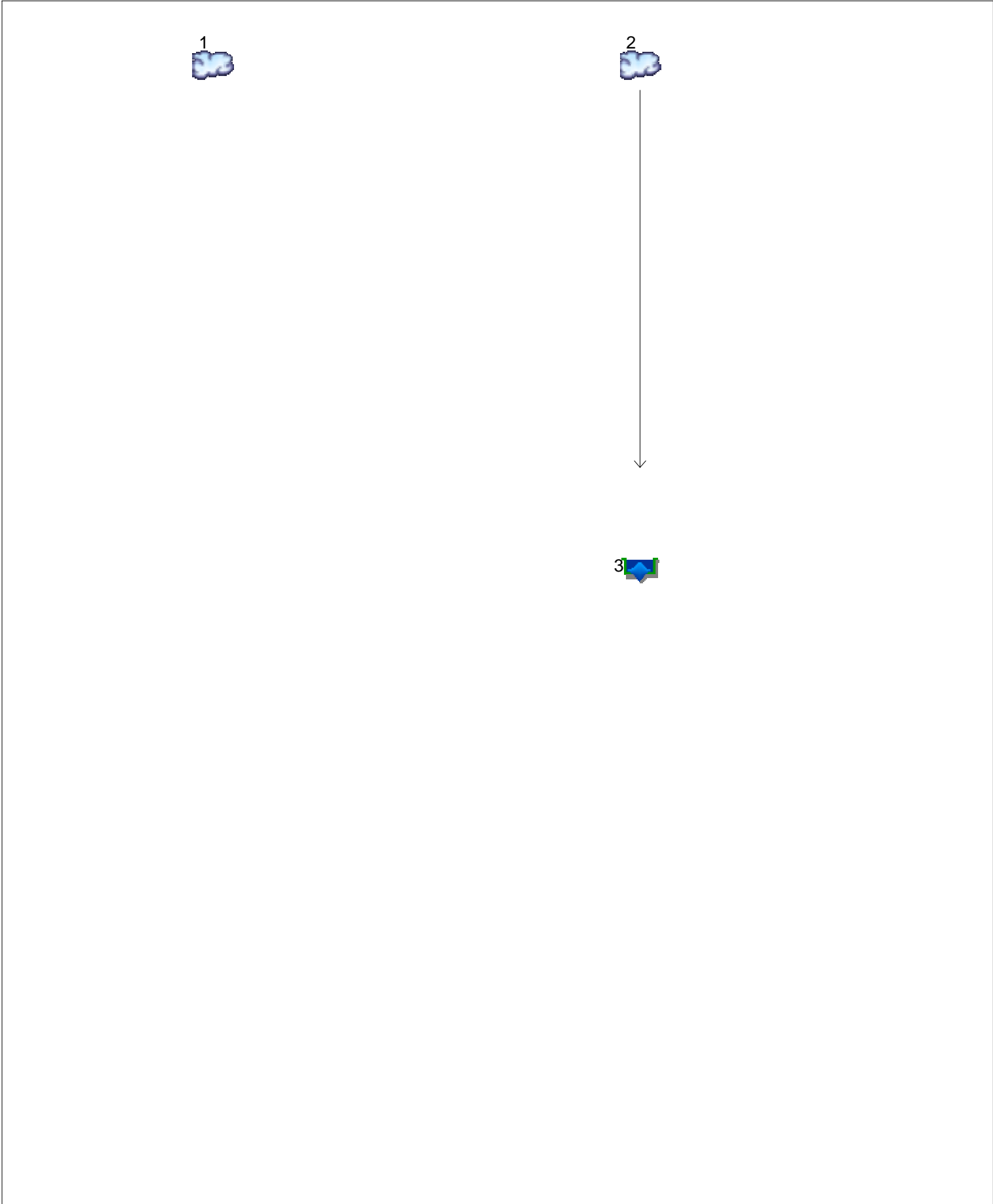
All proposed utilities to the site will be through underground utility connections. Electrical service will be from an aboveground electric utility line on North Avenue. Water service will be from an existing water main in North Avenue.

APPENDIX A
STAGE HYDROGRAPHS

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Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020



Hydrograph Return Period Recap

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	-----	-----	2.885	-----	3.777	4.512	5.525	6.299	-----	ex-da
2	SCS Runoff	-----	-----	2.267	-----	3.192	3.960	5.018	5.823	-----	pr-da
3	Reservoir	2	-----	2.261	-----	3.191	3.957	5.013	5.816	-----	UG CHAMBERS

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	2.885	1	724	9,801	-----	-----	-----	ex-da	
2	SCS Runoff	2.267	1	725	7,049	-----	-----	-----	pr-da	
3	Reservoir	2.261	1	725	5,155	2	32.54	2,045	UG CHAMBERS	
wendys drainage.gpw					Return Period: 2 Year			Monday, 12 / 6 / 2021		

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

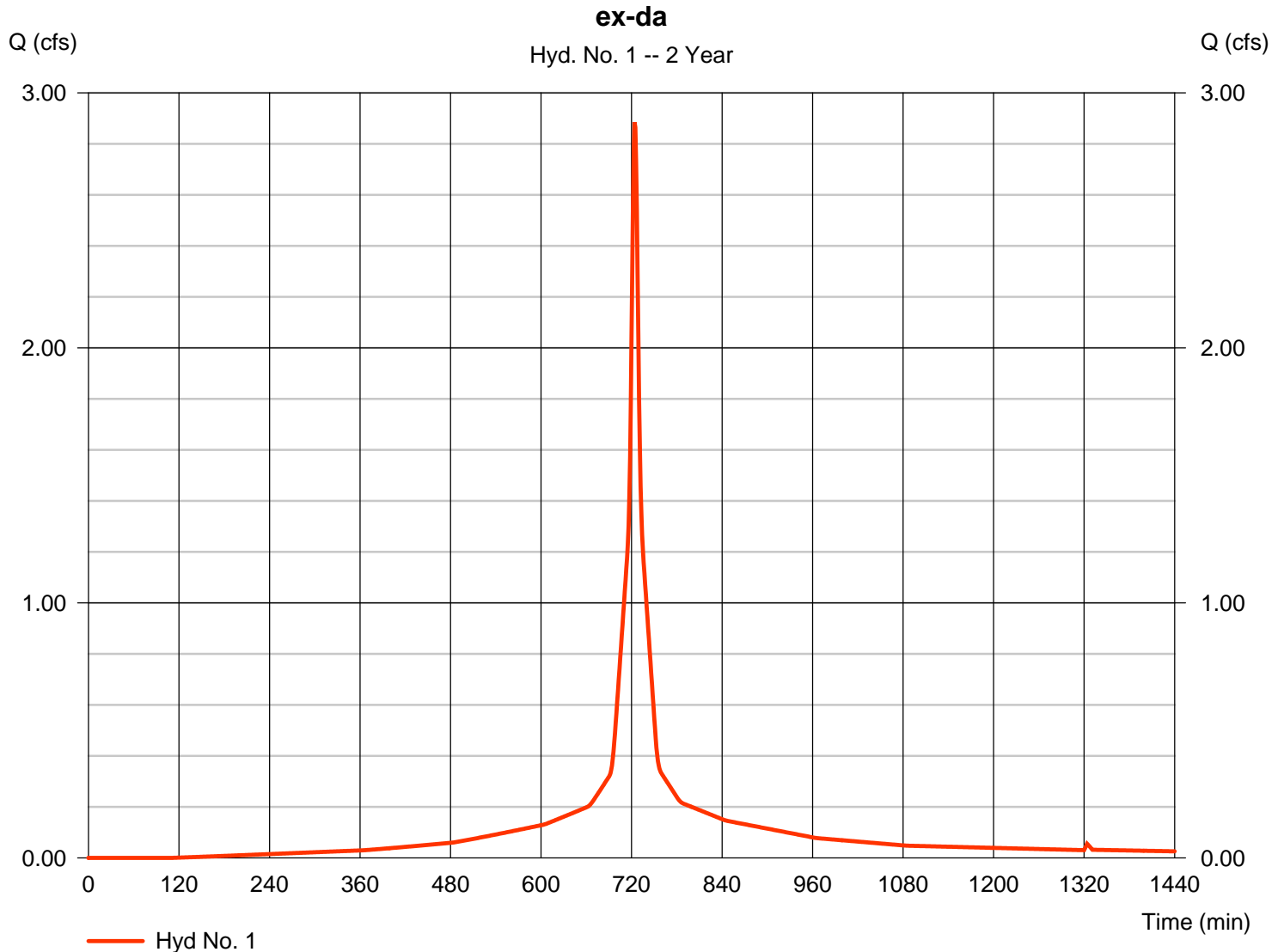
Monday, 12 / 6 / 2021

Hyd. No. 1

ex-da

Hydrograph type	= SCS Runoff	Peak discharge	= 2.885 cfs
Storm frequency	= 2 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 9,801 cuft
Drainage area	= 0.830 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.50 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.030 x 61) + (0.800 x 98)] / 0.830



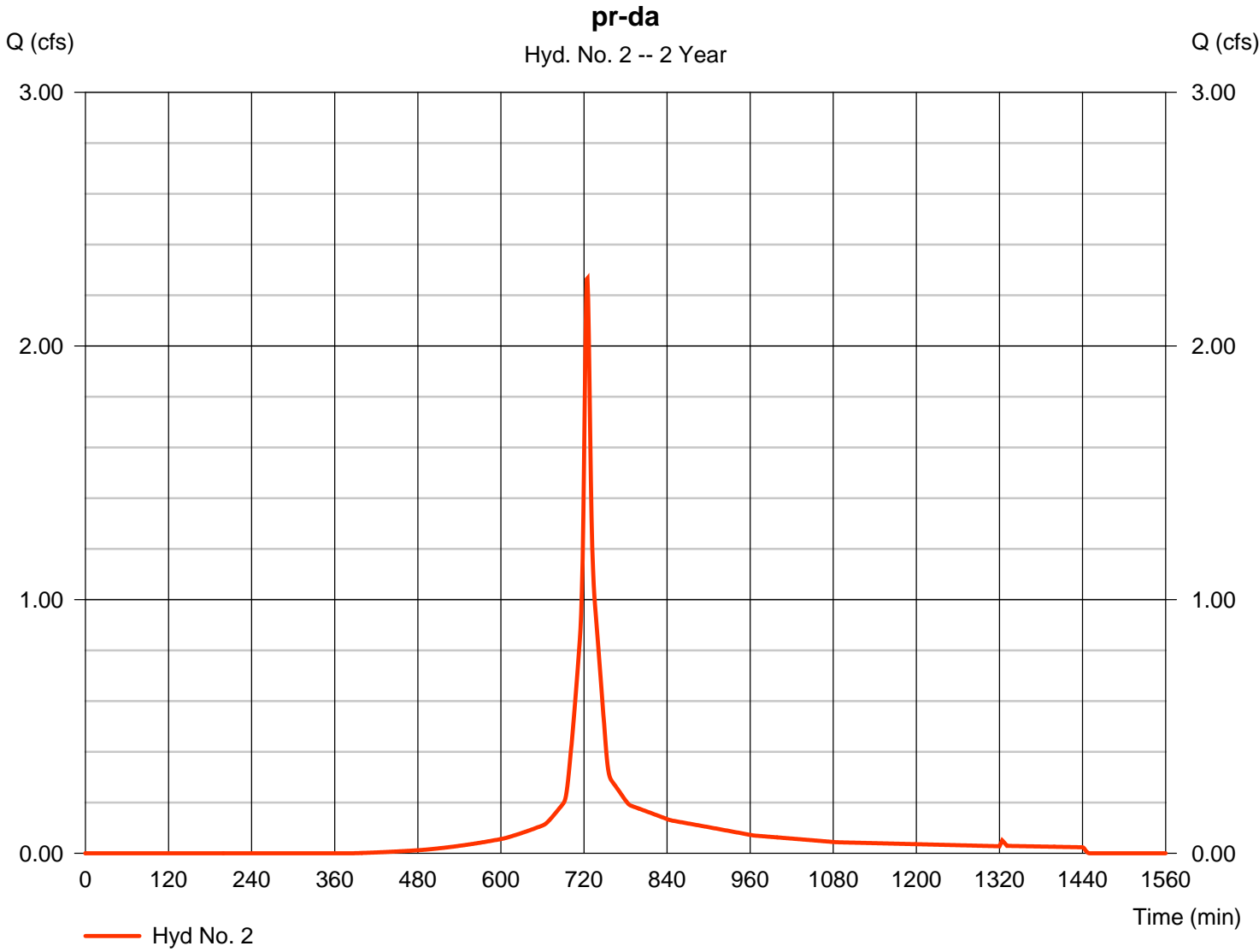
Hydrograph Report

Hyd. No. 2

pr-da

Hydrograph type	= SCS Runoff	Peak discharge	= 2.267 cfs
Storm frequency	= 2 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 7,049 cuft
Drainage area	= 0.830 ac	Curve number	= 88*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.50 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.610 x 98) + (0.220 x 61)] / 0.830



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

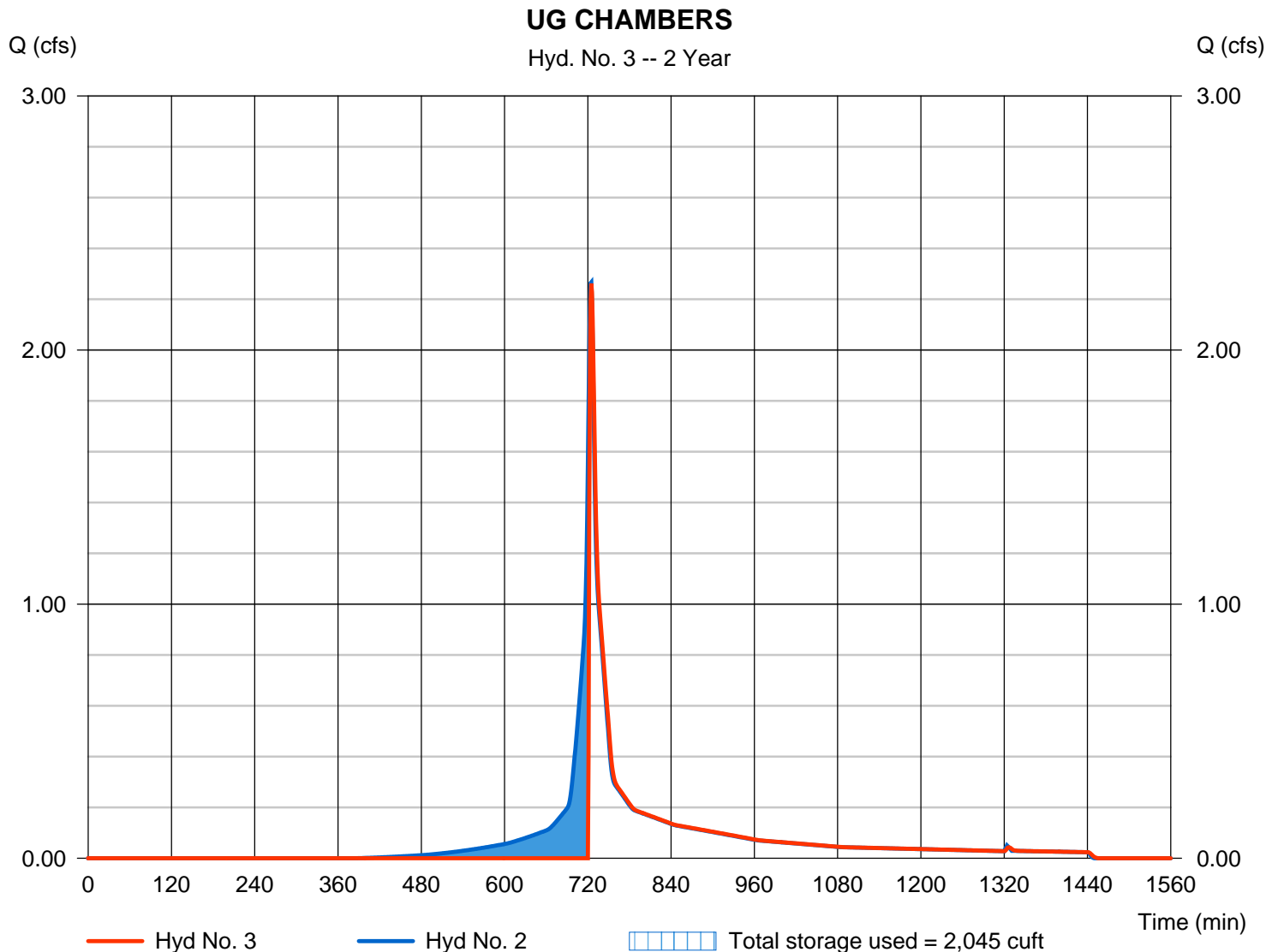
Monday, 12 / 6 / 2021

Hyd. No. 3

UG CHAMBERS

Hydrograph type	= Reservoir	Peak discharge	= 2.261 cfs
Storm frequency	= 2 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 5,155 cuft
Inflow hyd. No.	= 2 - pr-da	Max. Elevation	= 32.54 ft
Reservoir name	= U.G. CHAMBERS	Max. Storage	= 2,045 cuft

Storage Indication method used.



Pond No. 1 - U.G. CHAMBERS

Pond Data

UG Chambers -Invert elev. = 28.50 ft, Rise x Span = 4.00 x 4.00 ft, Barrel Len = 100.00 ft, No. Barrels = 1, Slope = 0.00%, Headers = No
Encasement -Invert elev. = 28.00 ft, Width = 5.00 ft, Height = 5.00 ft, Voids = 66.67%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	28.00	n/a	0	0
0.50	28.50	n/a	167	167
1.00	29.00	n/a	233	400
1.50	29.50	n/a	233	633
2.00	30.00	n/a	233	867
2.50	30.50	n/a	233	1,100
3.00	31.00	n/a	233	1,334
3.50	31.50	n/a	233	1,567
4.00	32.00	n/a	233	1,800
4.50	32.50	n/a	233	2,034
5.00	33.00	n/a	167	2,200

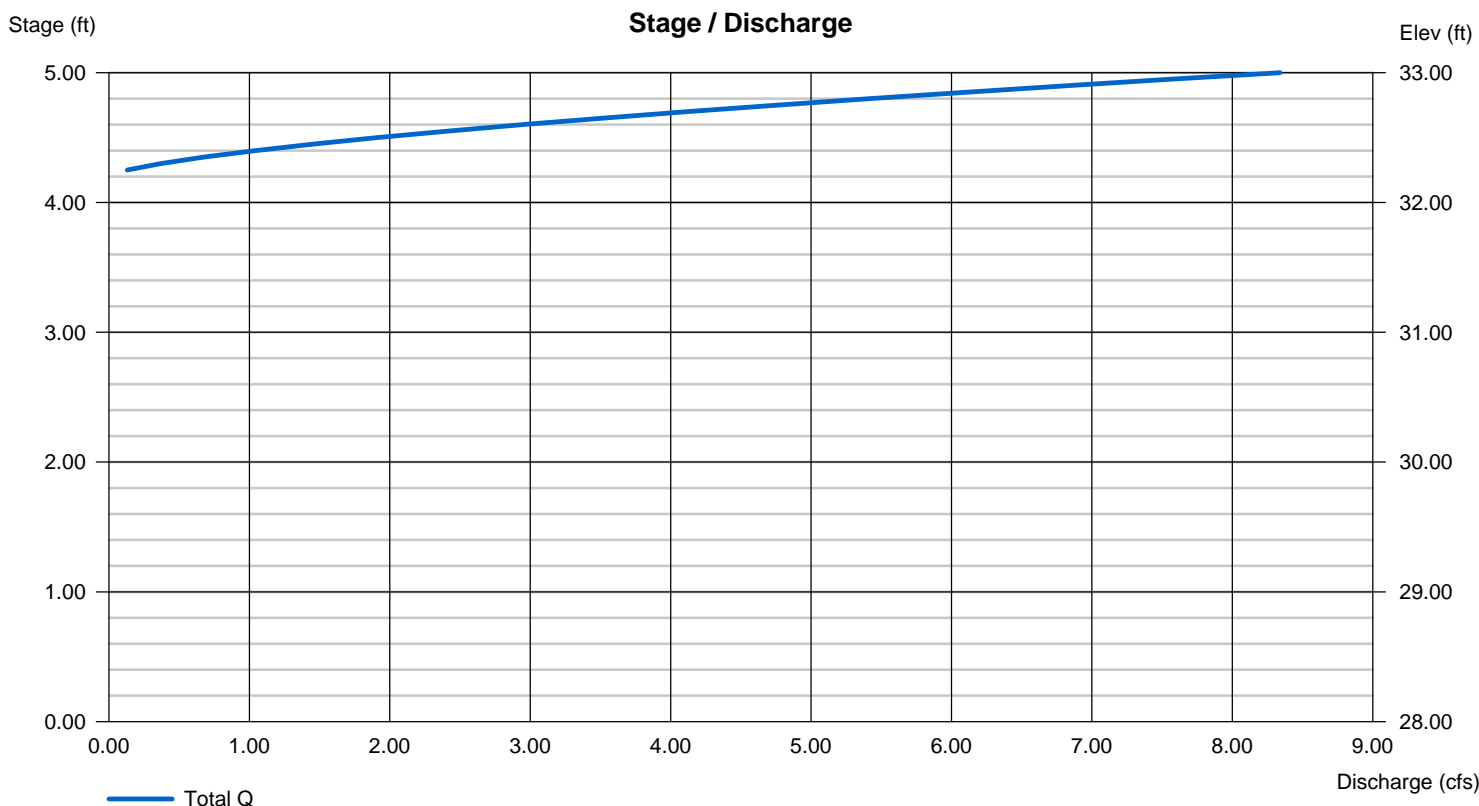
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	Inactive	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	1	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	3.50	0.00	0.00
Crest El. (ft)	= 0.00	32.20	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	Rect	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	3.777	1	724	13,015	-----	-----	-----	ex-da	
2	SCS Runoff	3.192	1	724	10,048	-----	-----	-----	pr-da	
3	Reservoir	3.191	1	725	8,154	2	32.62	2,074	UG CHAMBERS	
wendys drainage.gpw					Return Period: 5 Year			Monday, 12 / 6 / 2021		

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

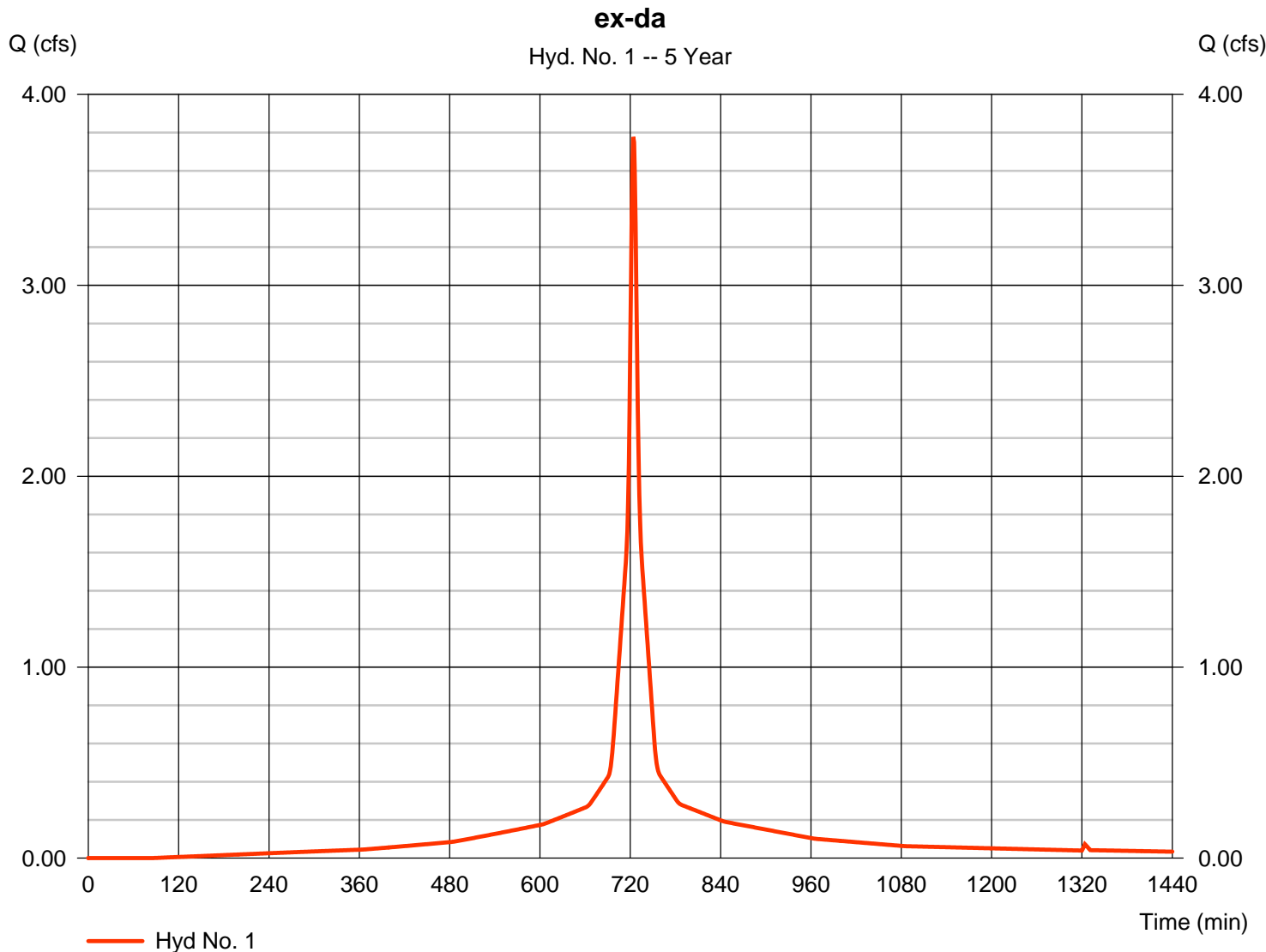
Monday, 12 / 6 / 2021

Hyd. No. 1

ex-da

Hydrograph type	= SCS Runoff	Peak discharge	= 3.777 cfs
Storm frequency	= 5 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 13,015 cuft
Drainage area	= 0.830 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.54 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.030 x 61) + (0.800 x 98)] / 0.830



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

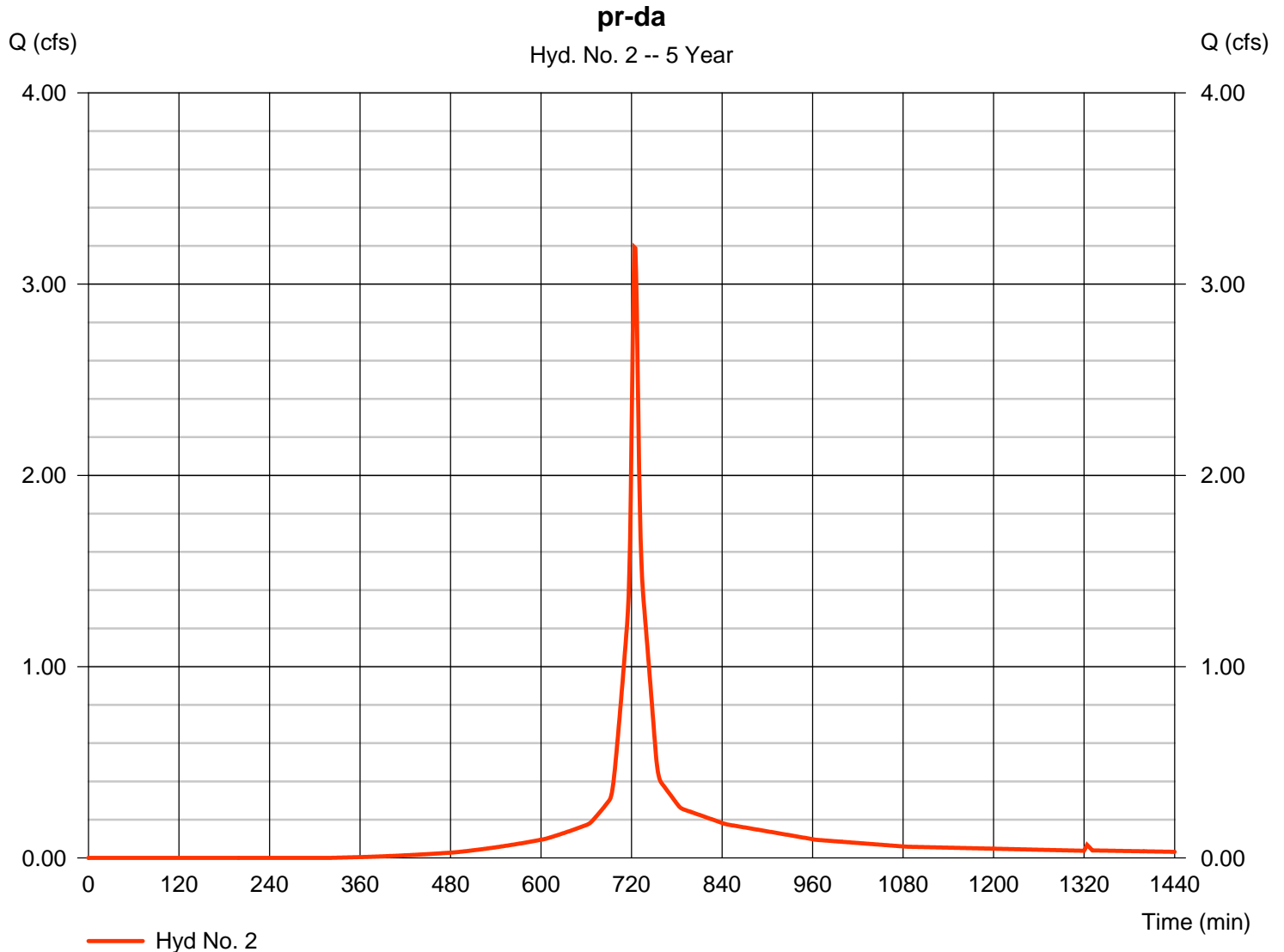
Monday, 12 / 6 / 2021

Hyd. No. 2

pr-da

Hydrograph type	= SCS Runoff	Peak discharge	= 3.192 cfs
Storm frequency	= 5 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 10,048 cuft
Drainage area	= 0.830 ac	Curve number	= 88*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.54 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.610 x 98) + (0.220 x 61)] / 0.830



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

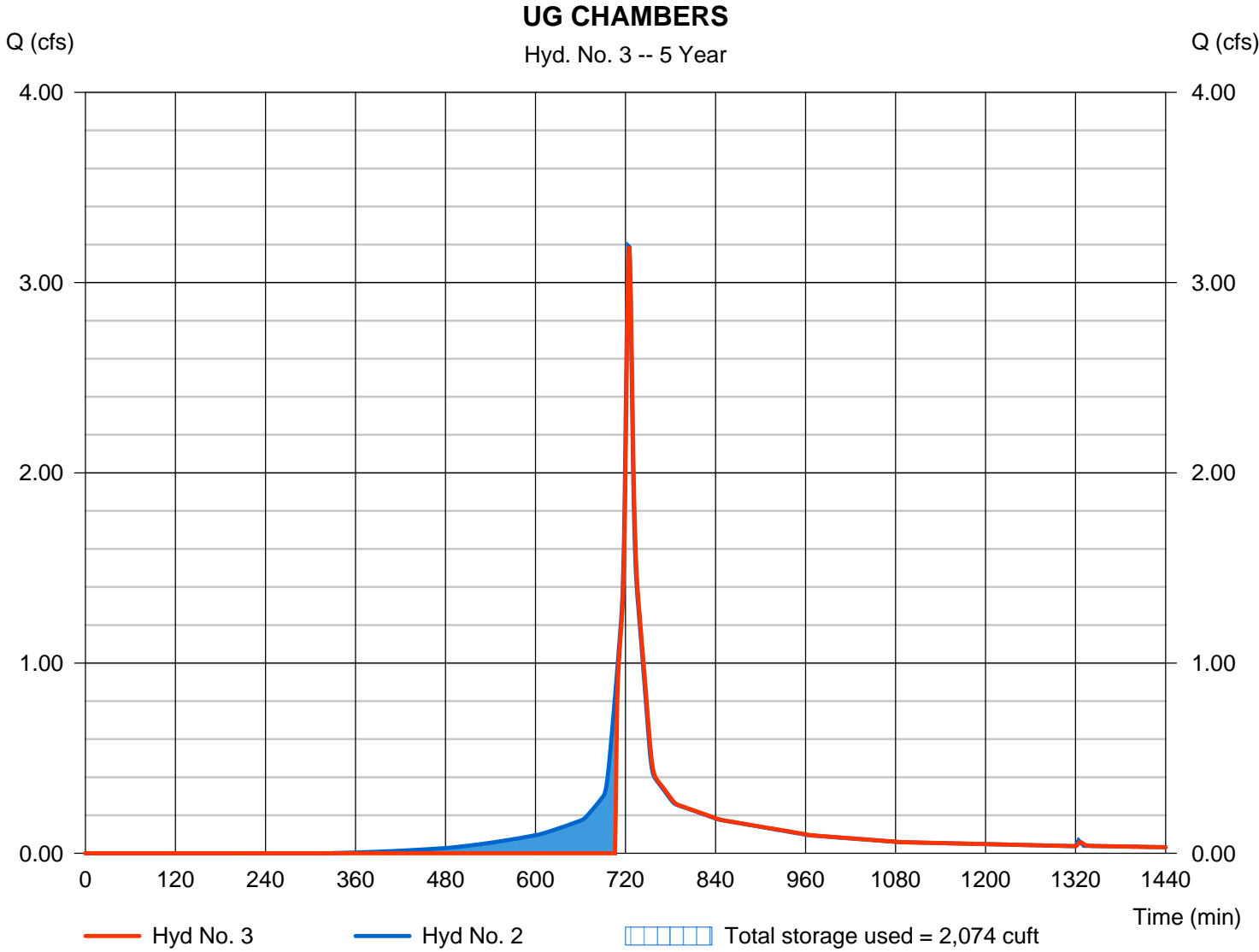
Monday, 12 / 6 / 2021

Hyd. No. 3

UG CHAMBERS

Hydrograph type	= Reservoir	Peak discharge	= 3.191 cfs
Storm frequency	= 5 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 8,154 cuft
Inflow hyd. No.	= 2 - pr-da	Max. Elevation	= 32.62 ft
Reservoir name	= U.G. CHAMBERS	Max. Storage	= 2,074 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	4.512	1	724	15,678	-----	-----	-----	ex-da	
2	SCS Runoff	3.960	1	724	12,584	-----	-----	-----	pr-da	
3	Reservoir	3.957	1	725	10,690	2	32.69	2,096	UG CHAMBERS	
wendys drainage.gpw					Return Period: 10 Year			Monday, 12 / 6 / 2021		

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

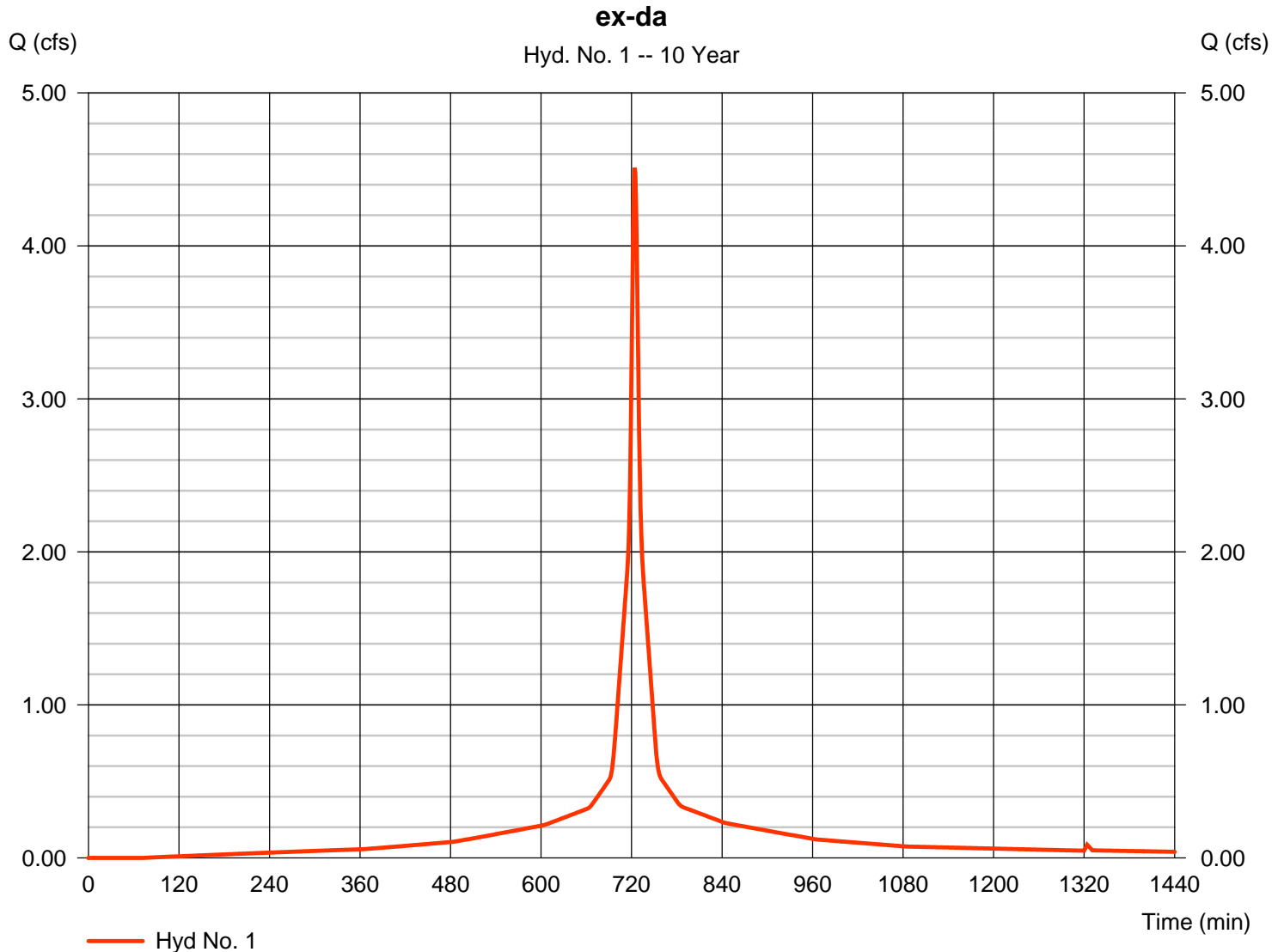
Monday, 12 / 6 / 2021

Hyd. No. 1

ex-da

Hydrograph type	= SCS Runoff	Peak discharge	= 4.512 cfs
Storm frequency	= 10 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 15,678 cuft
Drainage area	= 0.830 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.030 x 61) + (0.800 x 98)] / 0.830



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

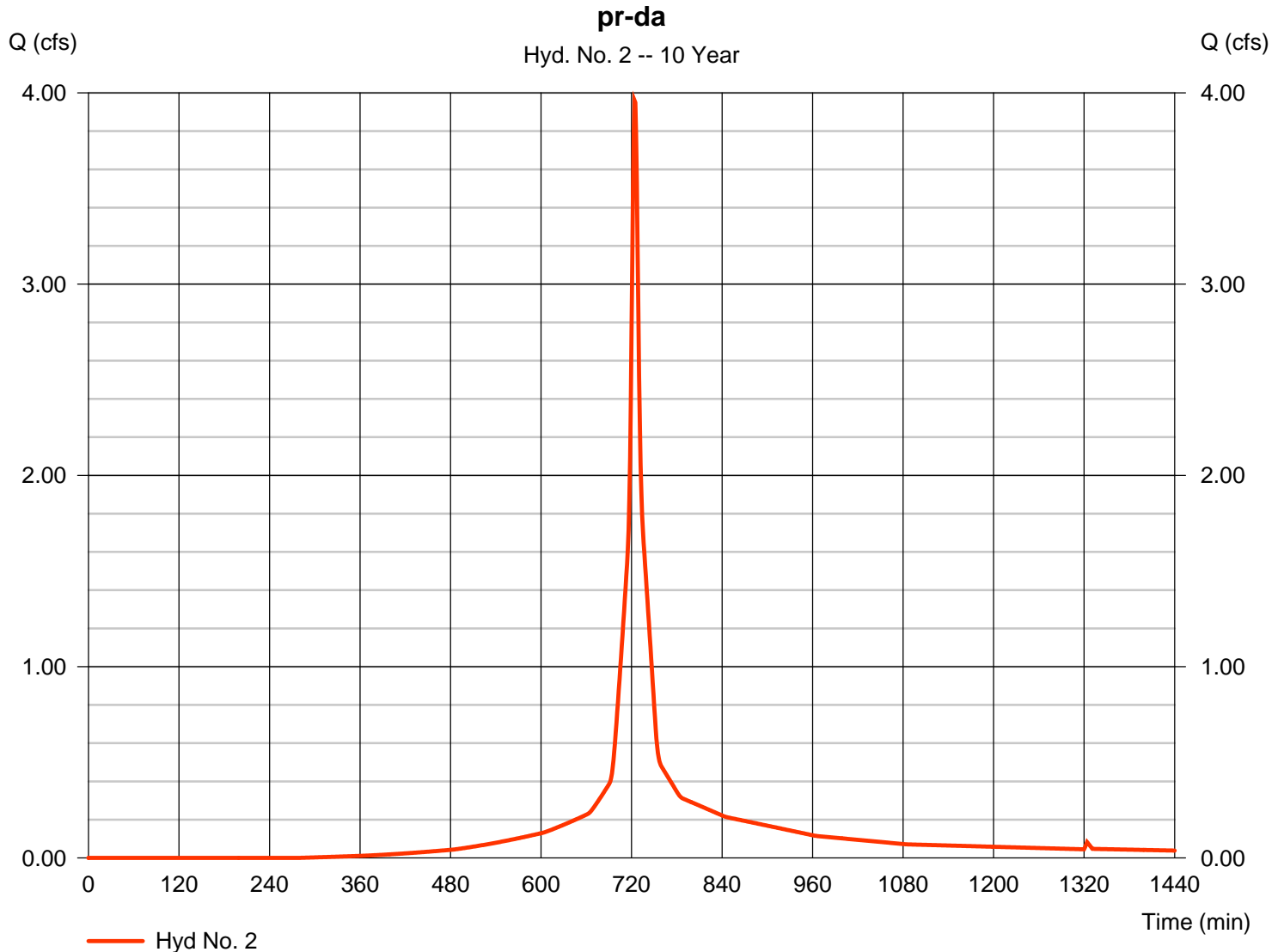
Monday, 12 / 6 / 2021

Hyd. No. 2

pr-da

Hydrograph type	= SCS Runoff	Peak discharge	= 3.960 cfs
Storm frequency	= 10 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 12,584 cuft
Drainage area	= 0.830 ac	Curve number	= 88*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.610 x 98) + (0.220 x 61)] / 0.830



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

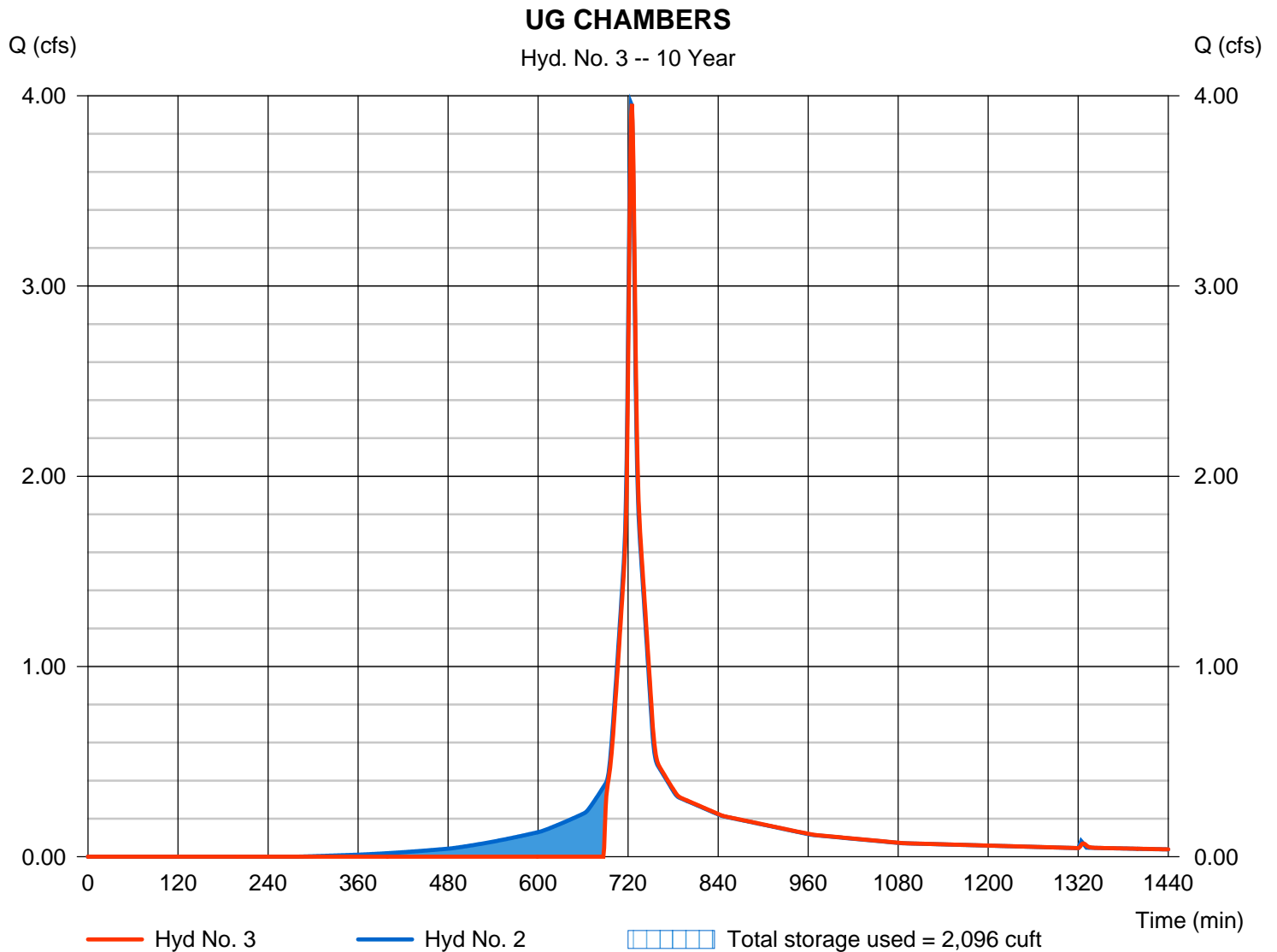
Monday, 12 / 6 / 2021

Hyd. No. 3

UG CHAMBERS

Hydrograph type	= Reservoir	Peak discharge	= 3.957 cfs
Storm frequency	= 10 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 10,690 cuft
Inflow hyd. No.	= 2 - pr-da	Max. Elevation	= 32.69 ft
Reservoir name	= U.G. CHAMBERS	Max. Storage	= 2,096 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	5.525	1	724	19,366	-----	-----	-----	ex-da	
2	SCS Runoff	5.018	1	724	16,143	-----	-----	-----	pr-da	
3	Reservoir	5.013	1	725	14,249	2	32.77	2,124	UG CHAMBERS	
wendys drainage.gpw					Return Period: 25 Year			Monday, 12 / 6 / 2021		

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

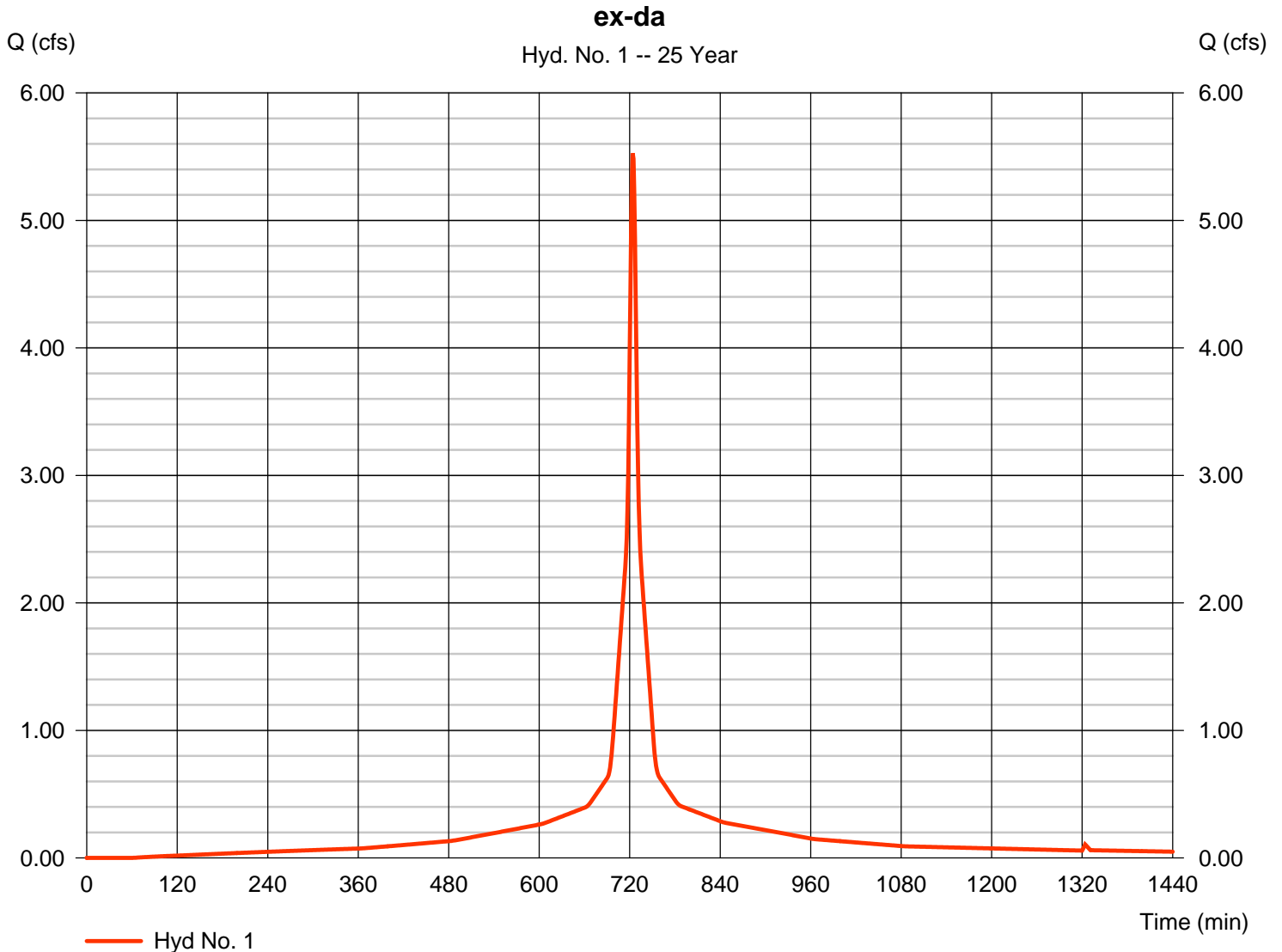
Monday, 12 / 6 / 2021

Hyd. No. 1

ex-da

Hydrograph type	= SCS Runoff	Peak discharge	= 5.525 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 19,366 cuft
Drainage area	= 0.830 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 6.59 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.030 x 61) + (0.800 x 98)] / 0.830



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

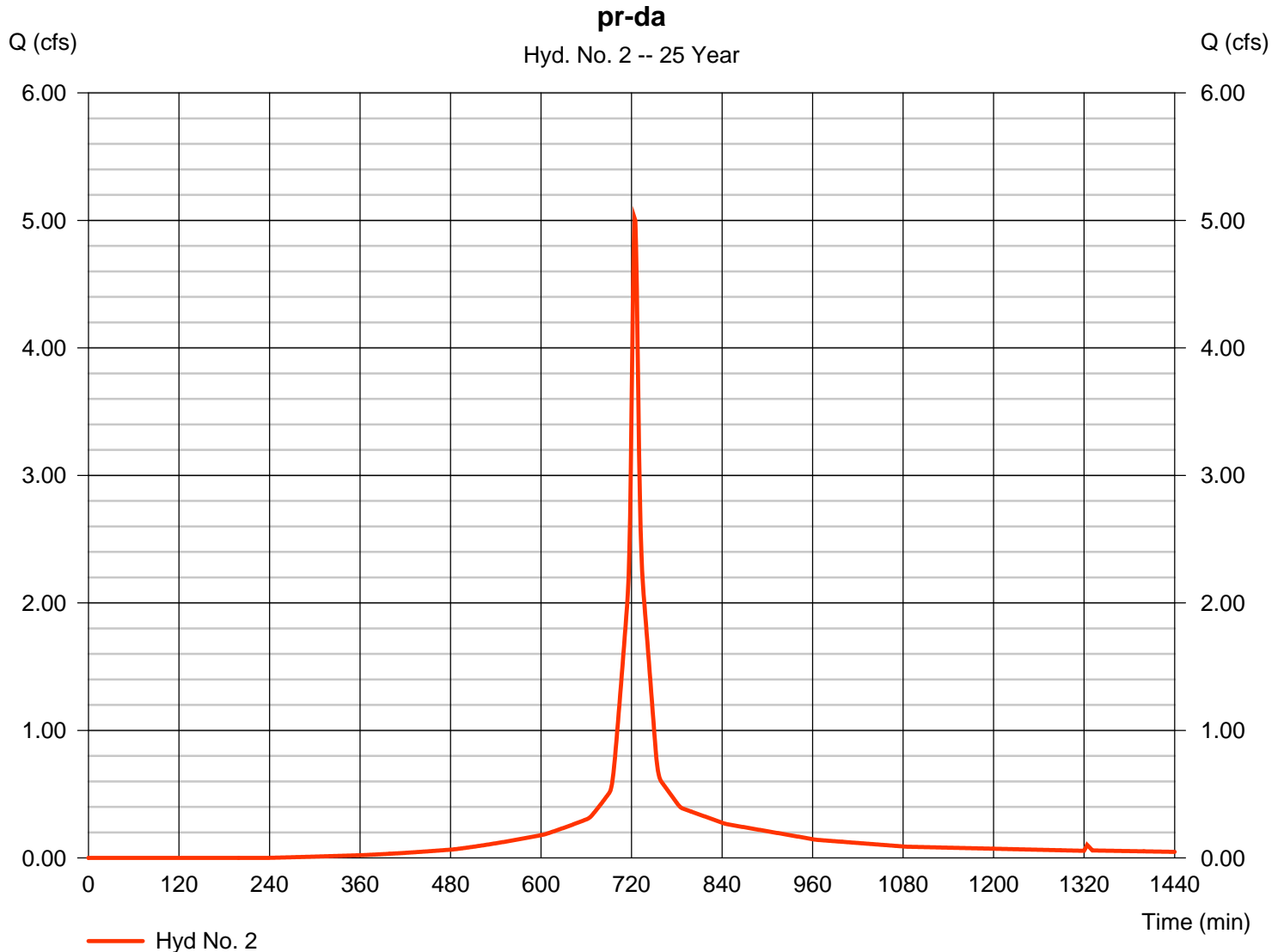
Monday, 12 / 6 / 2021

Hyd. No. 2

pr-da

Hydrograph type	= SCS Runoff	Peak discharge	= 5.018 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 16,143 cuft
Drainage area	= 0.830 ac	Curve number	= 88*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 6.59 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.610 x 98) + (0.220 x 61)] / 0.830



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

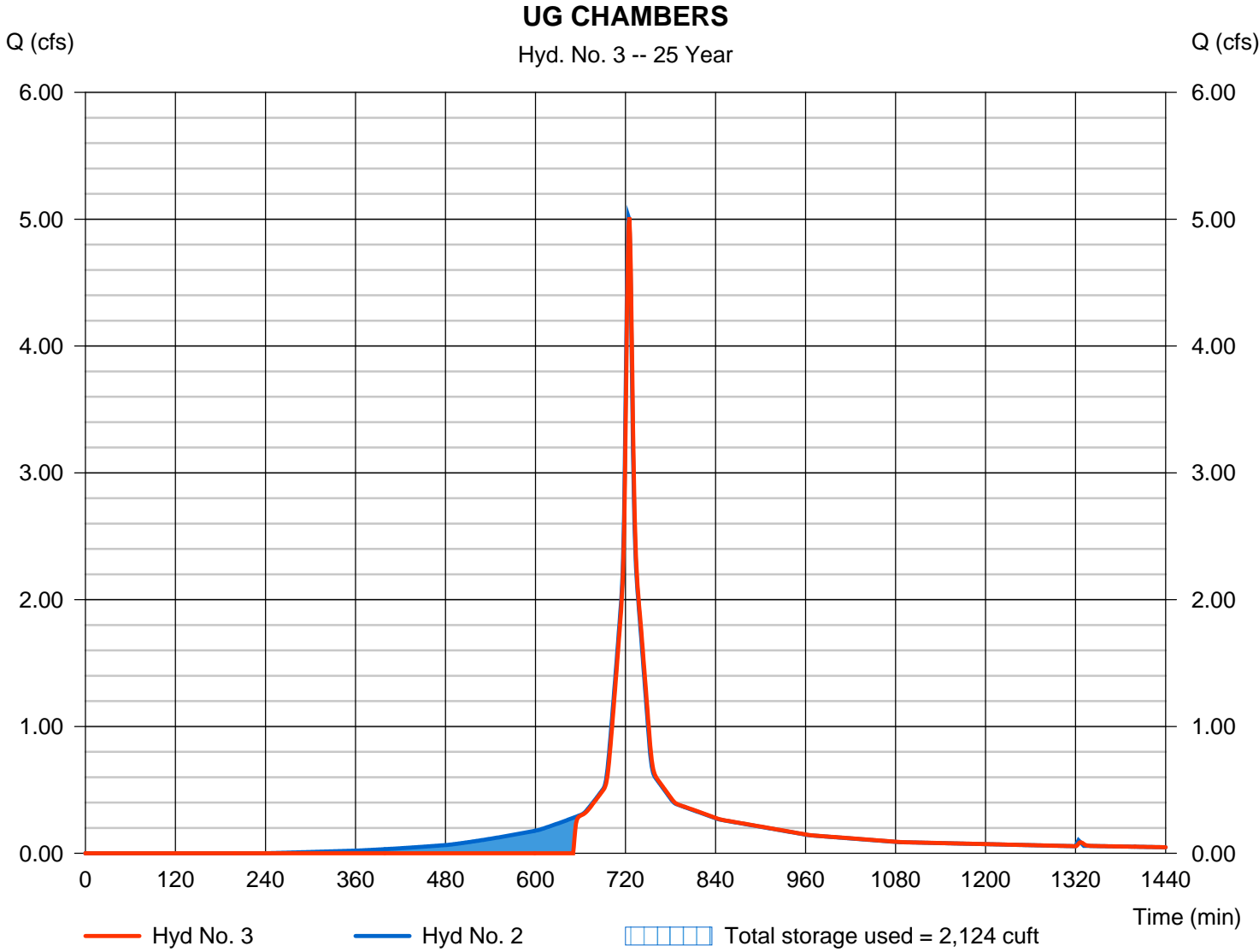
Monday, 12 / 6 / 2021

Hyd. No. 3

UG CHAMBERS

Hydrograph type	= Reservoir	Peak discharge	= 5.013 cfs
Storm frequency	= 25 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 14,249 cuft
Inflow hyd. No.	= 2 - pr-da	Max. Elevation	= 32.77 ft
Reservoir name	= U.G. CHAMBERS	Max. Storage	= 2,124 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	6.299	1	724	22,188	-----	-----	-----	ex-da	
2	SCS Runoff	5.823	1	724	18,891	-----	-----	-----	pr-da	
3	Reservoir	5.816	1	725	16,997	2	32.83	2,143	UG CHAMBERS	
wendys drainage.gpw					Return Period: 50 Year			Monday, 12 / 6 / 2021		

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

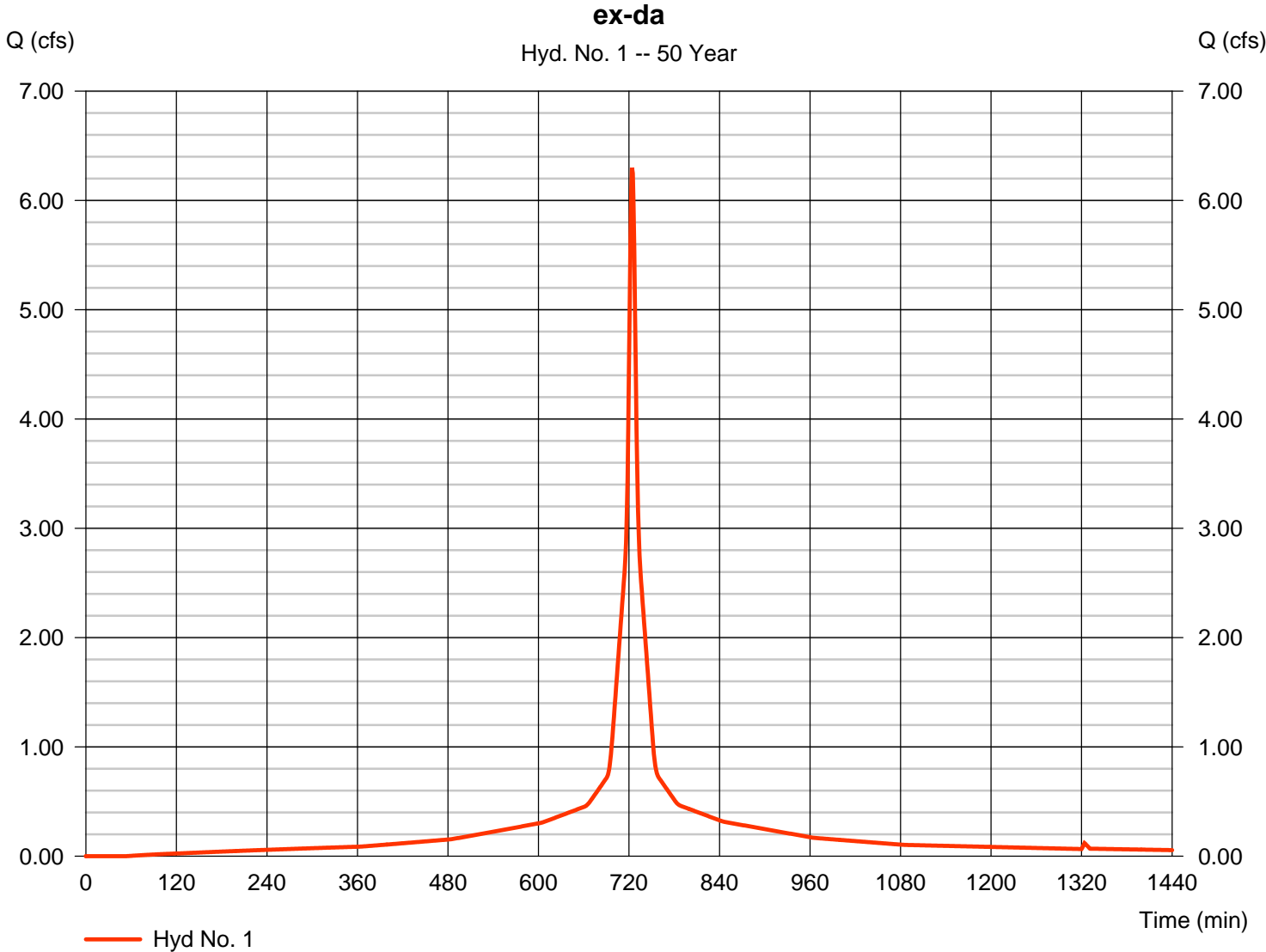
Monday, 12 / 6 / 2021

Hyd. No. 1

ex-da

Hydrograph type	= SCS Runoff	Peak discharge	= 6.299 cfs
Storm frequency	= 50 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 22,188 cuft
Drainage area	= 0.830 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 7.50 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.030 x 61) + (0.800 x 98)] / 0.830



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

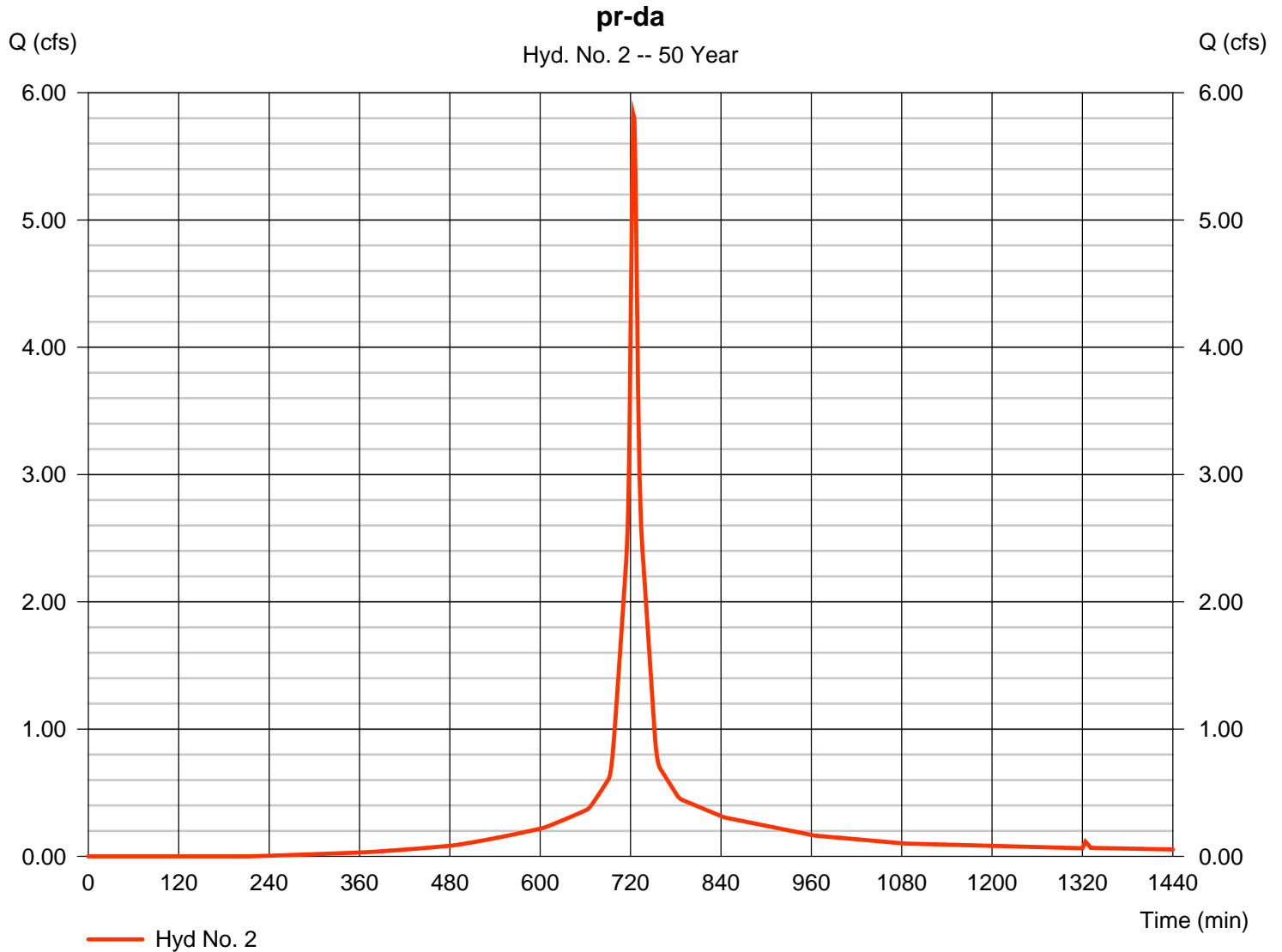
Monday, 12 / 6 / 2021

Hyd. No. 2

pr-da

Hydrograph type	= SCS Runoff	Peak discharge	= 5.823 cfs
Storm frequency	= 50 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 18,891 cuft
Drainage area	= 0.830 ac	Curve number	= 88*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 7.50 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.610 x 98) + (0.220 x 61)] / 0.830



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

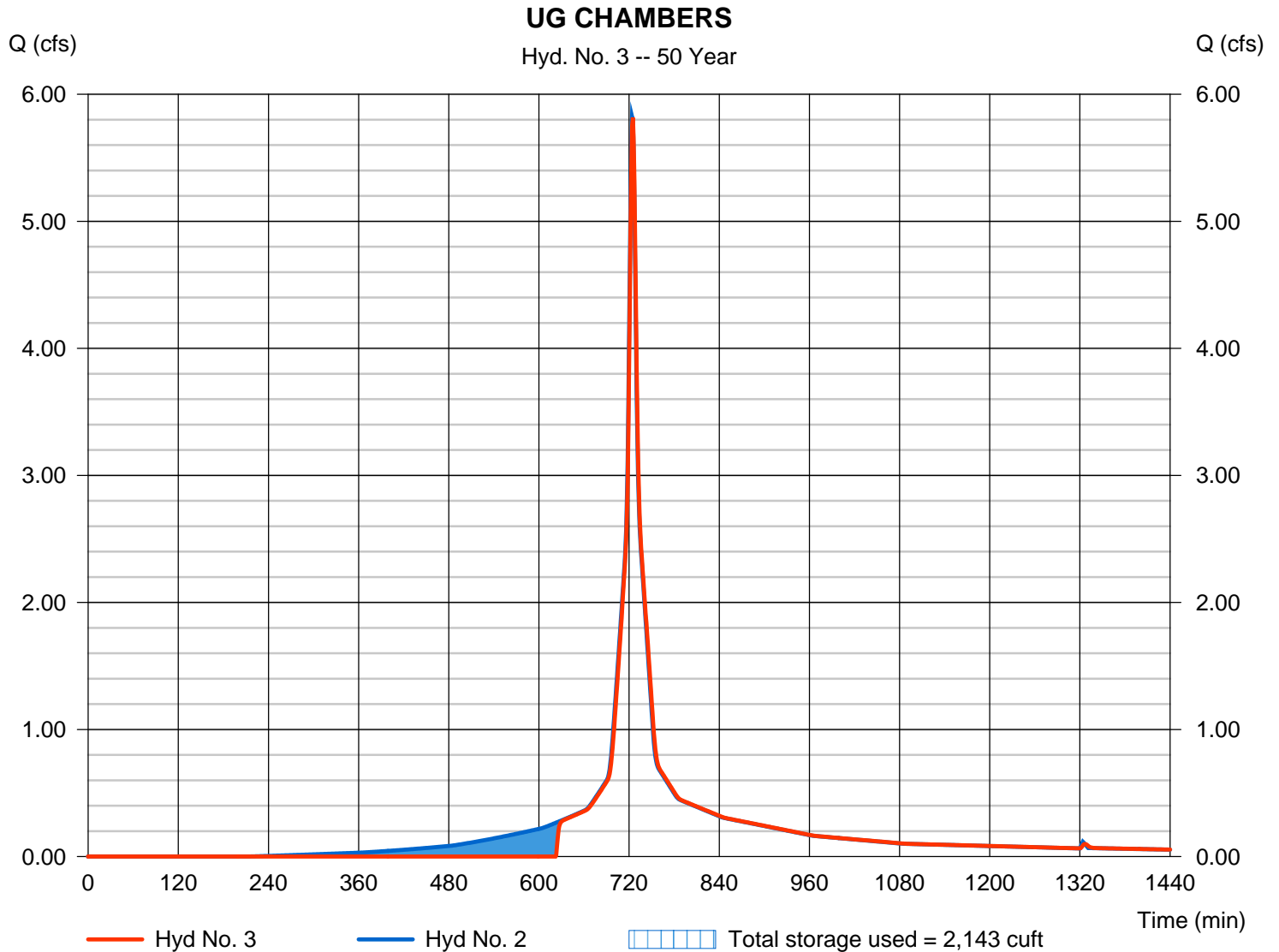
Monday, 12 / 6 / 2021

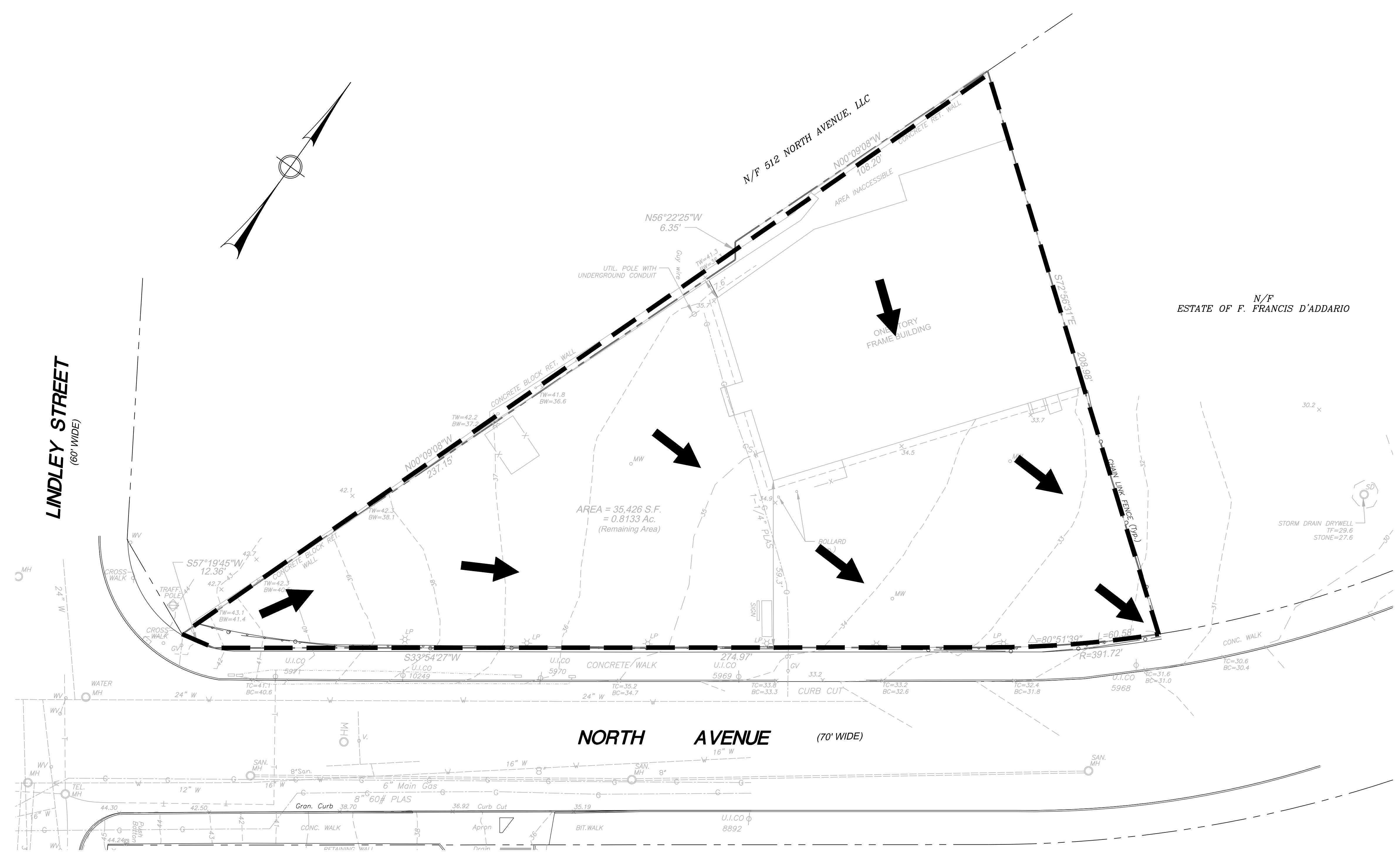
Hyd. No. 3

UG CHAMBERS

Hydrograph type	= Reservoir	Peak discharge	= 5.816 cfs
Storm frequency	= 50 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 16,997 cuft
Inflow hyd. No.	= 2 - pr-da	Max. Elevation	= 32.83 ft
Reservoir name	= U.G. CHAMBERS	Max. Storage	= 2,143 cuft

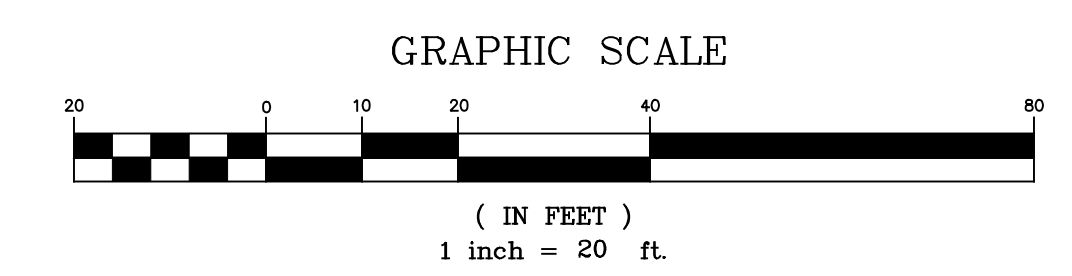
Storage Indication method used.





LEGEND

	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPERTY LINE
	STREAM
	WETLANDS
	PROPOSED BUILDING
	PROPOSED SPOT ELEVATION
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING STORM PIPES
	PROPOSED STORM PIPES
	EXISTING SANITARY PIPES
	PROPOSED SANITARY PIPES



REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

**COMMERCIAL
DEVELOPMENT**

**436 & 500 NORTH AVE.
BRIDGEPORT, CONNECTICUT**

Prepared For:

JEM 500 NORTH, LLC

SHEET TITLE

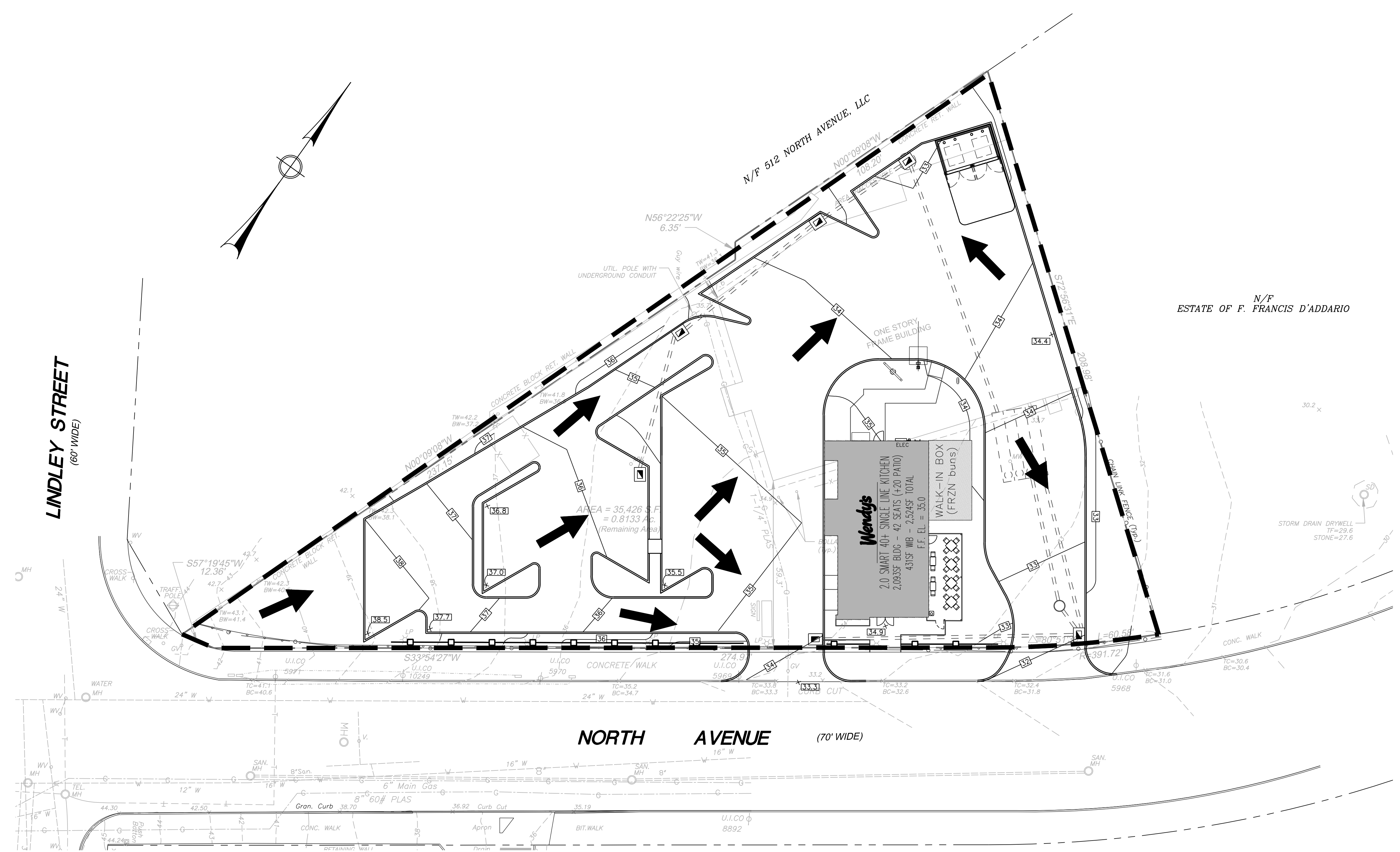
**EXISTING DRAINAGE
PATTERN**

DESIGNED BY: PMR	SCALE:
DRAWN BY: SFS	DATE: 10-15-21
CHECKED BY: MJS	PROJECT NUMBER: 2611
CAD FILE: R:\2611\dwg	

SEAL

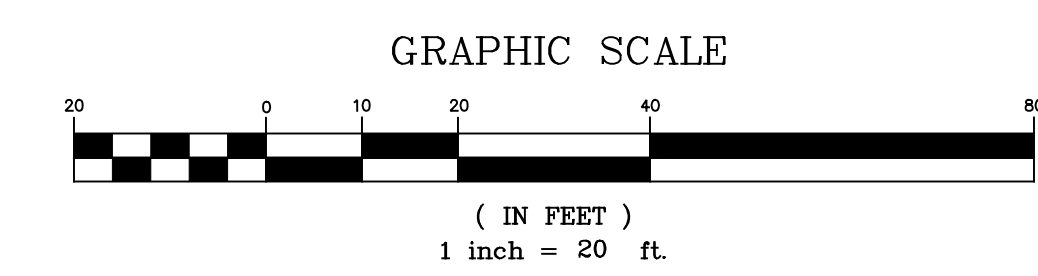
SHEET NUMBER

C-1



LEGEND

	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPERTY LINE
	STREAM
	WETLANDS
	PROPOSED BUILDING
	PROPOSED SPOT ELEVATION
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING STORM PIPES
	PROPOSED STORM PIPES
	EXISTING SANITARY PIPES
	PROPOSED SANITARY PIPES



REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

COMMERCIAL DEVELOPMENT

**436 & 500 NORTH AVE.
BRIDGEPORT, CONNECTICUT**

Prepared For:

JEM 500 NORTH, LLC

SHEET TITLE

PROPOSED DRAINAGE PATTERN

DESIGNED BY: PMR	SCALE:
DRAWN BY: SFS	DATE: 10-15-21
CHECKED BY: MJS	PROJECT NUMBER: 2611
CAD FILE: R:\2611\dwg	

SEAL

SHEET NUMBER

C-2

TRAFFIC IMPACT STUDY

For

**JEM 500 North, LLC
Proposed Wendy's Restaurant with Drive-Thru**

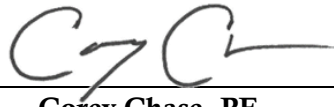
Property Located at:

**436 & 500 North Avenue (U.S. Route 1)
Block 2131 – Lot 3
City of Bridgeport, Fairfield County, CT**

Prepared by:



**1904 Main Street | 245 Main Street, Suite #110
Lake Como, NJ 07719 | Chester, NJ 07930
(732) 681-0760**



**Corey Chase, PE
CT PE License #26718**

January 5, 2022

4123-99-001TE

INTRODUCTION

It is proposed to construct a Wendy's restaurant with drive-thru on a parcel of land located along the west side of North Avenue (U.S. Route 1) between Lindley Street and River Street in the City of Bridgeport, Fairfield County, Connecticut (see Figure 1 in Appendix A). The site is designated as Block 2131 – Lot 3 on the City Tax Maps. The site is currently developed with an industrial building previously occupied by "Medical Laboratory Services, Inc." as well as a food cart known as "La Cabana". It is proposed to raze the site and construct a 2,524 SF Wendy's restaurant with drive-thru ("The Project"). Access to the site is currently provided via one (1) full movement driveway along North Avenue. It is proposed to close the existing access point and construct one (1) ingress only driveway and one (1) right turn egress driveway. Parking will be provided via twenty-five (25) on-site parking spaces.

Dynamic Traffic, LLC has been retained to prepare this study to assess the traffic impact associated with the construction of The Project on the adjacent roadway network. This study documents the methodology, analyses, findings and conclusions of our study and includes:

- A detailed field inspection was conducted to obtain an inventory of existing roadway geometry, traffic control, and location and geometry of existing driveways and intersections.
- Existing traffic data was collected via manual turning movement (MTM) counts during the weekday PM and Saturday midday peak periods at the intersection of North Avenue/Housatonic Avenue and Lindley Street.
- Projections of traffic to be generated by the proposed development were prepared utilizing trip generation data as published by the Institute of Transportation Engineers. Site traffic was then assigned to the adjacent street system based upon the anticipated directional distribution.
- Capacity analyses were conducted for the Existing, No Build, and Build conditions for the study intersections.
- The proposed points of ingress and egress were inspected for adequacy of geometric design, spacing and/or alignment to streets and driveways on the opposite side of the street, relationship to other driveways adjacent to the development, and conformance with accepted design standards.
- The site plan as designed was reviewed for sufficiency in accommodating large wheel base vehicles such as delivery trucks, refuse trucks, and emergency vehicles.
- The parking layout and supply was assessed based on accepted design standards, local requirements, and demand experienced at similar developments.

EXISTING CONDITIONS

A review of the existing roadway conditions near the proposed site was conducted to provide the basis for assessing the traffic impact of the development. This included field investigations of the surrounding roadways and intersections, collection of traffic volume data, and extensive analyses.

Existing Roadway Conditions

The following are descriptions of the roadways in the study area:

North Avenue (U.S. Route 1) is an Urban Principal Arterial roadway under the jurisdiction of the Connecticut Department of Transportation (CTDOT). In the vicinity of the site the posted speed limit is 25 MPH and the roadway generally provides one travel lane in each direction with a general north/south orientation. Curb and sidewalk are provided along both sides of the roadway. North Avenue provides a slightly curved horizontal alignment and an uphill vertical alignment from north to south. The land uses along North Avenue in the vicinity of The Project are a mix of commercial and industrial.

Housatonic Avenue is an Urban Minor Arterial roadway under the jurisdiction of the City of Bridgeport. In the vicinity of the site the posted speed limit is 25 MPH and the roadway provides one travel lane in each direction with a general north/south orientation. Curb and sidewalk are provided along both sides of the roadway. Housatonic Avenue provides a slightly curved horizontal alignment and a relatively flat vertical alignment. The land uses along Housatonic Avenue in the vicinity of The Project are primarily commercial.

Lindley Street is an Urban Minor Arterial roadway under the jurisdiction of the City of Bridgeport. In the vicinity of the site the posted speed limit is 25 MPH and the roadway generally provides one travel lane in each direction with a general east/west orientation. Curb and sidewalk are provided along both sides of the roadway. Lindley Street provides a straight horizontal alignment and a relatively flat vertical alignment. The land uses along Lindley Street in the vicinity of The Project are a mix of commercial, industrial and residential.

Existing Traffic Volumes

Manual turning movement (MTM) counts were conducted on Saturday, December 11, 2021 from 11:00 AM – 2:00 PM as well as on Tuesday, December 14, 2021 from 4:30 – 6:30 PM at the intersection of North Avenue/Housatonic Avenue and Lindley Street.

COVID-19 Traffic Count Normalization

It should be noted that impacts associated with the COVID-19 pandemic may have been in effect as of the time of the traffic counts. As a result, current traffic volumes on the surrounding roadways may be atypical at this time and not entirely representative of “existing” traffic conditions. However, through consultation with CTDOT, traffic volumes in this area have stabilized as of the time the traffic counts were conducted. Thus, no adjustments were applied to the collected data.

Review of the collected traffic data reveals that the weekday evening PSH occurs between 4:30 – 5:30 PM and the Saturday PSH occurs between 1:00 – 2:00 PM. Figure 2, located in Appendix A, show the existing and adjusted peak hour traffic volumes at the study intersections. All traffic counts are contained in Appendix B.

Existing Capacity Analysis

The methodology utilized in the capacity analyses is described in the *Highway Capacity Manual*, published by the Transportation Research Board. In general, the term Level of Service (LOS) is used to provide a “qualitative” evaluation of capacity based upon certain “quantitative” calculations related to empirical values, such as traffic volume and intersection control.

At signalized intersections, factors that affect the various approach capacities include width of approach, number of lanes, signal “green time”, turning percentages, truck volumes, etc. However, delays cannot be related to capacity in a simple one-to-one fashion. For example, it is possible to have delays in the Level of Service “F” range without exceeding roadway capacity. Substantial delays can exist without exceeding capacity if one or more of the following conditions exist: long signal cycle lengths; a particular traffic movement experiences a long red time; or progressive movement for a particular lane group is poor. Table I describes the Level of Service ranges for signalized intersections.

An unsignalized (STOP sign controlled) driveway or side street along a through route is seldom critical from an overall capacity standpoint, however, it may be of great significance to the capacity of the minor cross-route, and it may influence the quality of traffic flow on both. When analyzing an unsignalized intersection, it is assumed that both the major street through and right turn movements are unimpeded and have the right-of-way over all side street traffic and left turns from the major street. All other turning movements in the intersection cross, merge with, or are otherwise impeded by major street movements. Traffic delays at unsignalized intersections are determined by sequentially processing these impeded movements. Table II describes the Level of Service ranges for unsignalized (stop controlled) intersections.

**Table I
Level of Service Criteria
for Signalized Intersections**

Level of Service	Average Control Delay (seconds per vehicle)
A	0.0 to 10.0
B	10.1 to 20.0
C	20.1 to 35.0
D	35.1 to 55.0
E	55.1 to 80.0
F	greater than 80.0

**Table II
Level of Service Criteria
for Unsignalized Intersections**

Level of Service	Average Control Delay (seconds per vehicle)
a	0.0 to 10.0
b	10.1 to 15.0
c	15.1 to 25.0
d	25.1 to 35.0
e	35.1 to 50.0
f	greater than 50.0

It should be noted that the analyses within the *Highway Capacity Manual* assume a random arrival for all the movements, which may not be the case if an adjacent traffic signal is present that platoons vehicles, such as the signalized intersection of North Avenue/Housatonic Avenue and Lindley Street.

All capacity analyses were performed utilizing Synchro 11 software. Table III summarizes the existing Levels of Service (LOS) and delays. All capacity analysis calculation worksheets are contained in Appendix C.

**Table III
Existing Levels of Service**

Intersection	Direction/Movement	PM PSH	SAT PSH	
North Avenue/Housatonic Avenue & Lindley Street	EB	L	E (55)	D (51)
		T	E (65)	E (62)
		R	E (78)	E (79)
	WB	L	D (42)	D (40)
		TR	E (70)	E (62)
	NB (North Ave.)	L	E (60)	E (66)
		T	C (35)	C (27)
		R	C (25)	C (22)
	NB (Housatonic Ave.)	L	D (47)	D (46)
		TR	E (71)	E (70)
	SB	L	D (53)	E (56)
		TR	C (30)	C (28)
	Overall		D (47)	D (44)

A (#) - Signalized Intersection Level of Service (seconds of delay per vehicle)

The following are discussions pertaining to each of the existing intersections analyzed. It should be noted that the existing percentage of trucks and peak hour factors were used in the existing analysis.

North Avenue/Housatonic Avenue and Lindley Street

Lindley Street intersects North Avenue/Housatonic Avenue to form a five-leg intersection controlled by a six-phase traffic signal. The eastbound approach of Lindley Street provides a dedicated left turn lane, a dedicated through lane and a dedicated right turn lane. The westbound approach of Lindley Street provides a dedicated left turn lane and a shared through/right turn lane. The northbound approach of North Avenue provides a dedicated left turn lane, a dedicated through lane and a dedicated right turn lane. The northbound approach of Housatonic Avenue provides a dedicated left turn lane and a shared through/right turn lane. The southbound approach of North Avenue provides a dedicated left turn lane and a shared through/right turn lane.

A review of the existing analysis reveals that the intersection operates at overall Levels of Service “D” during the analyzed peak periods. See Table III for the individual movement Levels of Service and delays.

FUTURE CONDITIONS

Traffic volumes and operational analyses were developed for both the No Build and Build conditions. The No Build conditions provide a baseline for assessing the impact of the site development traffic on the roadway system. The process of developing the No Build and Build traffic volumes and the subsequent analyses is outlined below.

Regardless of whether the subject site is developed or not, traffic volumes on the surrounding roadways are expected to increase as a result of developments throughout the region. A growth rate of 0.6% per year, consistent with historical background growth on the surrounding roadway network, was provided by CTDOT and utilized in the analysis.

Through consultation with the City of Bridgeport staff, there is one (1) development in the vicinity of the site that has been approved but not yet constructed that is identified as a significant traffic generator, described below. It was assumed that the background growth rate was adequate to account for the traffic associated with all developments not listed hereafter.

- A self-storage facility containing 900 storage units, located at 141 North Avenue. Projections of the associated traffic volumes were developed using Institute of Transportation Engineers (ITE) publication *Trip Generation, 11th Edition* for Land Use Code (LUC) 151 – Mini-Warehouse. The Adjacent Development Traffic Volumes at the study intersections from this development are shown on Figure 3.

Future No Build traffic volumes were developed by applying the background growth rate of 0.6% for two (2) years to the study area roadways existing traffic volumes and adding the traffic volumes associated with the Adjacent Development. Figure 4, in Appendix A, shows the No Build traffic volumes.

Traffic Generation

Trip generation projections for The Project were prepared utilizing trip generation research data as published under Land Use Code 934 – Fast-Food Restaurant with Drive-Through Window in the Institute of Transportation Engineers' (ITE) publication, *Trip Generation, 11th Edition*. This publication sets forth trip generation rates based on traffic counts conducted at research sites throughout the country.

According to studies conducted by ITE, traffic associated with LUC 934 is not 100% newly generated. Rather, a portion of the traffic is diverted from the existing traffic stream on the adjacent roadway network. This is because the Wendy's restaurant with drive-thru is not exclusively a destination land use, instead patrons stop on their way to/from other locations such as home or work. ITE identifies a 55% passby traffic percentage, which was used during the evening peak hour. It should be noted that there will realistically be passby traffic during the Saturday midday peak periods as well even though there is no data published by ITE. Therefore, the weekday evening passby percentage of 55% was applied to the Saturday midday peak hour volumes. Table IV below details the traffic volumes associated with the subject project taking into account the passby credits.

**Table IV
Trip Generation Considering Passby Traffic**

Land Use	Trip Type	PM PSH			SAT PSH		
		In	Out	Total	In	Out	Total
2,454 SF Wendy's Restaurant with Drive-Thru	Total	43	40	83	71	68	139
	Passby	24	22	46	39	37	76
	New (Primary)	19	18	37	32	31	63

As mentioned previously, the site is currently developed with an industrial building and a food cart which have trip generation potential. However, conservatively no credit was taken for the potential use of the site and all trip generation was considered an increase over vacant land. This accounts for a “worst-case scenario” from a traffic impact perspective.

Once the magnitude of traffic to be generated by the site is known, it is necessary to assign that traffic to the adjacent street system. The distribution of new traffic to the surrounding roadways is based on the location of primary arterial roadways, major signalized intersections and existing traffic patterns. Located in Appendix A, Figures 5-9 illustrate the Primary Traffic Trip Distribution, Primary Site Generated Volumes, Passby Traffic Trip Distribution, Passby Site Generated Volumes and the Total Site Generated Volumes, respectively. The Total Site Generated Volumes assigned to the study area network were then added to the No Build traffic volumes to generate the Build traffic volumes, which are shown in Figure 10.

Future Capacity Analysis

Operational conditions at the study intersections were analyzed under the No Build and Build conditions and are summarized in Table V below.

Table V
Future Levels of Service

Intersection	Direction/ Movement		PM PSH		SAT PSH	
			No Build	Build	No Build	Build
North Avenue/Housatonic Avenue & Lindley Street	EB	L	E (57)	E (59)	D (52)	D (54)
		T	E (65)	E (65)	E (62)	E (62)
		R	E (79)	E (78)	E (79)	E (78)
	WB	L	D (42)	D (42)	D (40)	D (40)
		TR	E (70)	E (71)	E (63)	E (63)
	NB (North Ave.)	L	E (60)	E (60)	E (66)	E (66)
		T	D (35)	D (36)	C (29)	C (31)
		R	C (25)	C (25)	C (23)	C (24)
	NB (Housatonic Ave.)	L	D (47)	D (47)	D (46)	D (46)
		TR	E (72)	E (72)	E (71)	E (71)
	SB	L	D (54)	E (57)	D (54)	E (60)
		TR	C (31)	C (31)	C (28)	C (29)
	Overall			D (48)	D (48)	D (45)
North Avenue & North Site Driveway	NB	LT	-	a (8)	-	a (8)
North Avenue & South Site Driveway	EB	R	-	b (11)	-	b (12)

a (#) - Unsignalized Intersection Level of Service (seconds of delay per vehicle)

A (#) - Signalized Intersection Level of Service (seconds of delay per vehicle)

North Avenue/Housatonic Avenue and Lindley Street

With the addition of site generated traffic, the intersection is anticipated to continue operating at overall Level of Service “D” during the analyzed peak hours. See Table V for the individual movement Levels of Service and delays.

North Avenue and the North Site Driveway

The north site driveway is proposed to intersect North Avenue to form an unsignalized T-intersection with the site driveway operating as ingress only. The northbound and southbound approaches of North Avenue are proposed to provide a shared left turn/through lane and a shared through/right turn lane, respectively.

As designed, the individual intersection movements are anticipated to operate at Level of Service “A” during the studied peak hours. See Table V for the individual movement Levels of Service and delays.

North Avenue and the South Site Driveway

The south site driveway is proposed to intersect North Avenue to form an unsignalized T-intersection with the site driveway operating under stop control. The northbound and southbound approaches of North Avenue are each proposed to provide a dedicated through lane. The eastbound approach of the site driveway is proposed to provide a single lane for right turns only.

As designed, the individual intersection movements are anticipated to operate at Level of Service “B” during the studied peak hours. See Table V for the individual movement Levels of Service and delays.

SITE PLAN

Site Access and Circulation

The site plan was reviewed with respect to the site access and on-site circulation design. As noted previously, access to The Project will be provided via one (1) ingress only driveway and one (1) right turn egress driveway along North Avenue.

The newly constructed parking lot will be serviced by one-way parking aisles with minimum widths of 18', which satisfy the Ordinance's minimum requirement of 18' for one-way parking aisles with access to 60-degree parking. The drive-thru will operate in a counterclockwise direction with the ability to stack eleven (11) cars in the drive-thru lane. Review of the site plan design indicates that the site can sufficiently accommodate the automobile traffic anticipated.

Parking

The site as proposed provides 25 parking spaces, which meets the Ordinance requirements. It should also be noted that the drive-thru service will provide customers with a faster, more convenient option for picking up their food than walk-in service. As such, the parking demand of the proposed site will be lessened by providing a drive-thru lane. Based on past experience, it is expected that approximately 2/3's of the customers will utilize the drive-thru system, thus 1/3 will park and walk in.

As can be seen in Table IV, the maximum number of entering trips anticipated is 71, which occurs during the Saturday midday peak hour. Based on the characteristics described above, approximately 1/3 of customers will still park and walk into the restaurant which equates to a maximum parking demand of 24 vehicles. Additionally, the parking spaces will be high-turnover in nature meaning they will not be occupied for long durations. Thus, it is concluded that the proposed 25 spaces will be sufficient to support the maximum anticipated demand of The Project.

It is proposed to provide parking stalls with dimensions of 9'x18', which are consistent with accepted engineering design standards and satisfy the Ordinance minimum requirements. Therefore, the proposed dimensions will adequately accommodate the anticipated vehicle population.

FINDINGS & CONCLUSIONS

Findings

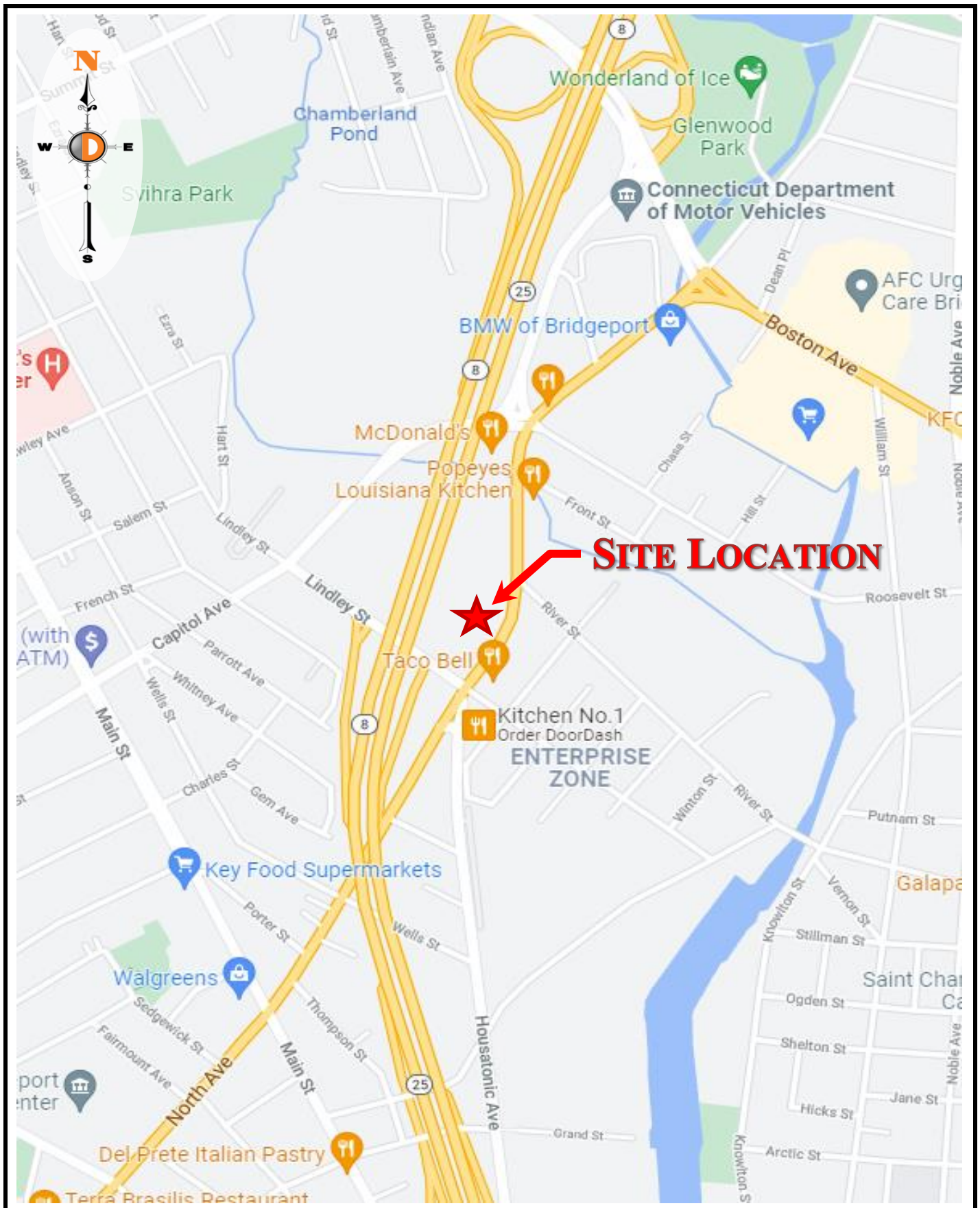
Based upon the detailed analyses as documented herein, the following findings are noted:

- The proposed 2,524 SF Wendy's restaurant with drive-thru is projected to generate 19 entering trips and 18 exiting trips during the evening peak hour, and 32 entering trips and 31 exiting trips during the Saturday peak hour that are "new" to the adjacent roadway network.
- Access to the site is will be provided via one (1) ingress only driveway and one (1) right turn egress driveway along North Avenue.
- With the addition of site generated traffic, the intersection of North Avenue/Housatonic Avenue and Lindley Street is anticipated to continue operating at overall Level of Service "D" during the analyzed peak hours.
- As designed, the individual intersection movements of North Avenue and the north site driveway are anticipated to operate at Level of Service "A" during the analyzed peak hours.
- As designed, the individual intersection movements of North Avenue and the south site driveway are anticipated to operate at Level of Service "B" during the analyzed peak hours.
- As proposed, The Project's site driveways and internal circulation have been designed to provide for safe and efficient movement of automobiles and large wheel base vehicles.
- The proposed parking supply and design is sufficient to support the maximum anticipated demand and is consistent with past experience at similar developments.

Conclusions

Based upon our Traffic Impact Study as detailed in the body of this report, it is the professional opinion of Dynamic Traffic, LLC that the adjacent street system of the City of Bridgeport and CTDOT will not experience any significant degradation in operating conditions with the construction of The Project. The site driveways are located to provide safe and efficient access to the adjacent roadway system. The site plan as proposed provides for good circulation throughout the site and provides adequate parking to accommodate The Project's needs.

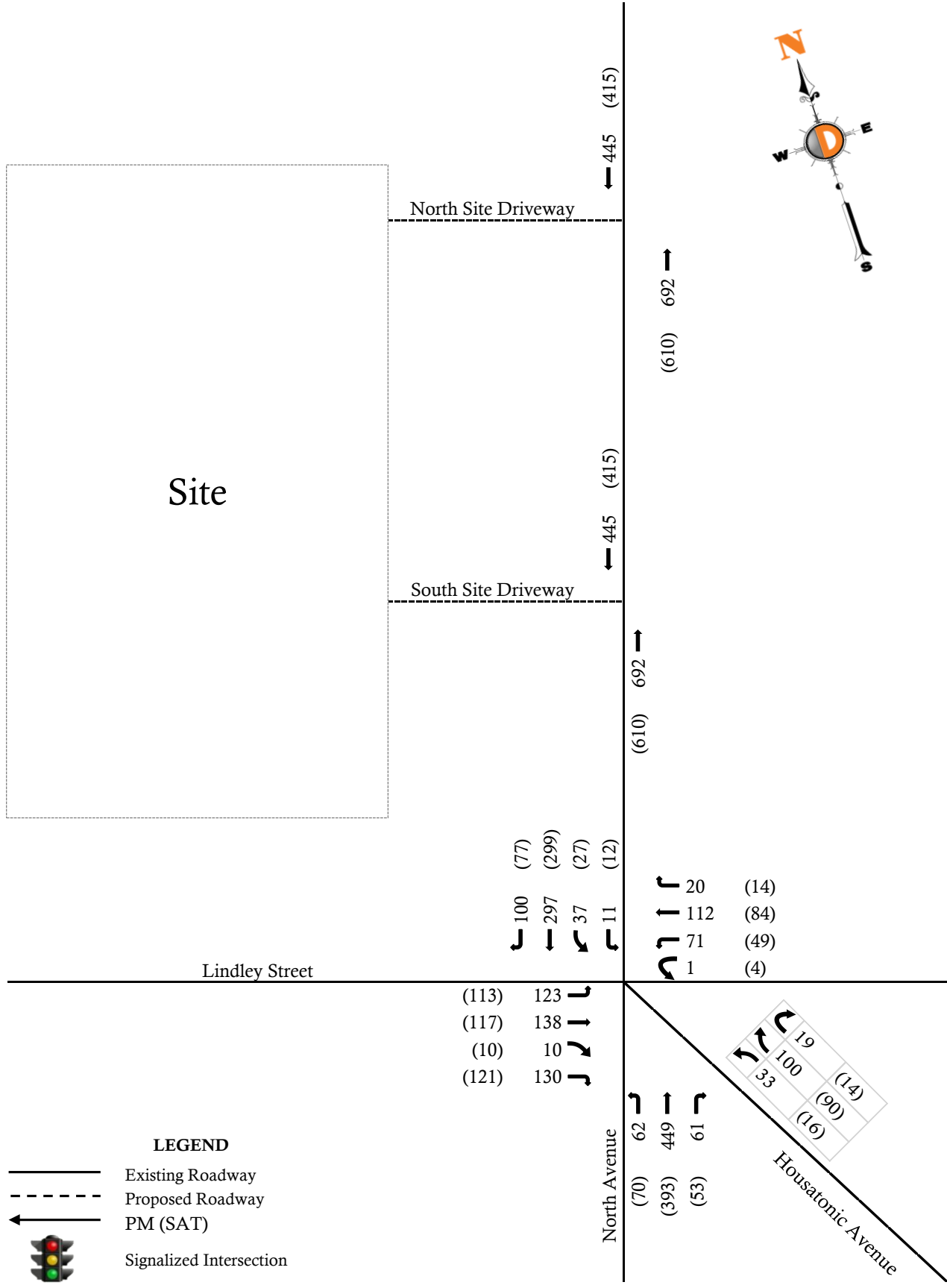
Appendix A
Traffic Volume Figures



Proposed Wendy's Restaurant with Drive-Thru
 Traffic Impact Study
 4123-99-001TE

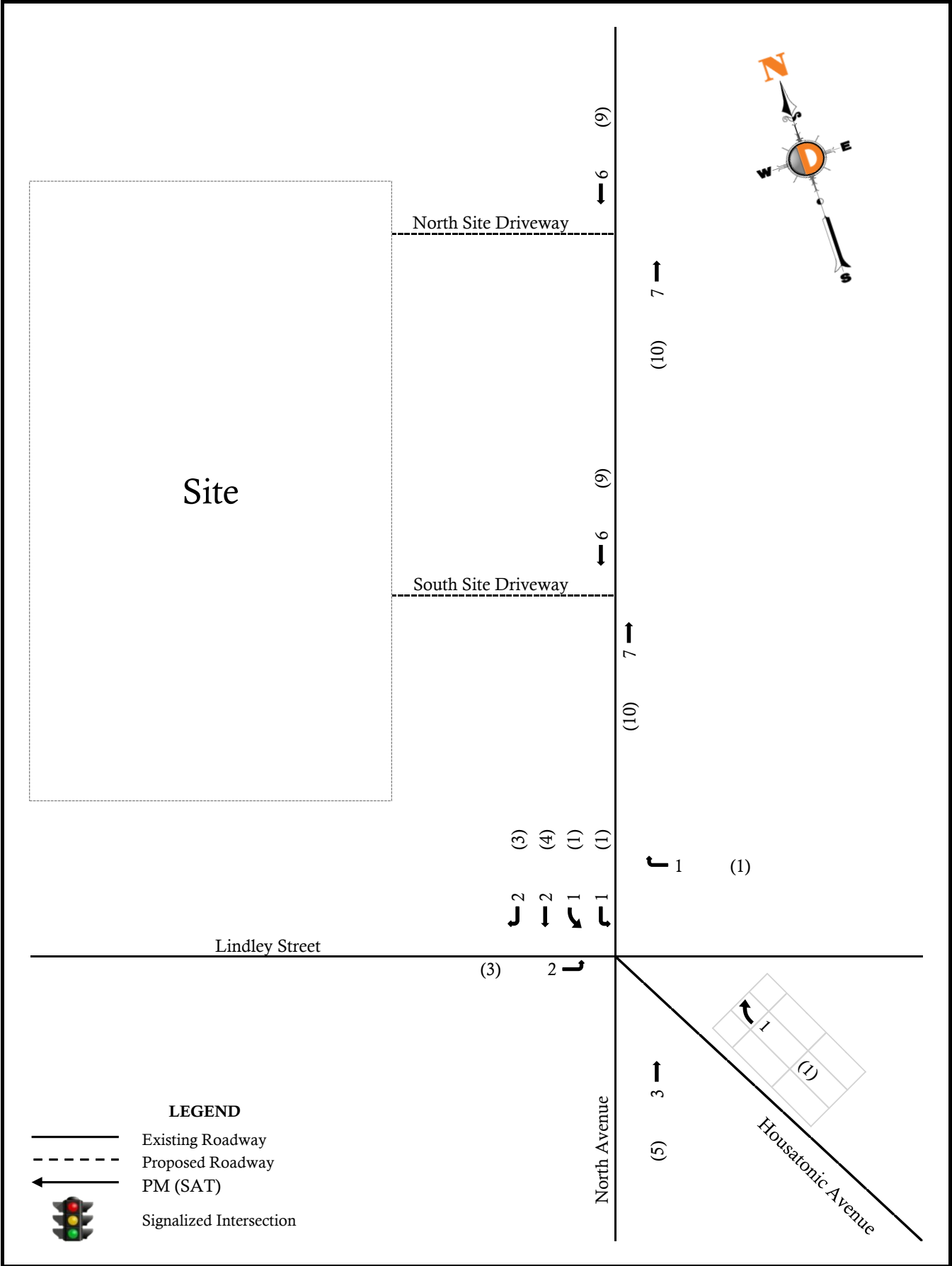
Figure 1

Site Location Map



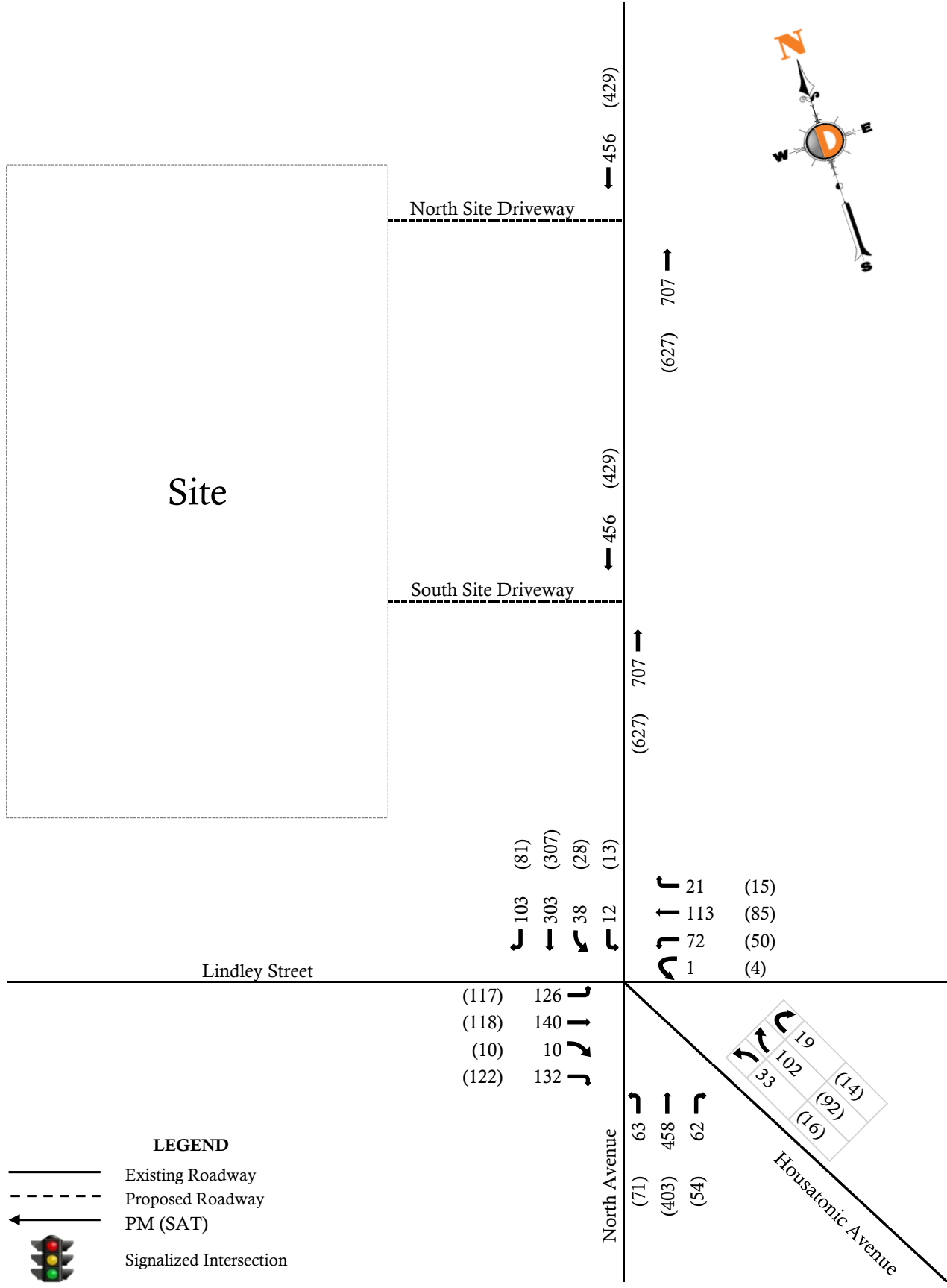
Proposed Wendy's Restaurant with Drive-Thru
 Traffic Impact Study
 4123-99-001TE

Figure 2
Existing Traffic Volumes



Proposed Wendy's Restaurant with Drive-Thru
 Traffic Impact Study
 4123-99-001TE

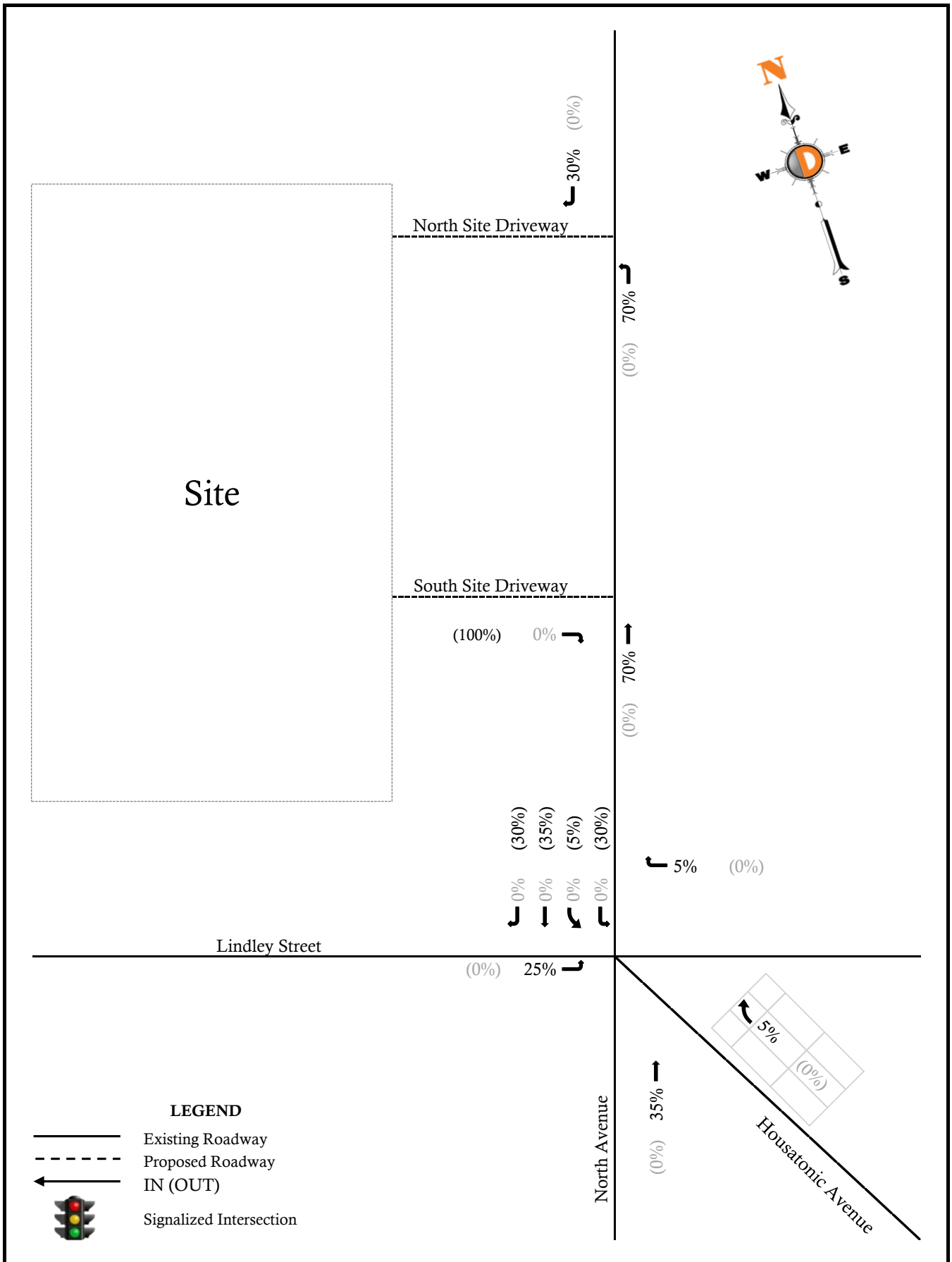
Figure 3
Adjacent Development Traffic Volumes
[141 North Avenue]



Proposed Wendy's Restaurant with Drive-Thru
 Traffic Impact Study
 4123-99-001TE

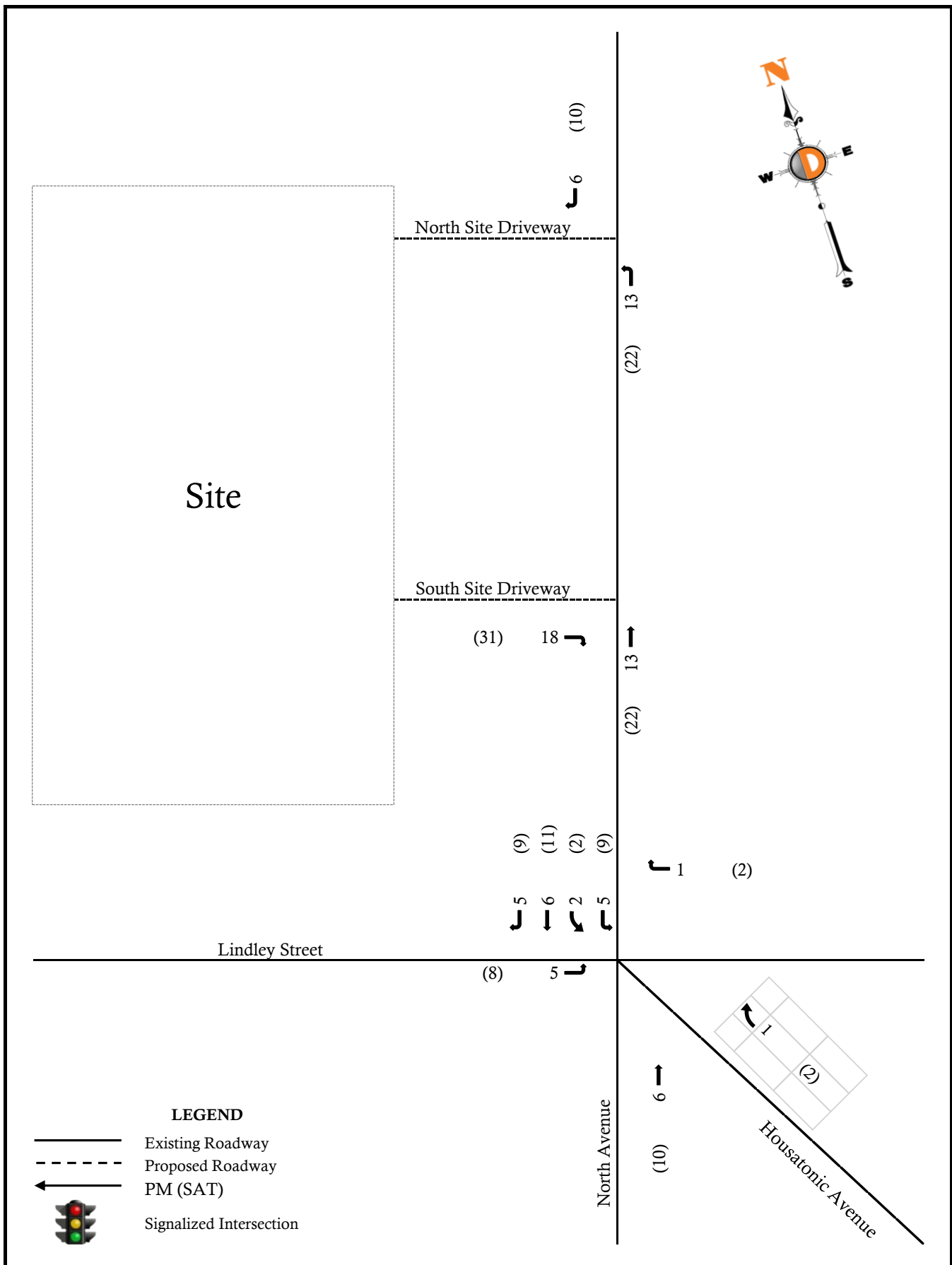
Figure 4

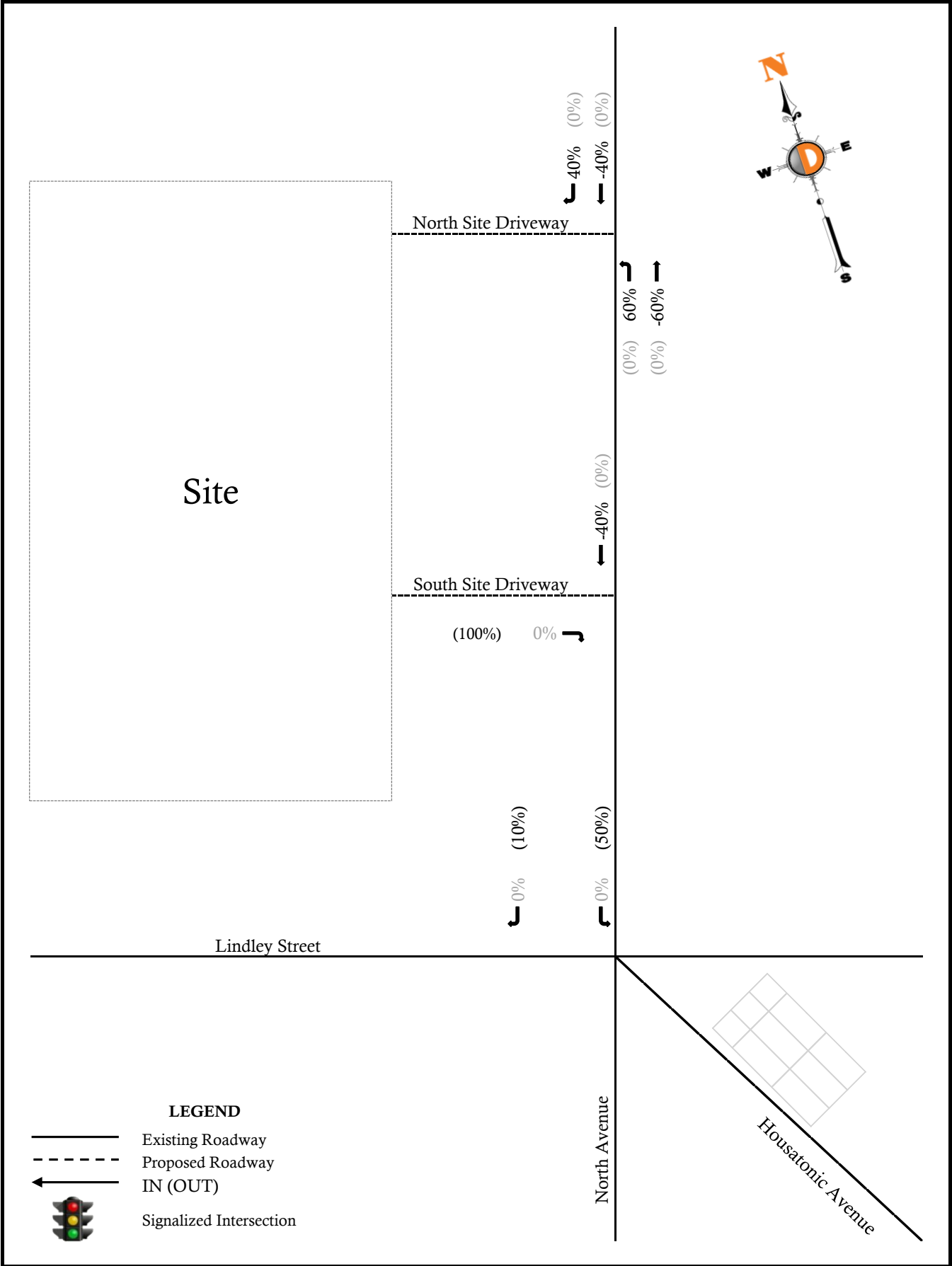
No Build Traffic Volumes



Proposed Wendy's Restaurant with Drive-Thru
 Traffic Impact Study
 4123-99-001TE

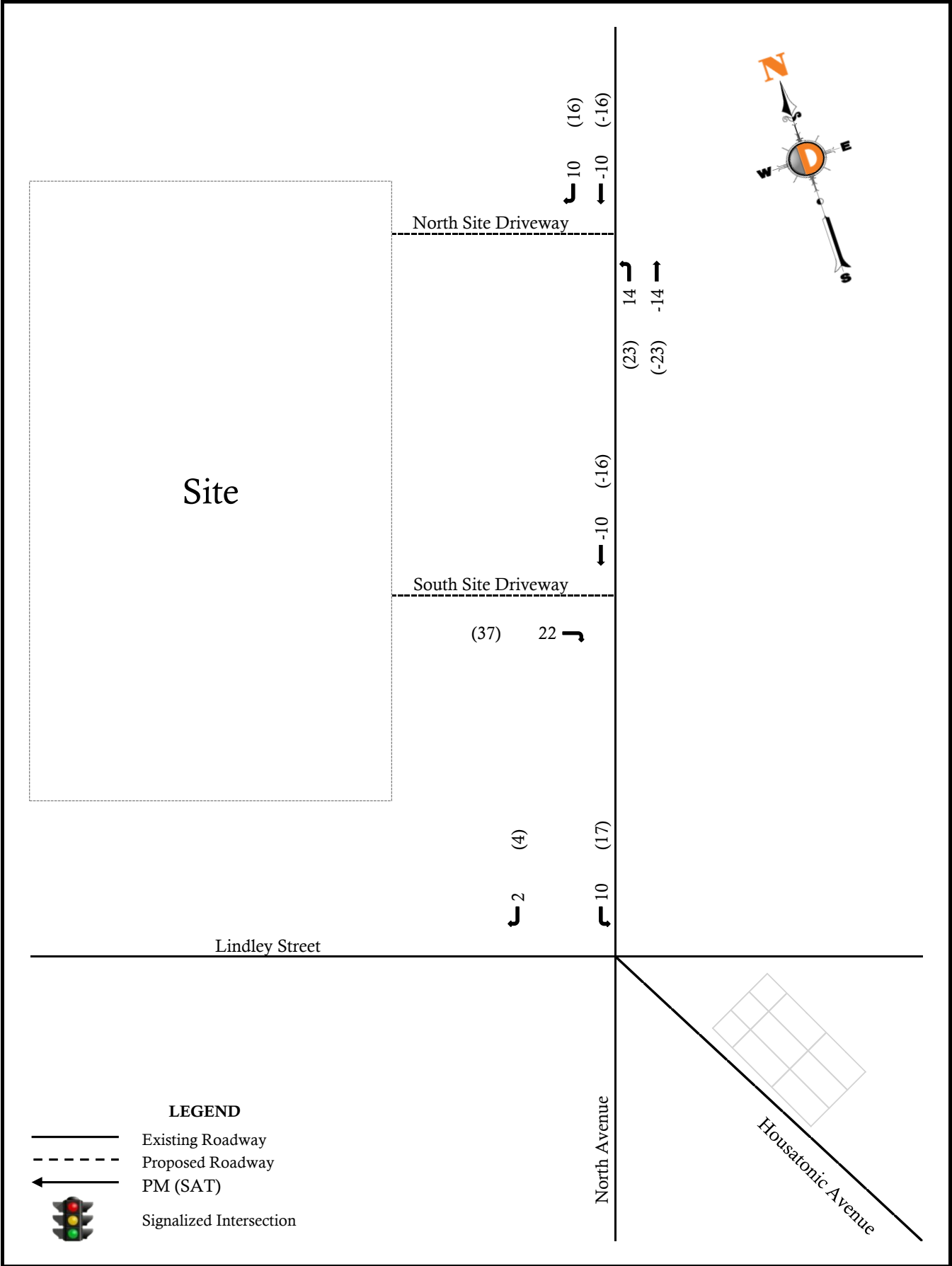
Figure 5
Percent Distribution
(Primary Trips)





Proposed Wendy's Restaurant with Drive-Thru
 Traffic Impact Study
 4123-99-001TE

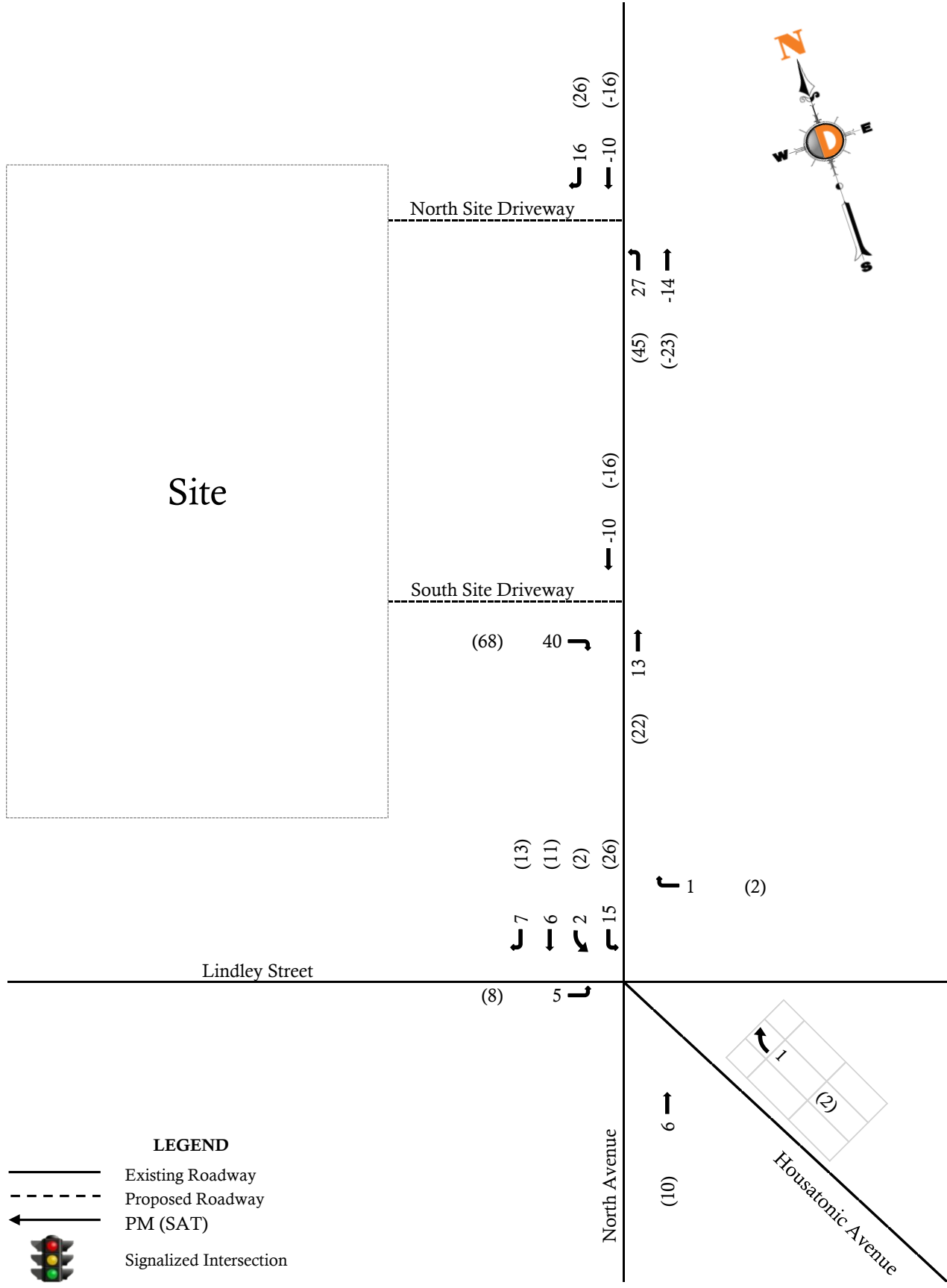
Figure7
Percent Distribution
(Passby Trips)



Proposed Wendy's Restaurant with Drive-Thru
 Traffic Impact Study
 4123-99-001TE

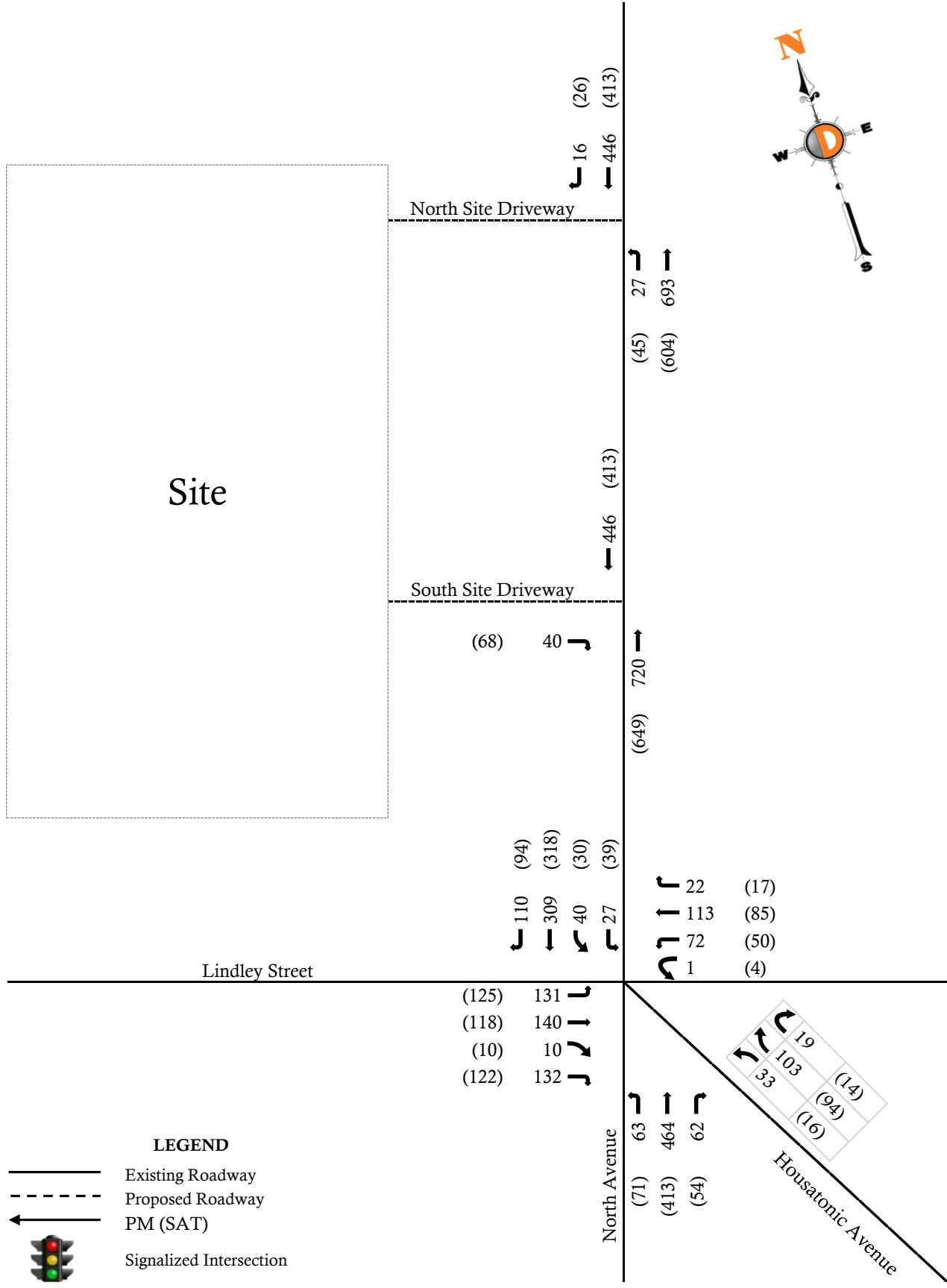
Figure 8

Passby Site Generated Trips



Proposed Wendy's Restaurant with Drive-Thru
 Traffic Impact Study
 4123-99-001TE

Figure 9
Total Site Generated Trips



Proposed Wendy's Restaurant with Drive-Thru
 Traffic Impact Study
 4123-99-001TE

Figure 10
Build Traffic Volumes

Appendix B
Traffic Counts

Dynamic Traffic, LLC

1904 Main Street, Lake Como, NJ 07719
 245 Main Street - Suite 110, Chester, NJ 07930
 732-681-0760

E/W: Lindley St
 N/S: North Ave/Housatonic Ave
 Town/County: Bridgeport/Fairfield
 Job #: 4123-99-001TE

File Name : North Ave & LindleySt-Housatonic Ave - PM
 Site Code : 00000000
 Start Date : 12/14/2021
 Page No : 1

Groups Printed- Cars - Trucks (SU) - Trucks (TT)

Start Time	Lindley Street Eastbound						Lindley Street Westbound						North Avenue (Route 1)/Housatonic Avenue Northbound						North Avenue (Route 1) Southbound						Int. Total		
	Left	Thru	Right to Hous. Ave	Right to Noth. Ave	Peds	App. Total	Left to Hous. Ave	Left to North Ave	Thru	Right	Peds	App. Total	North Ave Left	North Ave Thru	North Ave Right	Hous. Ave Left	Hous. Ave Thru	Hous. Ave Right	Peds	App. Total	Left	Thru to Hous. Ave	Thru to North Ave	Right		Peds	App. Total
04:30 PM	36	43	0	41	0	120	0	22	26	6	0	54	22	117	15	11	18	2	0	185	3	10	70	31	2	116	475
04:45 PM	28	29	2	24	0	83	1	20	28	4	0	53	17	110	18	8	26	8	0	187	1	9	83	22	1	116	439
Total	64	72	2	65	0	203	1	42	54	10	0	107	39	227	33	19	44	10	0	372	4	19	153	53	3	232	914
05:00 PM	30	35	4	36	0	105	0	16	25	6	0	47	17	97	12	9	34	5	0	174	1	9	72	31	2	115	441
05:15 PM	29	31	4	29	0	93	0	13	33	4	0	50	6	125	16	5	22	4	0	178	6	9	72	16	3	106	427
05:30 PM	42	36	11	32	0	121	1	12	39	3	0	55	16	104	14	5	27	4	0	170	3	1	80	19	1	104	450
05:45 PM	34	30	5	35	0	104	0	21	22	2	0	45	13	98	11	0	21	6	0	149	3	4	74	19	2	102	400
Total	135	132	24	132	0	423	1	62	119	15	0	197	52	424	53	19	104	19	0	671	13	23	298	85	8	427	1718
06:00 PM	31	32	1	30	0	94	2	15	21	4	0	42	12	96	18	10	28	2	0	166	1	6	83	26	0	116	418
06:15 PM	32	36	4	38	0	110	2	12	24	2	0	40	20	80	12	2	22	4	0	140	5	2	68	19	0	94	384
Grand Total	262	272	31	265	0	830	6	131	218	31	0	386	123	827	116	50	198	35	0	1349	23	50	602	183	11	869	3434
Apprch %	31.6	32.8	3.7	31.9	0		1.6	33.9	56.5	8	0		9.1	61.3	8.6	3.7	14.7	2.6	0		2.6	5.8	69.3	21.1	1.3		
Total %	7.6	7.9	0.9	7.7	0	24.2	0.2	3.8	6.3	0.9	0	11.2	3.6	24.1	3.4	1.5	5.8	1	0	39.3	0.7	1.5	17.5	5.3	0.3	25.3	
Cars	259	264	28	263	0	814	6	131	217	31	0	385	121	822	114	49	197	34	0	1337	23	48	599	183	11	864	3400
% Cars	98.9	97.1	90.3	99.2	0	98.1	100	100	99.5	100	0	99.7	98.4	99.4	98.3	98	99.5	97.1	0	99.1	100	96	99.5	100	100	99.4	99
Trucks (SU)	3	6	3	1	0	13	0	0	1	0	0	1	0	4	2	1	1	1	0	9	0	2	2	0	0	4	27
% Trucks (SU)	1.1	2.2	9.7	0.4	0	1.6	0	0	0.5	0	0	0.3	0	0.5	1.7	2	0.5	2.9	0	0.7	0	4	0.3	0	0	0.5	0.8
Trucks (TT)	0	2	0	1	0	3	0	0	0	0	0	0	2	1	0	0	0	0	0	3	0	0	1	0	0	1	7
% Trucks (TT)	0	0.7	0	0.4	0	0.4	0	0	0	0	0	0	1.6	0.1	0	0	0	0	0	0.2	0	0	0.2	0	0	0.1	0.2

Dynamic Traffic, LLC

1904 Main Street, Lake Como, NJ 07719
 245 Main Street - Suite #110, Chester, NJ 07930
 732-681-0760

E/W: Lindley St
 N/S: North Ave/Housatonic Ave
 Town/County: Bridgeport/Fairfield
 Job #: 4123-99-001TE

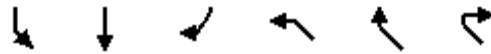
File Name : North Ave & LindleySt-Housatonic Ave - SAT
 Site Code : 00000000
 Start Date : 12/11/2021
 Page No : 1

Groups Printed- Cars - Trucks (SU) - Trucks (TT)

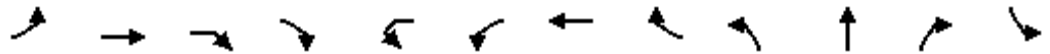
Start Time	Lindley Street Eastbound						Lindley Street Westbound						North Avenue (Route 1)/Housatonic Avenue Northbound						North Avenue (Route 1) Southbound						Int. Total		
	Left	Thru	Right to Hous. Ave	Right to North Ave	Peds	App. Total	Left to Hous. Ave	Left to North Ave	Thru	Right	Peds	App. Total	North Ave Left	North Ave Thru	North Ave Right	Hous. Ave Left	Hous. Ave Thru	Hous. Ave Right	Peds	App. Total	Left	Thru to Hous. Ave	Thru to North Ave	Right		Peds	App. Total
11:00 AM	35	24	6	27	0	92	9	4	19	7	0	39	11	78	8	3	19	2	0	121	2	6	55	9	2	74	326
11:15 AM	26	33	0	29	0	88	0	10	16	5	0	31	9	78	13	6	18	2	0	126	4	7	61	21	1	94	339
11:30 AM	41	38	6	20	0	105	0	17	22	5	0	44	12	78	17	5	15	6	0	133	1	6	69	33	2	111	393
11:45 AM	38	25	4	26	0	93	2	8	26	4	0	40	12	88	17	7	26	4	0	154	1	4	72	22	3	102	389
Total	140	120	16	102	0	378	11	39	83	21	0	154	44	322	55	21	78	14	0	534	8	23	257	85	8	381	1447
12:00 PM	34	30	3	31	0	98	2	10	19	4	0	35	10	74	11	4	16	3	0	118	2	10	62	41	1	116	367
12:15 PM	32	18	6	26	0	82	0	18	32	5	0	55	11	93	10	2	17	7	0	140	4	6	73	19	2	104	381
12:30 PM	39	24	2	26	0	91	4	12	24	5	0	45	18	95	11	4	18	5	0	151	9	2	73	28	0	112	399
12:45 PM	23	25	8	31	0	87	1	16	16	1	0	34	16	87	16	6	20	5	0	150	7	5	68	21	0	101	372
Total	128	97	19	114	0	358	7	56	91	15	0	169	55	349	48	16	71	20	0	559	22	23	276	109	3	433	1519
01:00 PM	25	31	2	24	0	82	2	11	25	5	0	43	17	90	12	4	24	2	0	149	4	7	68	19	1	99	373
01:15 PM	22	28	4	33	0	87	1	15	18	2	0	36	8	100	10	6	22	4	0	150	1	9	70	24	1	105	378
01:30 PM	31	29	1	30	0	91	0	12	27	4	0	43	28	110	19	1	20	4	0	182	5	8	69	21	1	104	420
01:45 PM	35	29	3	34	0	101	1	11	14	3	0	29	17	93	12	5	24	4	0	155	2	3	92	13	2	112	397
Total	113	117	10	121	0	361	4	49	84	14	0	151	70	393	53	16	90	14	0	636	12	27	299	77	5	420	1568
Grand Total	381	334	45	337	0	1097	22	144	258	50	0	474	169	1064	156	53	239	48	0	1729	42	73	832	271	16	1234	4534
Apprch %	34.7	30.4	4.1	30.7	0		4.6	30.4	54.4	10.5	0		9.8	61.5	9	3.1	13.8	2.8	0		3.4	5.9	67.4	22	1.3		
Total %	8.4	7.4	1	7.4	0	24.2	0.5	3.2	5.7	1.1	0	10.5	3.7	23.5	3.4	1.2	5.3	1.1	0	38.1	0.9	1.6	18.4	6	0.4	27.2	
Cars	373	331	44	332	0	1080	22	144	251	49	0	466	166	1056	155	53	237	48	0	1715	42	72	823	269	16	1222	4483
% Cars	97.9	99.1	97.8	98.5	0	98.5	100	100	97.3	98	0	98.3	98.2	99.2	99.4	100	99.2	100	0	99.2	100	98.6	98.9	99.3	100	99	98.9
Trucks (SU)	6	2	1	5	0	14	0	0	6	0	0	6	2	7	1	0	1	0	0	11	0	0	9	2	0	11	42
% Trucks (SU)	1.6	0.6	2.2	1.5	0	1.3	0	0	2.3	0	0	1.3	1.2	0.7	0.6	0	0.4	0	0	0.6	0	0	1.1	0.7	0	0.9	0.9
Trucks (TT)	2	1	0	0	0	3	0	0	1	1	0	2	1	1	0	0	1	0	0	3	0	1	0	0	0	1	9
% Trucks (TT)	0.5	0.3	0	0	0	0.3	0	0	0.4	2	0	0.4	0.6	0.1	0	0	0.4	0	0	0.2	0	1.4	0	0	0	0.1	0.2

Appendix C
Capacity Analysis

Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Lane Configurations												
Traffic Volume (vph)	123	138	10	130	1	71	112	20	62	449	61	11
Future Volume (vph)	123	138	10	130	1	71	112	20	62	449	61	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	11	11	11	11	11	14	14	10	11	11	12
Grade (%)		-2%					1%			-1%		
Storage Length (ft)	0		0			0		0	0		65	
Storage Lanes	1		1			1		0	1		1	
Taper Length (ft)	25					25			25			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850				0.977				0.850	
Flt Protected	0.950					0.950			0.950			
Satd. Flow (prot)	1685	1784	1540	0	0	1736	1970	0	1693	1828	1538	0
Flt Permitted	0.359					0.521			0.950			
Satd. Flow (perm)	637	1784	1540	0	0	952	1970	0	1693	1828	1538	0
Right Turn on Red				No				No				
Satd. Flow (RTOR)												
Link Speed (mph)		25					25			25		
Link Distance (ft)		239					270			823		
Travel Time (s)		6.5					7.4			22.4		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	4%	20%	1%	0%	0%	0%	0%	0%	1%	2%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	131	147	149	0	0	77	140	0	66	478	65	0
Turn Type	pm+pt	NA	Perm		pm+pt	pm+pt	NA		Prot	NA	Perm	pm+pt
Protected Phases	7	4			3	3	8		5	2		1
Permitted Phases	4		4		8	8					2	6
Detector Phase	7	4	4		3	3	8		5	2	2	1
Switch Phase												
Minimum Initial (s)	5.0	7.0	7.0		5.0	5.0	7.0		5.0	26.7	26.7	5.0
Minimum Split (s)	8.0	11.2	11.2		8.0	8.0	11.2		11.7	32.9	32.9	11.5
Total Split (s)	11.0	16.2	16.2		11.0	11.0	16.2		18.7	46.9	46.9	18.5
Total Split (%)	9.7%	14.3%	14.3%		9.7%	9.7%	14.3%		16.5%	41.3%	41.3%	16.3%
Yellow Time (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.7	3.7	3.7
All-Red Time (s)	0.0	1.2	1.2		0.0	0.0	1.2		3.7	2.5	2.5	2.8
Lost Time Adjust (s)	0.0	0.0	0.0			0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	3.0	4.2	4.2			3.0	4.2		6.7	6.2	6.2	
Lead/Lag	Lead	Lag	Lag		Lead	Lead	Lag		Lead	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes
Recall Mode	None	None	None		None	None	None		None	C-Max	C-Max	None
Act Effct Green (s)	22.0	14.0	14.0			20.2	11.4		9.4	46.0	46.0	
Actuated g/C Ratio	0.19	0.12	0.12			0.18	0.10		0.08	0.40	0.40	
v/c Ratio	0.65	0.67	0.78			0.35	0.71		0.47	0.65	0.10	
Control Delay	55.4	64.6	77.6			41.6	69.5		60.1	34.5	24.9	
Queue Delay	0.0	0.0	0.0			0.0	0.0		0.0	0.0	0.0	
Total Delay	55.4	64.6	77.6			41.6	69.5		60.1	34.5	24.9	
LOS	E	E	E			D	E		E	C	C	
Approach Delay		66.3					59.6			36.3		
Approach LOS		E					E			D		



Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Lane Configurations						
Traffic Volume (vph)	37	297	100	33	100	19
Future Volume (vph)	37	297	100	33	100	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	15	15	11	12	12
Grade (%)		5%		-1%		
Storage Length (ft)	265		0	130	0	
Storage Lanes	1		0	1	1	
Taper Length (ft)	60			40		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fr _t		0.962			0.850	
Fl _t Protected	0.950			0.950		
Satd. Flow (prot)	1663	1946	0	1754	1597	0
Fl _t Permitted	0.950			0.950		
Satd. Flow (perm)	1663	1946	0	1754	1597	0
Right Turn on Red			No			No
Satd. Flow (RTOR)						
Link Speed (mph)		25		25		
Link Distance (ft)		257		629		
Travel Time (s)		7.0		17.2		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	1%	0%	0%	1%	5%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	51	422	0	35	126	0
Turn Type	Prot	NA		Prot	Prot	
Protected Phases	1	6		9	9	
Permitted Phases						
Detector Phase	1	6		9	9	
Switch Phase						
Minimum Initial (s)	5.0	26.2		7.0	7.0	
Minimum Split (s)	11.5	32.7		14.0	14.0	
Total Split (s)	18.5	46.7		21.0	21.0	
Total Split (%)	16.3%	41.1%		18.5%	18.5%	
Yellow Time (s)	3.7	3.7		3.2	3.2	
All-Red Time (s)	2.8	2.8		3.8	3.8	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.5	6.5		7.0	7.0	
Lead/Lag	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes				
Recall Mode	None	C-Max		None	None	
Act Effct Green (s)	10.7	46.9		12.6	12.6	
Actuated g/C Ratio	0.09	0.41		0.11	0.11	
v/c Ratio	0.33	0.53		0.18	0.72	
Control Delay	53.1	30.2		47.3	70.8	
Queue Delay	0.0	0.0		0.0	0.0	
Total Delay	53.1	30.2		47.3	70.8	
LOS	D	C		D	E	
Approach Delay		32.7		65.7		
Approach LOS		C		E		

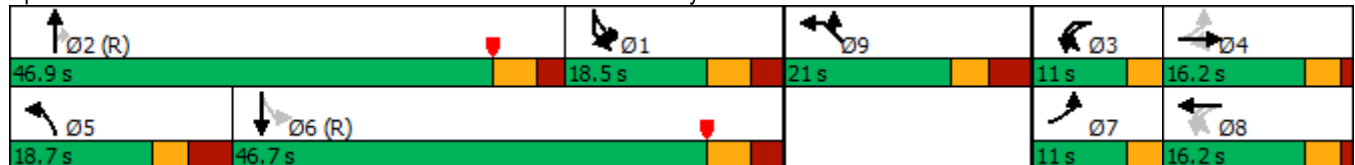


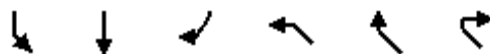
Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Queue Length 50th (ft)	82	106	110			47	100		47	301	32	
Queue Length 95th (ft)	#158	#211	#236			90	#184		91	427	64	
Internal Link Dist (ft)		159					190			743		
Turn Bay Length (ft)												65
Base Capacity (vph)	201	220	190			227	208		178	739	622	
Starvation Cap Reductn	0	0	0			0	0		0	0	0	
Spillback Cap Reductn	0	0	0			0	0		0	0	0	
Storage Cap Reductn	0	0	0			0	0		0	0	0	
Reduced v/c Ratio	0.65	0.67	0.78			0.34	0.67		0.37	0.65	0.10	

Intersection Summary

Area Type: Other
 Cycle Length: 113.6
 Actuated Cycle Length: 113.6
 Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow, Master Intersection
 Natural Cycle: 80
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.78
 Intersection Signal Delay: 47.4 Intersection LOS: D
 Intersection Capacity Utilization 72.3% ICU Level of Service C
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

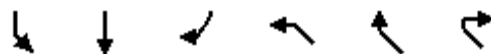
Splits and Phases: 10: North Avenue & Housatonic Avenue & Lindley Street



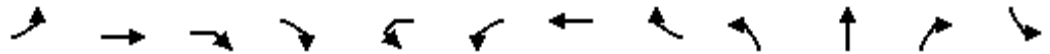


Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Queue Length 50th (ft)	35	244		23	89	
Queue Length 95th (ft)	74	359		55	#165	
Internal Link Dist (ft)		177		549		
Turn Bay Length (ft)	265			130		
Base Capacity (vph)	175	802		216	196	
Starvation Cap Reductn	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	
Storage Cap Reductn	0	0		0	0	
Reduced v/c Ratio	0.29	0.53		0.16	0.64	
Intersection Summary						

Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Lane Configurations												
Traffic Volume (vph)	113	117	10	121	4	49	84	14	70	393	53	12
Future Volume (vph)	113	117	10	121	4	49	84	14	70	393	53	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	11	11	11	11	11	14	14	10	11	11	12
Grade (%)		-2%					1%			-1%		
Storage Length (ft)	0		0			0		0	0		65	
Storage Lanes	1		1			1		0	1		1	
Taper Length (ft)	25					25			25			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850				0.979				0.850	
Flt Protected	0.950					0.950			0.950			
Satd. Flow (prot)	1702	1819	1577	0	0	1736	1957	0	1676	1828	1569	0
Flt Permitted	0.480					0.581			0.950			
Satd. Flow (perm)	860	1819	1577	0	0	1062	1957	0	1676	1828	1569	0
Right Turn on Red				No				No				
Satd. Flow (RTOR)												
Link Speed (mph)		25					25			25		
Link Distance (ft)		239					270			823		
Travel Time (s)		6.5					7.4			22.4		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	2%	0%	0%	0%	0%	1%	0%	1%	1%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	122	126	141	0	0	57	105	0	75	423	57	0
Turn Type	pm+pt	NA	Perm		pm+pt	pm+pt	NA		Prot	NA	Perm	pm+pt
Protected Phases	7	4			3	3	8		5	2		1
Permitted Phases	4		4		8	8					2	6
Detector Phase	7	4	4		3	3	8		5	2	2	1
Switch Phase												
Minimum Initial (s)	5.0	7.0	7.0		5.0	5.0	7.0		5.0	26.7	26.7	5.0
Minimum Split (s)	8.0	11.2	11.2		8.0	8.0	11.2		11.7	32.9	32.9	11.5
Total Split (s)	11.0	16.2	16.2		11.0	11.0	16.2		18.7	46.9	46.9	18.5
Total Split (%)	9.7%	14.3%	14.3%		9.7%	9.7%	14.3%		16.5%	41.3%	41.3%	16.3%
Yellow Time (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.7	3.7	3.7
All-Red Time (s)	0.0	1.2	1.2		0.0	0.0	1.2		3.7	2.5	2.5	2.8
Lost Time Adjust (s)	0.0	0.0	0.0			0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	3.0	4.2	4.2			3.0	4.2		6.7	6.2	6.2	
Lead/Lag	Lead	Lag	Lag		Lead	Lead	Lag		Lead	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes
Recall Mode	None	None	None		None	None	None		None	C-Min	C-Min	None
Act Effct Green (s)	20.6	13.0	13.0			18.7	10.6		9.1	53.3	53.3	
Actuated g/C Ratio	0.18	0.11	0.11			0.16	0.09		0.08	0.47	0.47	
v/c Ratio	0.57	0.61	0.78			0.26	0.58		0.56	0.49	0.08	
Control Delay	50.6	61.7	78.7			40.2	62.0		65.5	26.5	21.8	
Queue Delay	0.0	0.0	0.0			0.0	0.0		0.0	0.0	0.0	
Total Delay	50.6	61.7	78.7			40.2	62.0		65.5	26.5	21.8	
LOS	D	E	E			D	E		E	C	C	
Approach Delay		64.4					54.4			31.3		
Approach LOS		E					D			C		



Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Lane Configurations						
Traffic Volume (vph)	27	299	77	16	90	14
Future Volume (vph)	27	299	77	16	90	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	15	15	11	12	12
Grade (%)		5%		-1%		
Storage Length (ft)	265		0	130	0	
Storage Lanes	1		0	1	1	
Taper Length (ft)	60			40		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.969			0.850	
Flt Protected	0.950			0.950		
Satd. Flow (prot)	1701	1955	0	1754	1623	0
Flt Permitted	0.950			0.950		
Satd. Flow (perm)	1701	1955	0	1754	1623	0
Right Turn on Red			No			No
Satd. Flow (RTOR)						
Link Speed (mph)		25		25		
Link Distance (ft)		257		629		
Travel Time (s)		7.0		17.2		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	1%	1%	0%	0%	0%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	42	405	0	17	112	0
Turn Type	Prot	NA		Prot	Prot	
Protected Phases	1	6		9	9	
Permitted Phases						
Detector Phase	1	6		9	9	
Switch Phase						
Minimum Initial (s)	5.0	26.2		7.0	7.0	
Minimum Split (s)	11.5	32.7		14.0	14.0	
Total Split (s)	18.5	46.7		21.0	21.0	
Total Split (%)	16.3%	41.1%		18.5%	18.5%	
Yellow Time (s)	3.7	3.7		3.2	3.2	
All-Red Time (s)	2.8	2.8		3.8	3.8	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.5	6.5		7.0	7.0	
Lead/Lag	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes				
Recall Mode	None	C-Min		None	None	
Act Effct Green (s)	8.5	49.7		11.4	11.4	
Actuated g/C Ratio	0.07	0.44		0.10	0.10	
v/c Ratio	0.33	0.47		0.10	0.69	
Control Delay	56.1	27.8		46.1	70.0	
Queue Delay	0.0	0.0		0.0	0.0	
Total Delay	56.1	27.8		46.1	70.0	
LOS	E	C		D	E	
Approach Delay		30.5		66.8		
Approach LOS		C		E		

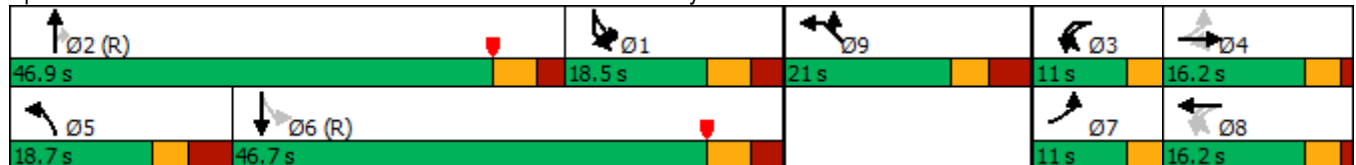


Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Queue Length 50th (ft)	77	90	103			34	74		54	244	26	
Queue Length 95th (ft)	133	#169	#217			71	132		101	361	56	
Internal Link Dist (ft)		159					190			743		
Turn Bay Length (ft)											65	
Base Capacity (vph)	215	208	180			231	206		177	857	736	
Starvation Cap Reductn	0	0	0			0	0		0	0	0	
Spillback Cap Reductn	0	0	0			0	0		0	0	0	
Storage Cap Reductn	0	0	0			0	0		0	0	0	
Reduced v/c Ratio	0.57	0.61	0.78			0.25	0.51		0.42	0.49	0.08	

Intersection Summary

Area Type: Other
 Cycle Length: 113.6
 Actuated Cycle Length: 113.6
 Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow, Master Intersection
 Natural Cycle: 80
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.78
 Intersection Signal Delay: 43.7 Intersection LOS: D
 Intersection Capacity Utilization 65.7% ICU Level of Service C
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

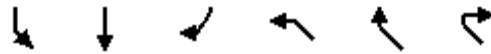
Splits and Phases: 10: North Avenue & Housatonic Avenue & Lindley Street



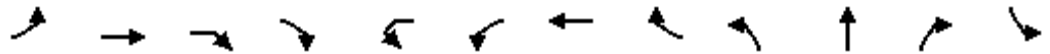


Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Queue Length 50th (ft)	29	222		11	80	
Queue Length 95th (ft)	65	342		34	139	
Internal Link Dist (ft)		177		549		
Turn Bay Length (ft)	265			130		
Base Capacity (vph)	179	854		216	200	
Starvation Cap Reductn	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	
Storage Cap Reductn	0	0		0	0	
Reduced v/c Ratio	0.23	0.47		0.08	0.56	
Intersection Summary						

Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Lane Configurations												
Traffic Volume (vph)	126	140	10	132	1	72	113	21	63	458	62	12
Future Volume (vph)	126	140	10	132	1	72	113	21	63	458	62	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	11	11	11	11	11	14	14	10	11	11	12
Grade (%)		-2%					1%			-1%		
Storage Length (ft)	0		0			0		0	0		65	
Storage Lanes	1		1			1		0	1		1	
Taper Length (ft)	25					25			25			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850					0.977			0.850	
Flt Protected	0.950					0.950			0.950			
Satd. Flow (prot)	1685	1784	1540	0	0	1736	1970	0	1693	1828	1538	0
Flt Permitted	0.352					0.513			0.950			
Satd. Flow (perm)	624	1784	1540	0	0	937	1970	0	1693	1828	1538	0
Right Turn on Red				No				No				
Satd. Flow (RTOR)												
Link Speed (mph)		25					25			25		
Link Distance (ft)		239					270			823		
Travel Time (s)		6.5					7.4			22.4		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	4%	20%	1%	0%	0%	0%	0%	0%	1%	2%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	134	149	151	0	0	78	142	0	67	487	66	0
Turn Type	pm+pt	NA	Perm		pm+pt	pm+pt	NA		Prot	NA	Perm	pm+pt
Protected Phases	7	4			3	3	8		5	2		1
Permitted Phases	4		4		8	8					2	6
Detector Phase	7	4	4		3	3	8		5	2	2	1
Switch Phase												
Minimum Initial (s)	5.0	7.0	7.0		5.0	5.0	7.0		5.0	26.7	26.7	5.0
Minimum Split (s)	8.0	11.2	11.2		8.0	8.0	11.2		11.7	32.9	32.9	11.5
Total Split (s)	11.0	16.2	16.2		11.0	11.0	16.2		18.7	46.9	46.9	18.5
Total Split (%)	9.7%	14.3%	14.3%		9.7%	9.7%	14.3%		16.5%	41.3%	41.3%	16.3%
Yellow Time (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.7	3.7	3.7
All-Red Time (s)	0.0	1.2	1.2		0.0	0.0	1.2		3.7	2.5	2.5	2.8
Lost Time Adjust (s)	0.0	0.0	0.0						0.0	0.0	0.0	
Total Lost Time (s)	3.0	4.2	4.2			3.0	4.2		6.7	6.2	6.2	
Lead/Lag	Lead	Lag	Lag		Lead	Lead	Lag		Lead	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes
Recall Mode	None	None	None		None	None	None		None	C-Max	C-Max	None
Act Effct Green (s)	22.0	14.0	14.0			20.3	11.4		9.5	45.9	45.9	
Actuated g/C Ratio	0.19	0.12	0.12			0.18	0.10		0.08	0.40	0.40	
v/c Ratio	0.67	0.68	0.79			0.35	0.72		0.48	0.66	0.11	
Control Delay	56.8	65.2	78.9			41.7	70.2		60.2	35.0	24.9	
Queue Delay	0.0	0.0	0.0			0.0	0.0		0.0	0.0	0.0	
Total Delay	56.8	65.2	78.9			41.7	70.2		60.2	35.0	24.9	
LOS	E	E	E			D	E		E	D	C	
Approach Delay		67.4					60.1			36.7		
Approach LOS		E					E			D		



Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Lane Configurations						
Traffic Volume (vph)	38	303	103	33	102	19
Future Volume (vph)	38	303	103	33	102	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	15	15	11	12	12
Grade (%)		5%		-1%		
Storage Length (ft)	265		0	130	0	
Storage Lanes	1		0	1	1	
Taper Length (ft)	60			40		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.962			0.850	
Flt Protected	0.950			0.950		
Satd. Flow (prot)	1664	1946	0	1754	1597	0
Flt Permitted	0.950			0.950		
Satd. Flow (perm)	1664	1946	0	1754	1597	0
Right Turn on Red			No			No
Satd. Flow (RTOR)						
Link Speed (mph)		25		25		
Link Distance (ft)		257		629		
Travel Time (s)		7.0		17.2		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	1%	0%	0%	1%	5%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	53	432	0	35	129	0
Turn Type	Prot	NA		Prot	Prot	
Protected Phases	1	6		9	9	
Permitted Phases						
Detector Phase	1	6		9	9	
Switch Phase						
Minimum Initial (s)	5.0	26.2		7.0	7.0	
Minimum Split (s)	11.5	32.7		14.0	14.0	
Total Split (s)	18.5	46.7		21.0	21.0	
Total Split (%)	16.3%	41.1%		18.5%	18.5%	
Yellow Time (s)	3.7	3.7		3.2	3.2	
All-Red Time (s)	2.8	2.8		3.8	3.8	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.5	6.5		7.0	7.0	
Lead/Lag	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes				
Recall Mode	None	C-Max		None	None	
Act Effct Green (s)	10.7	46.7		12.7	12.7	
Actuated g/C Ratio	0.09	0.41		0.11	0.11	
v/c Ratio	0.34	0.54		0.18	0.73	
Control Delay	53.5	30.6		47.3	71.9	
Queue Delay	0.0	0.0		0.0	0.0	
Total Delay	53.5	30.6		47.3	71.9	
LOS	D	C		D	E	
Approach Delay		33.1		66.6		
Approach LOS		C		E		

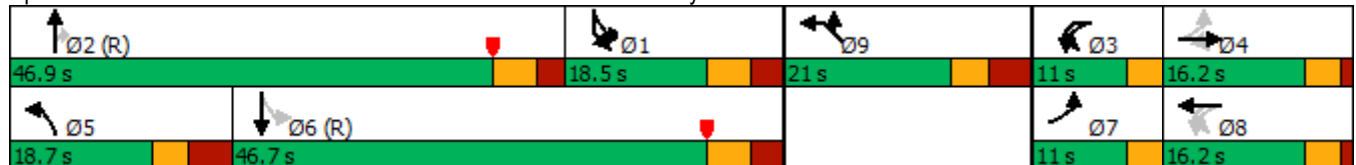


Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Queue Length 50th (ft)	84	108	111			47	102		47	308	32	
Queue Length 95th (ft)	#166	#216	#240			91	#187		93	438	64	
Internal Link Dist (ft)		159					190			743		
Turn Bay Length (ft)												65
Base Capacity (vph)	200	220	190			226	208		178	737	621	
Starvation Cap Reductn	0	0	0			0	0		0	0	0	
Spillback Cap Reductn	0	0	0			0	0		0	0	0	
Storage Cap Reductn	0	0	0			0	0		0	0	0	
Reduced v/c Ratio	0.67	0.68	0.79			0.35	0.68		0.38	0.66	0.11	

Intersection Summary





















Area Type: Other
 Cycle Length: 113.6
 Actuated Cycle Length: 113.6
 Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow, Master Intersection
 Natural Cycle: 80
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.79
 Intersection Signal Delay: 47.9 Intersection LOS: D
 Intersection Capacity Utilization 73.2% ICU Level of Service D
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

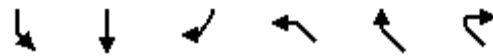
Splits and Phases: 10: North Avenue & Housatonic Avenue & Lindley Street



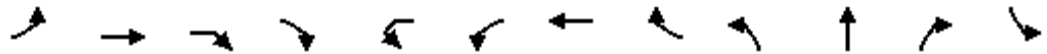


Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Queue Length 50th (ft)	36	252		23	91	
Queue Length 95th (ft)	77	370		55	#172	
Internal Link Dist (ft)		177		549		
Turn Bay Length (ft)	265			130		
Base Capacity (vph)	175	800		216	196	
Starvation Cap Reductn	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	
Storage Cap Reductn	0	0		0	0	
Reduced v/c Ratio	0.30	0.54		0.16	0.66	
Intersection Summary						

												
Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Lane Configurations												
Traffic Volume (vph)	117	118	10	122	4	50	85	15	71	403	54	13
Future Volume (vph)	117	118	10	122	4	50	85	15	71	403	54	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	11	11	11	11	11	14	14	10	11	11	12
Grade (%)		-2%					1%			-1%		
Storage Length (ft)	0		0			0		0	0		65	
Storage Lanes	1		1			1		0	1		1	
Taper Length (ft)	25					25			25			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850				0.978				0.850	
Flt Protected	0.950					0.950			0.950			
Satd. Flow (prot)	1702	1819	1577	0	0	1736	1956	0	1676	1828	1569	0
Flt Permitted	0.472					0.577			0.950			
Satd. Flow (perm)	845	1819	1577	0	0	1054	1956	0	1676	1828	1569	0
Right Turn on Red				No				No				
Satd. Flow (RTOR)												
Link Speed (mph)		25					25			25		
Link Distance (ft)		239					270			823		
Travel Time (s)		6.5					7.4			22.4		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	2%	0%	0%	0%	0%	1%	0%	1%	1%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	126	127	142	0	0	58	107	0	76	433	58	0
Turn Type	pm+pt	NA	Perm		pm+pt	pm+pt	NA		Prot	NA	Perm	pm+pt
Protected Phases	7	4			3	3	8		5	2		1
Permitted Phases	4		4		8	8					2	6
Detector Phase	7	4	4		3	3	8		5	2	2	1
Switch Phase												
Minimum Initial (s)	5.0	7.0	7.0		5.0	5.0	7.0		5.0	26.7	26.7	5.0
Minimum Split (s)	8.0	11.2	11.2		8.0	8.0	11.2		11.7	32.9	32.9	11.5
Total Split (s)	11.0	16.2	16.2		11.0	11.0	16.2		18.7	46.9	46.9	18.5
Total Split (%)	9.7%	14.3%	14.3%		9.7%	9.7%	14.3%		16.5%	41.3%	41.3%	16.3%
Yellow Time (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.7	3.7	3.7
All-Red Time (s)	0.0	1.2	1.2		0.0	0.0	1.2		3.7	2.5	2.5	2.8
Lost Time Adjust (s)	0.0	0.0	0.0			0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	3.0	4.2	4.2			3.0	4.2		6.7	6.2	6.2	
Lead/Lag	Lead	Lag	Lag		Lead	Lead	Lag		Lead	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes
Recall Mode	None	None	None		None	None	None		None	C-Min	C-Min	None
Act Effct Green (s)	20.6	13.0	13.0			18.8	10.6		9.2	49.5	49.5	
Actuated g/C Ratio	0.18	0.11	0.11			0.17	0.09		0.08	0.44	0.44	
v/c Ratio	0.59	0.61	0.79			0.27	0.59		0.56	0.54	0.08	
Control Delay	51.6	61.8	79.0			40.3	62.6		65.6	29.4	23.1	
Queue Delay	0.0	0.0	0.0			0.0	0.0		0.0	0.0	0.0	
Total Delay	51.6	61.8	79.0			40.3	62.6		65.6	29.4	23.1	
LOS	D	E	E			D	E		E	C	C	
Approach Delay		64.7					54.7			33.6		
Approach LOS		E					D			C		



Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Lane Configurations						
Traffic Volume (vph)	28	307	81	16	92	14
Future Volume (vph)	28	307	81	16	92	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	15	15	11	12	12
Grade (%)		5%		-1%		
Storage Length (ft)	265		0	130	0	
Storage Lanes	1		0	1	1	
Taper Length (ft)	60			40		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.969			0.850	
Flt Protected	0.950			0.950		
Satd. Flow (prot)	1701	1955	0	1754	1623	0
Flt Permitted	0.950			0.950		
Satd. Flow (perm)	1701	1955	0	1754	1623	0
Right Turn on Red			No			No
Satd. Flow (RTOR)						
Link Speed (mph)		25		25		
Link Distance (ft)		257		629		
Travel Time (s)		7.0		17.2		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	1%	1%	0%	0%	0%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	44	417	0	17	114	0
Turn Type	Prot	NA		Prot	Prot	
Protected Phases	1	6		9	9	
Permitted Phases						
Detector Phase	1	6		9	9	
Switch Phase						
Minimum Initial (s)	5.0	26.2		7.0	7.0	
Minimum Split (s)	11.5	32.7		14.0	14.0	
Total Split (s)	18.5	46.7		21.0	21.0	
Total Split (%)	16.3%	41.1%		18.5%	18.5%	
Yellow Time (s)	3.7	3.7		3.2	3.2	
All-Red Time (s)	2.8	2.8		3.8	3.8	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.5	6.5		7.0	7.0	
Lead/Lag	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes				
Recall Mode	None	C-Min		None	None	
Act Effct Green (s)	9.6	49.5		11.5	11.5	
Actuated g/C Ratio	0.08	0.44		0.10	0.10	
v/c Ratio	0.31	0.49		0.10	0.70	
Control Delay	54.2	28.2		46.1	70.7	
Queue Delay	0.0	0.0		0.0	0.0	
Total Delay	54.2	28.2		46.1	70.7	
LOS	D	C		D	E	
Approach Delay		30.7		67.5		
Approach LOS		C		E		

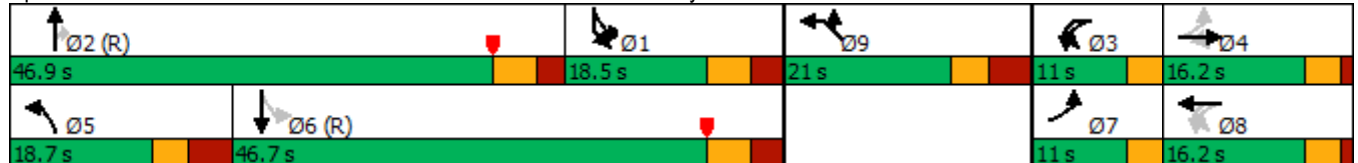


Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Queue Length 50th (ft)	79	91	104			35	76		54	250	27	
Queue Length 95th (ft)	137	#170	#219			72	134		102	372	57	
Internal Link Dist (ft)		159					190			743		
Turn Bay Length (ft)												65
Base Capacity (vph)	214	209	180			231	206		177	797	684	
Starvation Cap Reductn	0	0	0			0	0		0	0	0	
Spillback Cap Reductn	0	0	0			0	0		0	0	0	
Storage Cap Reductn	0	0	0			0	0		0	0	0	
Reduced v/c Ratio	0.59	0.61	0.79			0.25	0.52		0.43	0.54	0.08	

Intersection Summary





















Area Type: Other
 Cycle Length: 113.6
 Actuated Cycle Length: 113.6
 Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow, Master Intersection
 Natural Cycle: 80
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.79
 Intersection Signal Delay: 44.6 Intersection LOS: D
 Intersection Capacity Utilization 66.0% ICU Level of Service C
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

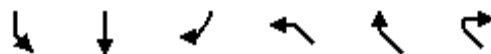
Splits and Phases: 10: North Avenue & Housatonic Avenue & Lindley Street



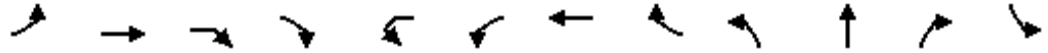


Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Queue Length 50th (ft)	30	231		11	81	
Queue Length 95th (ft)	68	354		34	142	
Internal Link Dist (ft)		177		549		
Turn Bay Length (ft)	265			130		
Base Capacity (vph)	179	852		216	200	
Starvation Cap Reductn	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	
Storage Cap Reductn	0	0		0	0	
Reduced v/c Ratio	0.25	0.49		0.08	0.57	
Intersection Summary						

												
Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Lane Configurations												
Traffic Volume (vph)	131	140	10	132	1	72	113	22	63	464	62	27
Future Volume (vph)	131	140	10	132	1	72	113	22	63	464	62	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	11	11	11	11	11	14	14	10	11	11	12
Grade (%)		-2%					1%			-1%		
Storage Length (ft)	0		0			0		0	0		65	
Storage Lanes	1		1			1		0	1		1	
Taper Length (ft)	25					25			25			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850				0.976				0.850	
Flt Protected	0.950					0.950			0.950			
Satd. Flow (prot)	1685	1784	1540	0	0	1736	1968	0	1693	1828	1538	0
Flt Permitted	0.351					0.514			0.950			
Satd. Flow (perm)	622	1784	1540	0	0	939	1968	0	1693	1828	1538	0
Right Turn on Red				No				No				
Satd. Flow (RTOR)												
Link Speed (mph)		25					25			25		
Link Distance (ft)		239					270			823		
Travel Time (s)		6.5					7.4			22.4		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	4%	20%	1%	0%	0%	0%	0%	0%	1%	2%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	139	149	151	0	0	78	143	0	67	494	66	0
Turn Type	pm+pt	NA	Perm		pm+pt	pm+pt	NA		Prot	NA	Perm	pm+pt
Protected Phases	7	4			3	3	8		5	2		1
Permitted Phases	4		4		8	8					2	6
Detector Phase	7	4	4		3	3	8		5	2	2	1
Switch Phase												
Minimum Initial (s)	5.0	7.0	7.0		5.0	5.0	7.0		5.0	26.7	26.7	5.0
Minimum Split (s)	8.0	11.2	11.2		8.0	8.0	11.2		11.7	32.9	32.9	11.5
Total Split (s)	11.0	16.2	16.2		11.0	11.0	16.2		18.7	46.9	46.9	18.5
Total Split (%)	9.7%	14.3%	14.3%		9.7%	9.7%	14.3%		16.5%	41.3%	41.3%	16.3%
Yellow Time (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.7	3.7	3.7
All-Red Time (s)	0.0	1.2	1.2		0.0	0.0	1.2		3.7	2.5	2.5	2.8
Lost Time Adjust (s)	0.0	0.0	0.0				0.0		0.0	0.0	0.0	
Total Lost Time (s)	3.0	4.2	4.2				3.0		4.2	6.7	6.2	6.2
Lead/Lag	Lead	Lag	Lag		Lead	Lead	Lag		Lead	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes
Recall Mode	None	None	None		None	None	None		None	C-Max	C-Max	None
Act Effct Green (s)	22.0	14.1	14.1			20.3	11.4		9.5	45.8	45.8	
Actuated g/C Ratio	0.19	0.12	0.12			0.18	0.10		0.08	0.40	0.40	
v/c Ratio	0.69	0.67	0.79			0.35	0.73		0.48	0.67	0.11	
Control Delay	58.7	64.8	78.3			41.7	70.9		60.2	35.5	24.9	
Queue Delay	0.0	0.0	0.0			0.0	0.0		0.0	0.0	0.0	
Total Delay	58.7	64.8	78.3			41.7	70.9		60.2	35.5	24.9	
LOS	E	E	E			D	E		E	D	C	
Approach Delay		67.5					60.6			37.0		
Approach LOS		E					E			D		



Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Lane Configurations						
Traffic Volume (vph)	40	309	110	33	103	19
Future Volume (vph)	40	309	110	33	103	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	15	15	11	12	12
Grade (%)		5%		-1%		
Storage Length (ft)	265		0	130	0	
Storage Lanes	1		0	1	1	
Taper Length (ft)	60			40		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fr _t		0.961			0.850	
Fl _t Protected	0.950			0.950		
Satd. Flow (prot)	1671	1944	0	1754	1597	0
Fl _t Permitted	0.950			0.950		
Satd. Flow (perm)	1671	1944	0	1754	1597	0
Right Turn on Red			No			No
Satd. Flow (RTOR)						
Link Speed (mph)		25		25		
Link Distance (ft)		257		629		
Travel Time (s)		7.0		17.2		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	1%	0%	0%	1%	5%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	72	446	0	35	130	0
Turn Type	Prot	NA		Prot	Prot	
Protected Phases	1	6		9	9	
Permitted Phases						
Detector Phase	1	6		9	9	
Switch Phase						
Minimum Initial (s)	5.0	26.2		7.0	7.0	
Minimum Split (s)	11.5	32.7		14.0	14.0	
Total Split (s)	18.5	46.7		21.0	21.0	
Total Split (%)	16.3%	41.1%		18.5%	18.5%	
Yellow Time (s)	3.7	3.7		3.2	3.2	
All-Red Time (s)	2.8	2.8		3.8	3.8	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.5	6.5		7.0	7.0	
Lead/Lag	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes				
Recall Mode	None	C-Max		None	None	
Act Effct Green (s)	10.8	46.6		12.7	12.7	
Actuated g/C Ratio	0.10	0.41		0.11	0.11	
v/c Ratio	0.45	0.56		0.18	0.73	
Control Delay	57.4	31.1		47.2	72.1	
Queue Delay	0.0	0.0		0.0	0.0	
Total Delay	57.4	31.1		47.2	72.1	
LOS	E	C		D	E	
Approach Delay		34.8		66.8		
Approach LOS		C		E		

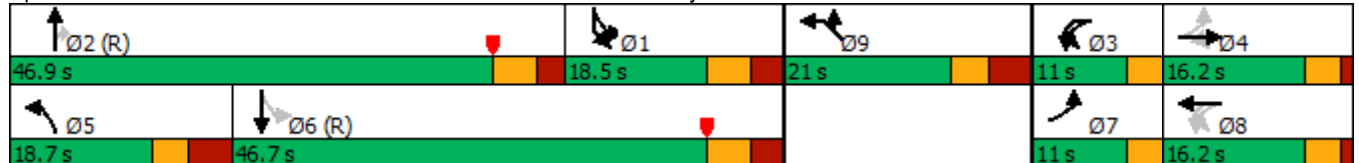


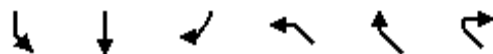
Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Queue Length 50th (ft)	88	108	111			47	102		47	314	32	
Queue Length 95th (ft)	#176	#216	#240			91	#190		93	447	64	
Internal Link Dist (ft)		159					190			743		
Turn Bay Length (ft)												65
Base Capacity (vph)	200	221	191			227	207		178	736	619	
Starvation Cap Reductn	0	0	0			0	0		0	0	0	
Spillback Cap Reductn	0	0	0			0	0		0	0	0	
Storage Cap Reductn	0	0	0			0	0		0	0	0	
Reduced v/c Ratio	0.69	0.67	0.79			0.34	0.69		0.38	0.67	0.11	

Intersection Summary

Area Type: Other
 Cycle Length: 113.6
 Actuated Cycle Length: 113.6
 Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow, Master Intersection
 Natural Cycle: 80
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.79
 Intersection Signal Delay: 48.4 Intersection LOS: D
 Intersection Capacity Utilization 73.9% ICU Level of Service D
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 10: North Avenue & Housatonic Avenue & Lindley Street





Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Queue Length 50th (ft)	50	262		23	92	
Queue Length 95th (ft)	98	385		55	#173	
Internal Link Dist (ft)		177		549		
Turn Bay Length (ft)	265			130		
Base Capacity (vph)	176	797		216	196	
Starvation Cap Reductn	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	
Storage Cap Reductn	0	0		0	0	
Reduced v/c Ratio	0.41	0.56		0.16	0.66	
Intersection Summary						

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		T
Traffic Vol, veh/h	0	0	27	693	446	16
Future Vol, veh/h	0	0	27	693	446	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-1	2	-
Peak Hour Factor	25	25	98	98	98	98
Heavy Vehicles, %	0	0	2	1	1	2
Mvmt Flow	0	0	28	707	455	16

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	1226	463	471	0	0
Stage 1	463	-	-	-	-
Stage 2	763	-	-	-	-
Critical Hdwy	6.4	6.2	4.12	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.218	-	-
Pot Cap-1 Maneuver	199	603	1091	-	-
Stage 1	638	-	-	-	-
Stage 2	464	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	191	603	1091	-	-
Mov Cap-2 Maneuver	191	-	-	-	-
Stage 1	611	-	-	-	-
Stage 2	464	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1091	-	-	-	-
HCM Lane V/C Ratio	0.025	-	-	-	-
HCM Control Delay (s)	8.4	0	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	-	-

Intersection

Int Delay, s/veh 0.4

Movement EBL EBR NBL NBT SBT SBRLane Configurations ↗ ↑ ↑

Traffic Vol, veh/h 0 40 0 720 446 0

Future Vol, veh/h 0 40 0 720 446 0

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length - 0 - - - -

Veh in Median Storage, # 0 - - 0 0 -

Grade, % 0 - - -2 2 -

Peak Hour Factor 98 98 98 98 98 98

Heavy Vehicles, % 2 2 0 1 1 0

Mvmt Flow 0 41 0 735 455 0

Major/Minor Minor2 Major1 Major2

Conflicting Flow All - 455 - 0 - 0

Stage 1 - - - - - -

Stage 2 - - - - - -

Critical Hdwy - 6.22 - - - -

Critical Hdwy Stg 1 - - - - - -

Critical Hdwy Stg 2 - - - - - -

Follow-up Hdwy - 3.318 - - - -

Pot Cap-1 Maneuver 0 605 0 - - 0

Stage 1 0 - 0 - - 0

Stage 2 0 - 0 - - 0

Platoon blocked, % - - - - -

Mov Cap-1 Maneuver - 605 - - - -

Mov Cap-2 Maneuver - - - - - -

Stage 1 - - - - - -

Stage 2 - - - - - -

Approach EB NB SB

HCM Control Delay, s 11.4 0 0

HCM LOS B

Minor Lane/Major Mvmt NBT EBLn1 SBT

Capacity (veh/h) - 605 -

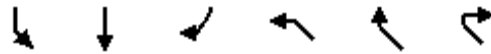
HCM Lane V/C Ratio - 0.067 -

HCM Control Delay (s) - 11.4 -

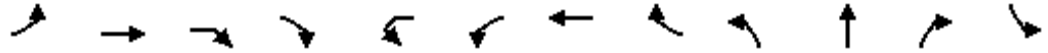
HCM Lane LOS - B -

HCM 95th %tile Q(veh) - 0.2 -

Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Lane Configurations												
Traffic Volume (vph)	125	118	10	122	4	50	85	17	71	413	54	39
Future Volume (vph)	125	118	10	122	4	50	85	17	71	413	54	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	11	11	11	11	11	14	14	10	11	11	12
Grade (%)		-2%					1%			-1%		
Storage Length (ft)	0		0			0		0	0		65	
Storage Lanes	1		1			1		0	1		1	
Taper Length (ft)	25					25			25			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850				0.975				0.850	
Flt Protected	0.950					0.950			0.950			
Satd. Flow (prot)	1702	1819	1577	0	0	1736	1950	0	1676	1828	1569	0
Flt Permitted	0.461					0.583			0.950			
Satd. Flow (perm)	826	1819	1577	0	0	1065	1950	0	1676	1828	1569	0
Right Turn on Red				No				No				
Satd. Flow (RTOR)												
Link Speed (mph)		25					25			25		
Link Distance (ft)		239					270			823		
Travel Time (s)		6.5					7.4			22.4		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	2%	0%	0%	0%	0%	1%	0%	1%	1%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	134	127	142	0	0	58	109	0	76	444	58	0
Turn Type	pm+pt	NA	Perm		pm+pt	pm+pt	NA		Prot	NA	Perm	pm+pt
Protected Phases	7	4			3	3	8		5	2		1
Permitted Phases	4		4		8	8					2	6
Detector Phase	7	4	4		3	3	8		5	2	2	1
Switch Phase												
Minimum Initial (s)	5.0	7.0	7.0		5.0	5.0	7.0		5.0	26.7	26.7	5.0
Minimum Split (s)	8.0	11.2	11.2		8.0	8.0	11.2		11.7	32.9	32.9	11.5
Total Split (s)	11.0	16.2	16.2		11.0	11.0	16.2		18.7	46.9	46.9	18.5
Total Split (%)	9.7%	14.3%	14.3%		9.7%	9.7%	14.3%		16.5%	41.3%	41.3%	16.3%
Yellow Time (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.7	3.7	3.7
All-Red Time (s)	0.0	1.2	1.2		0.0	0.0	1.2		3.7	2.5	2.5	2.8
Lost Time Adjust (s)	0.0	0.0	0.0			0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	3.0	4.2	4.2			3.0	4.2		6.7	6.2	6.2	
Lead/Lag	Lead	Lag	Lag		Lead	Lead	Lag		Lead	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes
Recall Mode	None	None	None		None	None	None		None	C-Min	C-Min	None
Act Effct Green (s)	20.7	13.1	13.1			18.7	10.6		9.2	48.9	48.9	
Actuated g/C Ratio	0.18	0.12	0.12			0.16	0.09		0.08	0.43	0.43	
v/c Ratio	0.64	0.60	0.78			0.27	0.60		0.56	0.56	0.09	
Control Delay	54.2	61.6	78.2			40.3	63.4		65.6	30.5	23.7	
Queue Delay	0.0	0.0	0.0			0.0	0.0		0.0	0.0	0.0	
Total Delay	54.2	61.6	78.2			40.3	63.4		65.6	30.5	23.7	
LOS	D	E	E			D	E		E	C	C	
Approach Delay		65.0					55.4			34.4		
Approach LOS		E					E			C		



Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Lane Configurations						
Traffic Volume (vph)	30	318	94	16	94	14
Future Volume (vph)	30	318	94	16	94	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	15	15	11	12	12
Grade (%)		5%		-1%		
Storage Length (ft)	265		0	130	0	
Storage Lanes	1		0	1	1	
Taper Length (ft)	60			40		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fr _t		0.966			0.850	
Fl _t Protected	0.950			0.950		
Satd. Flow (prot)	1701	1949	0	1754	1623	0
Fl _t Permitted	0.950			0.950		
Satd. Flow (perm)	1701	1949	0	1754	1623	0
Right Turn on Red			No			No
Satd. Flow (RTOR)						
Link Speed (mph)		25		25		
Link Distance (ft)		257		629		
Travel Time (s)		7.0		17.2		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	1%	1%	0%	0%	0%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	74	443	0	17	116	0
Turn Type	Prot	NA		Prot	Prot	
Protected Phases	1	6		9	9	
Permitted Phases						
Detector Phase	1	6		9	9	
Switch Phase						
Minimum Initial (s)	5.0	26.2		7.0	7.0	
Minimum Split (s)	11.5	32.7		14.0	14.0	
Total Split (s)	18.5	46.7		21.0	21.0	
Total Split (%)	16.3%	41.1%		18.5%	18.5%	
Yellow Time (s)	3.7	3.7		3.2	3.2	
All-Red Time (s)	2.8	2.8		3.8	3.8	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.5	6.5		7.0	7.0	
Lead/Lag	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes				
Recall Mode	None	C-Min		None	None	
Act Effct Green (s)	10.2	49.4		11.5	11.5	
Actuated g/C Ratio	0.09	0.43		0.10	0.10	
v/c Ratio	0.49	0.52		0.10	0.70	
Control Delay	59.8	29.0		46.0	71.4	
Queue Delay	0.0	0.0		0.0	0.0	
Total Delay	59.8	29.0		46.0	71.4	
LOS	E	C		D	E	
Approach Delay		33.4		68.2		
Approach LOS		C		E		

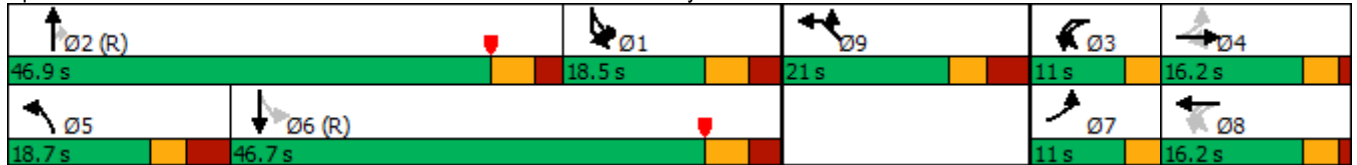


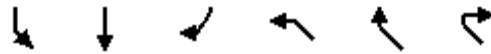
Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Queue Length 50th (ft)	85	91	104			35	77		54	255	26	
Queue Length 95th (ft)	#145	#170	#219			72	136		102	390	58	
Internal Link Dist (ft)		159					190			743		
Turn Bay Length (ft)												65
Base Capacity (vph)	212	210	182			232	205		177	787	676	
Starvation Cap Reductn	0	0	0			0	0		0	0	0	
Spillback Cap Reductn	0	0	0			0	0		0	0	0	
Storage Cap Reductn	0	0	0			0	0		0	0	0	
Reduced v/c Ratio	0.63	0.60	0.78			0.25	0.53		0.43	0.56	0.09	

Intersection Summary

Area Type: Other
 Cycle Length: 113.6
 Actuated Cycle Length: 113.6
 Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow, Master Intersection
 Natural Cycle: 80
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.78
 Intersection Signal Delay: 45.4 Intersection LOS: D
 Intersection Capacity Utilization 66.6% ICU Level of Service C
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 10: North Avenue & Housatonic Avenue & Lindley Street





Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Queue Length 50th (ft)	53	250		11	83	
Queue Length 95th (ft)	101	381		34	143	
Internal Link Dist (ft)		177		549		
Turn Bay Length (ft)	265			130		
Base Capacity (vph)	179	847		216	200	
Starvation Cap Reductn	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	
Storage Cap Reductn	0	0		0	0	
Reduced v/c Ratio	0.41	0.52		0.08	0.58	
Intersection Summary						

Intersection

Int Delay, s/veh 0.4

Movement EBL EBR NBL NBT SBT SBRLane Configurations 

Traffic Vol, veh/h 0 0 45 604 413 26

Future Vol, veh/h 0 0 45 604 413 26

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length 0 - - - - -

Veh in Median Storage, # 0 - - 0 0 -

Grade, % 0 - - -1 2 -

Peak Hour Factor 25 25 96 96 96 96

Heavy Vehicles, % 0 0 2 1 1 2

Mvmt Flow 0 0 47 629 430 27

Major/Minor Minor2 Major1 Major2

Conflicting Flow All 1167 444 457 0 - 0

Stage 1 444 - - - - -

Stage 2 723 - - - - -

Critical Hdwy 6.4 6.2 4.12 - - -

Critical Hdwy Stg 1 5.4 - - - - -

Critical Hdwy Stg 2 5.4 - - - - -

Follow-up Hdwy 3.5 3.3 2.218 - - -

Pot Cap-1 Maneuver 216 618 1104 - - -

Stage 1 651 - - - - -

Stage 2 484 - - - - -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 202 618 1104 - - -

Mov Cap-2 Maneuver 202 - - - - -

Stage 1 609 - - - - -

Stage 2 484 - - - - -

Approach EB NB SB

HCM Control Delay, s 0 0.6 0

HCM LOS A

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h) 1104 - - - -

HCM Lane V/C Ratio 0.042 - - - -

HCM Control Delay (s) 8.4 0 0 - -

HCM Lane LOS A A A - -

HCM 95th %tile Q(veh) 0.1 - - - -

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↖	↖	
Traffic Vol, veh/h	0	68	0	649	413	0
Future Vol, veh/h	0	68	0	649	413	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	2	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	1	1	2
Mvmt Flow	0	71	0	676	430	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	-	430	-	0	-	
Stage 1	-	-	-	-	-	
Stage 2	-	-	-	-	-	
Critical Hdwy	-	6.22	-	-	-	
Critical Hdwy Stg 1	-	-	-	-	-	
Critical Hdwy Stg 2	-	-	-	-	-	
Follow-up Hdwy	-	3.318	-	-	-	
Pot Cap-1 Maneuver	0	625	0	-	-	
Stage 1	0	-	0	-	-	
Stage 2	0	-	0	-	-	
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	625	-	-	-	
Mov Cap-2 Maneuver	-	-	-	-	-	
Stage 1	-	-	-	-	-	
Stage 2	-	-	-	-	-	
Approach	EB	NB		SB		
HCM Control Delay, s	11.5	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	EBLn1	SBT			
Capacity (veh/h)	-	625	-			
HCM Lane V/C Ratio	-	0.113	-			
HCM Control Delay (s)	-	11.5	-			
HCM Lane LOS	-	B	-			
HCM 95th %tile Q(veh)	-	0.4	-			



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: 547 Ellsworth NavCapMan LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 543-545, 547, 549 & 557 Ellsworth Street, Bridgeport, CT 06605
4. Assessor's Map Information: Block No. 11/217 Lot No. 17, 18, 19 & 31
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): See submitted survey; 56.20' x 110.77' x 59.00' x 103.15' x 50.09' x 42.16' x 251.96' x 206.78'
7. Existing Zone Classification: R-CC
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: Proposed construction of residential multi-family apartment dwelling to contain 123 dwelling units with associated Site improvements

Approval(s) requested: Coastal Site Plan Review and Site Plan Review

Signature: [Handwritten Signature] Date: 12/23/2021
Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: _____
Print Name: _____

Mailing Address: c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824
Phone: 203-528-0590 Cell: 203-520-4603 Fax: _____
E-mail Address: Chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form A-2 Site Survey Building Floor Plans
Completed Site / Landscape Plan Drainage Plan Building Elevations
Written Statement of Development and Use Property Owner's List Fee
Cert. of Incorporation & Organization and First Report (Corporations & LLC's)

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

547 Ellsworth NavCapMan LLC 12/23/2021
Print Owner's Name Owner's Signature Date
Print Owner's Name Owner's Signature Date

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* Also Admitted in NY
* Also Admitted in VT
+ Of Counsel

December 23, 2021

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604

Re: Petition for Site Plan Review and Coastal Site Plan Review – 543-545, 547, 549 & 557 Ellsworth Street

Dear Mr. Buckley:

Please accept this Petition to the Bridgeport Planning and Zoning Commission for Site Plan Review and Coastal Site Plan Review on behalf of my client, 547 Ellsworth NavCapMan LLC, for the properties located at 543-545, 547, 549 & 557 Ellsworth Street (the “Site”) in the R-CC Zone.

Proposed Development & Use

The Petitioner proposes to construct a single residential multi-family apartment dwelling on the Site with associated Site improvements. The Site is located entirely within the R-CC Zone and the coastal boundary. It only has frontage on Ellsworth Street. The Site currently abuts a large apartment building to its north, a Dunkin Donuts to its south, the Wakeman Boys and Girls Club and Burroughs Community Center across the street, and multi-family dwellings to its rear.

Multi-family dwellings are a permitted use within the R-CC Zone. The Site currently contains a mix of single-family and three-family dwellings. The Petitioner proposes to demolish the existing buildings and structures on the Site. The Petitioner proposes to construct a six-story apartment building containing One hundred and twenty-three (123) residential dwelling units.

The Site will be accessed via Ellsworth Street. The Petition proposes a Two (2) level garage for a total of One hundred and thirty-five (135) off-street parking spaces, which is in compliance with the Regulations. A predominant amount of the proposed parking will be located under cover. A number of other amenities are proposed for the Site, including a mail room, deck, gym, office space and community area on the main floor of the proposed building. The residential floors will be accessed via Three (3) stairwells and an elevator. The proposed building will contain Twenty-six (26) studio, Fifty-four (54) one-bedroom and Forty-three (43) two-bedroom dwelling units. A typical studio dwelling unit will contain a full kitchen, living/dining room and open bedroom area, walk-in/storage closet and full bath. A typical one-bedroom dwelling unit will contain a private bedroom with a walk-in closet in addition to the studio unit features. The two-bedroom dwelling units will feature an additional bedroom and full bath.

The submitted elevations show a variety of materials and colors consistent with apartment design found in new construction throughout the City and surrounding area. The Site will be connected via public sidewalks to the convenient Fairfield Avenue corridor. A significant amount of landscaping will be added to the Site with plantings along the rear property line and street trees along the frontage. Existing structures along the rear property line will also be removed. The Petition will be a tremendous improvement to the Site and neighborhood to provide new construction housing to Bridgeport residents.

Site Plan Review

The Petition satisfies the Section 14-2-5 Site Plan Review standards of the Regulations. The design of the proposed buildings and landscaping create a harmonious building-street interaction providing a tremendous improvement to the existing streetscape. The scale and proportion of the buildings conform to the R-CC Zone Development Standards as it is fully compliant with the Regulations. The Petition proposes significant landscaping along the rear property line and street frontage. The proposed multi-family residential dwelling use and its density are permitted in the R-CC Zone. The proposed use and building replace dated dwellings on an underutilized Site. The Site directly abuts another high-density apartment building, so the proposed use will be in conformity with the area.

As stated above, the proposed design of the building and its proximity to the Fairfield Avenue corridor will be a great asset for residents of the neighborhood. The Petition proposes more adequate off-street parking and accessible spaces as required under the Regulations. This parking will mainly be located in a covered garage. The Petition conforms to the permitted standards under the Regulations.

Coastal Site Plan Review

The Petition also complies with Section 14-3 of the Regulations regarding coastal site plan review. While the Site is located within the coastal boundary, it is over Nine hundred feet (900') from Ash Creek, which is the nearest coastal resource. Dozens of buildings and

multiple streets and blocks exist between the coastal resource and the Site. It has no connection to the coastal resource but for being included within its boundary. There are no natural features associated with the coastal resource on the Site. As stated above, the Petition fully complies with the site plan review standards of the Regulations. The Petition poses no danger or threat to coastal resources and it has no potential adverse impacts. The proposed building and Site improvements will all be constructed in accordance with current codes and regulations, including appropriate stormwater drainage systems. Appropriate sediment and erosion controls, such as silt fencing and anti-tracking aprons, will be utilized during construction and stockpiles will be located at the rear of the Site.

For these reasons, we respectfully request approval of the Petition to construct a multi-family residential apartment dwelling containing One hundred and twenty-three (123) dwelling units with associated Site improvements on the Site in the R-CC Zone.

Sincerely,



Christopher Russo

LIST OF PROPERTIES WITHIN 100' OF 543-545, 547, 549 & 557 ELLSWORTH ST.

PROPERTY ADDRESS	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
2468 FAIRFIELD AV	WAKEMAN BOYS & GIRLS CLUB CORP	385 CENTER STREET	SOUTHPORT	CT	06890
48 SCOFIELD AV	PHELAN CHRISTOPHER & GLUNZ LOUIS IV	48 SCOFIELD AVE	BRIDGEPORT	CT	06605
2578 FAIRFIELD AV #2580	COLLINS SAGIO EDMARIE BROWN	2578 FAIRFIELD AVE #2580	BRIDGEPORT	CT	06605
58 SCOFIELD AV #60	TRI-STATE EAST BPT MNGT LLC	244 BENNETT ST	BRIDGEPORT	CT	06605
2592 FAIRFIELD AV #2594	SPEIGEL REAL ESTATE HOLDINGS LLC	31 MAPLE LANE	WESPORT	CT	06880
549 ELLSWORTH ST	547 ELLSWORTH NAVCAPMAN LLC	2 ENTERPRISE DR STE 406	SHELTON	CT	06484
98 SCOFIELD AV #100	SANTOS DAGOBERTO	10 GREENWOOD AVE	PORT CHESTER	NY	10573
547 ELLSWORTH ST	547 ELLSWORTH NAVCAPMAN LLC	2 ENTERPRISE DR STE 406	SHELTON	CT	06484
90 SCOFIELD AV #92	HABANSKY KATE J	90 SCOFIELD AVE # 92	BRIDGEPORT	CT	06605
543 ELLSWORTH ST #545	547 ELLSWORTH NAVCAPMAN LLC	2 ENTERPRISE DR STE 406	SHELTON	CT	06484
78 SCOFIELD AV #82	STEVENS DAVID J	666 COURTLAND AVENUE	BRIDGEPORT	CT	06605
68 SCOFIELD AV #70	NESTOR N NKWO	68 SCOFIELD AVE # 70	BRIDGEPORT	CT	06605
2550 FAIRFIELD AV	NKJC, LLC	22 MEADOW BROOK ROAD	NEWTOWN	CT	06470
106 SCOFIELD AV #110	SYTNYK VICTOR & MARIYA	20 TIMBER LANE	STAMFORD	CT	06905
557 ELLSWORTH ST	547 ELLSWORTH NAVCAPMAN LLC	2 ENTERPRISE DR STE 406	SHELTON	CT	06484
575 ELLSWORTH ST	ROCKRODGE LIVING LLC	1 BRADFORD ST	BRISTOL	RI	02809
116 SCOFIELD AV #120	RAMOS TALI	PO BOX 10970	STAMFORD	CT	06904
128 SCOFIELD AVE #130	HOUSING AUTHORITY CITY OF BPT	376 EAST WASHINGTON AVE	BRIDGEPORT	CT	06608
138 SCOFIELD AV #140	HOUSING AUTHORITY CITY OF BRIDGEPORT	150 HIGHLAND AVE	BRIDGEPORT	CT	06604

547 ELLSWORTH NAVCAPMAN LLC ACTIVE

2 ENTERPRISE DRIVE SUITE 406, SHELTON, CT, 06484, United States

BUSINESS DETAILS 

Business Details 

General Information 

Business Name
547 ELLSWORTH NAVCAPMAN LLC

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

Business address
2 ENTERPRISE DRIVE SUITE 406, SHELTON, CT, 06484, United States

Annual report due
3/31/2022

NAICS code
Lessors of Residential Buildings and Dwellings (531110)

Business ALEI
1115573

Date formed
8/20/2013

Business type
LLC

Mailing address
2 ENTERPRISE DRIVE SUITE 406, SHELTON, CT, 06484, United States

Last report filed
2021

NAICS sub code
531110

Principal Details 

Principal Name
NAVCAPMAN LLC

Principal Title
MANAGER/MEMBER

Principal Business address
1023 MAIN STREET, 2ND FLOOR, BRIDGEPORT, CT, 06604, United States

Principal Name
CARNOUSTIE NAVCAPMAN LLC

Principal Title
MEMBER

Principal Business address
1023 MAIN STREET, 2ND FLOOR, BRIDGEPORT, CT, 06604, United States

Principal Name
TURNBERRY AMERICAS LLC

Principal Title
MEMBER

Principal Business address
315 WEST 57TH STREET, APT. 7K, NEW YORK, NY, 10019, United States

Agent details

Agent name
NEIL A. LIPPMAN

Agent Business address
200 CONNECTICUT AVENUE, NORWALK, CT, 06854, United States

Agent Mailing address
200 CONNECTICUT AVENUE, NORWALK, CT, 06854, United States

Agent Residence address
144 RED OAK ROAD , FAIRFIELD, CT, 06825, United States

Filing History



Business Formation - Certificate of Organization

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Interim Notice - Interim Notice

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54CITY OF BRIDGEPORT

Application Form

Municipal Coastal Site Plan Review

For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to the Zoning office.

Section I: Applicant Identification

Applicant: <u>547 Ellsworth NavCapMan LLC</u>	Date: <u>12/23/2021</u>
Address: <u>c/o Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT</u>	Phone: <u>203-528-0590</u>
Project Address or Location: <u>543-545, 547, 549 & 557 Ellsworth Street, Bridgeport, CT 06605</u>	
Interest in Property: <input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement <input type="checkbox"/> other (specify) _____	
List primary contact for correspondence if other than applicant: Name: <u>Chris Russo, Russo & Rizio, LLC</u>	
Address: <u>10 Sasco Hill Road</u>	
City/Town: <u>Fairfield</u>	State: <u>CT</u> Zip _____
Code: <u>06824</u>	
Business Phone: <u>203-528-0590</u>	
e-mail: <u>Chris@russorizio.com</u>	

Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:
<input checked="" type="checkbox"/> Project location
<input checked="" type="checkbox"/> Existing and proposed conditions, including buildings and grading
<input checked="" type="checkbox"/> Coastal resources on and contiguous to the site
<input type="checkbox"/> High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
<input checked="" type="checkbox"/> Soil erosion and sediment controls
<input checked="" type="checkbox"/> Stormwater treatment practices
<input checked="" type="checkbox"/> Ownership and type of use on adjacent properties
<input checked="" type="checkbox"/> Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

Section III: Written Project Information

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- Site Plan for Zoning Compliance
- Subdivision or Resubdivision
- Special Permit or Special Exception
- Variance
- Municipal Project (CGS Section 8-24)

Part I: Site Information

1. Street Address or Geographical Description:
543-545, 547, 549 & 557 Ellsworth Street
City or Town: Bridgeport
2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? YES NO
3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:
Ash Creek is located over 900' from the Site. There is no adjacent water.
4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:
The Site currently contains Three (3) single-family dwellings and a three-family dwelling along with several accessory structures. The Site is located in the R-CC Zone. A multi-family residential apartment building is located to the North of the Site, a drive-through Dunkin Donuts restaurant is to the south, a Wakeman Boys and Girls Club is across the street, and multi-family dwellings are located to the rear of the Site.
5. Indicate the area of the project site: 1.06 acres or square feet (circle one)
6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices):
 - Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities
 - Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application.
 - Project or activity will not disturb 1 acre total of land area. Stormwater management controls may be required as part of the coastal site plan review.
7. Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d) Yes No

Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

The Petitioner proposes to demolish the existing buildings on the Site and construct a six-story apartment building containing One hundred and twenty-three (123) residential dwelling units. The Petitioner will construct a two-level garage to provide sufficient parking for the development. The proposed grading is shown on the submitted plan. The proposed building and site coverage is below the maximum standards of the zone under the Zoning Regulations. The development will be completed in one phase in an anticipated Twenty-four (24) months of construction.

Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):

Storm water run-off from the building and the driveway and parking areas will be treated with a subsurface system. The primary stormwater treatment will be implemented as to Stormwater Best Management Practice.

Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X	X	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)				X
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)				X
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				X
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				X

* General Coastal Resource policy is applicable to all proposed activities

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):
Ash Creek, which is the closest coastal resource to the Site, is located over 900' from the Site.

The proposed project complies with CGS Sec. 22a-92(a)(1) "...by promoting economic growth without significantly disrupting the environment...", with CGS Sec. 22a-92(b)(2)(F) "...manage coastal hazard areas to minimize hazards to property..." and with CGS Sec. 22a-92(c)(2)(B) "...maintain patterns of water circulation in the placement of drainage control structures..."

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- 9 Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);
Definition CGS Section 22a-93(16)
- 9 Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- 9 Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- 9 Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- 9 Boating - CGS Section 22a-92(b)(1)(G)
- 9 Fisheries - CGS Section 22a-92(c)(1)(I)
- 9 Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- 9 Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- 9 Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- 9 Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- 9 Solid Waste - CGS Section 22a-92(a)(2)
- 9 Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- 9 Cultural Resources - CGS Section 22a-92(b)(1)(J)
- 9 Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

No adverse impacts were determined on adjacent coastal resources. Stormwater treatment is proposed which will help reduce erosion impacts as well as provide water infiltration. This project will be limited to the confines of the Site and will be completed within Twenty-four (24) months. All disturbed pervious areas will be loamed, seeded and planted upon completion of construction.

Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		X
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		X
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		X
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		X

Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The **Applicable** column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)		X
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		X
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		X

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.):

There is no proposed activity that will qualify as a water-dependent use as there is no adjacent water within 900' of the Site.

*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

Part VIII: Mitigation of Potential Adverse Impacts

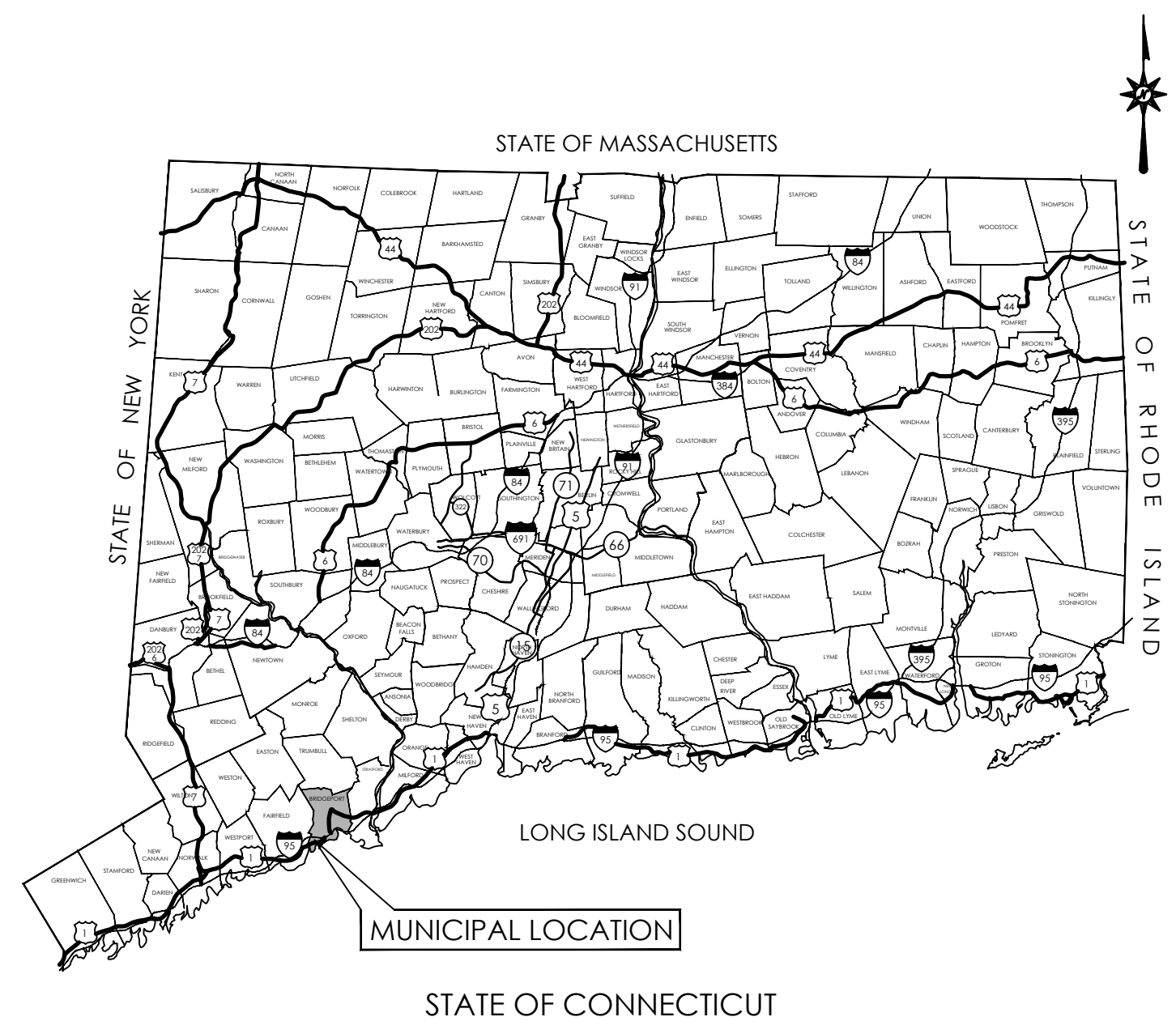
Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

No adverse impacts were determined on adjacent coastal resources. Stormwater treatment is proposed which will help reduce erosion impacts as well as provide water infiltration. New lawn areas will also reduce erosion and provide storm water infiltration.

Part IX: Remaining Adverse Impacts

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

There will be no remaining adverse impacts resulting from the proposed activity.



LOCATION MAP

N.T.S.

RESIDENTIAL DEVELOPMENT PLANS ISSUED FOR LOCAL LAND DEVELOPMENT PERMITTING

**543, 547, 549, 557 ELLSWORTH STREET
BRIDGEPORT, CONNECTICUT 06605**



VICINITY MAP

SCALE: 1"=500'

PREPARED FOR:

547 ELLSWORTH NAVCAPMAN, LLC
547 ELLSWORTH STREET
BRIDGEPORT, CT 06605



PREPARED BY:



100 CONSTITUTION PLAZA, 10TH FLOOR
HARTFORD, CONNECTICUT 06103
(860) 249-2200
(860) 249-2400 Fax

CONTENTS

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GD-1	GRADING AND DRAINAGE PLAN
SU-1	SITE UTILITIES PLAN
EC-1	SEDIMENT AND EROSION CONTROL PLAN
EC-2	SEDIMENT AND EROSION CONTROL NOTES
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A104	TYPICAL APARTMENT PLANS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS

CONSULTANTS:

ARCHITECT:



SURVEYOR:



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

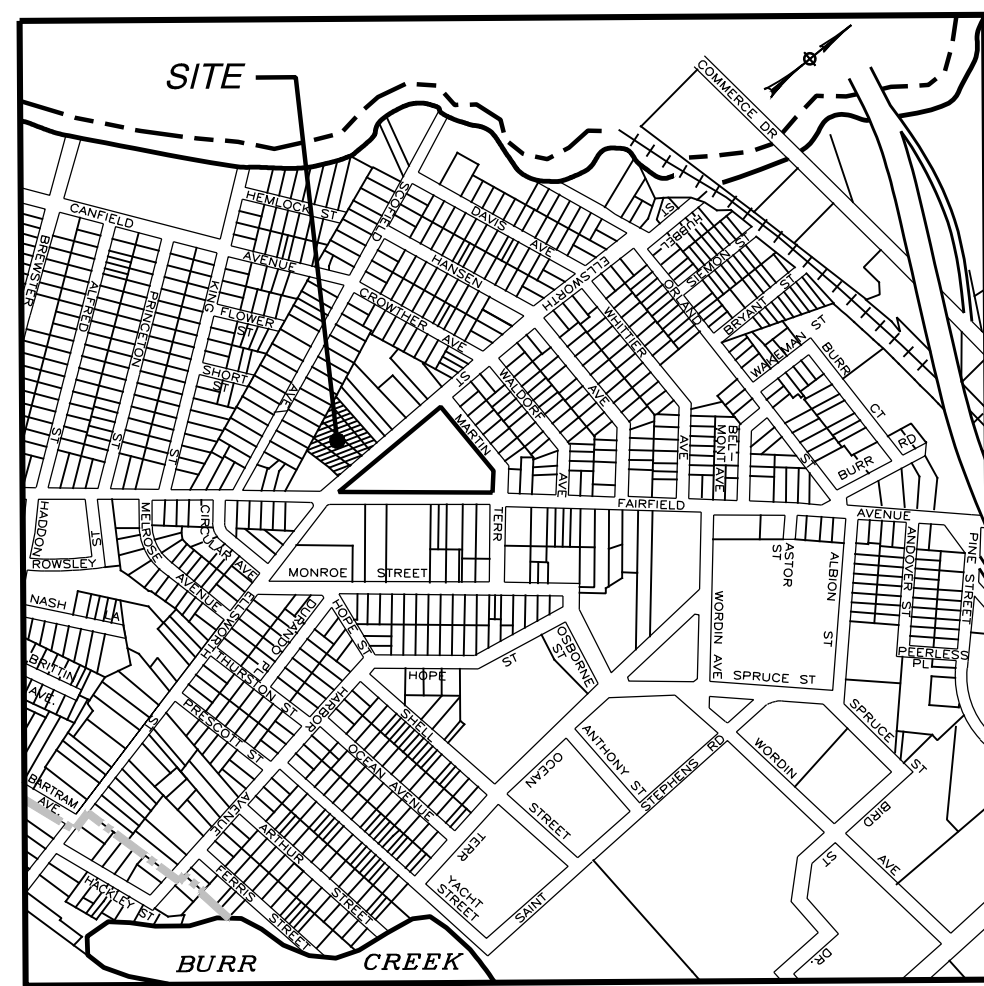


DEVELOPER:
547 ELLSWORTH NAVCAPMAN, LLC
547 ELLSWORTH STREET
BRIDGEPORT, CT 06605

OWNER:
547 ELLSWORTH NAVCAPMAN, LLC
2 ENTERPRISE DRIVE, STE 406
SHELTON, CT 06484

DATES

ISSUE DATE: DECEMBER 23, 2021



VICINITY MAP
SCALE 1"=800'

MAP REFERENCES:

1. "MAP B, MAP OF PROPERTY BELONGING TO CHARLES, HENRY AND JOHN H. LEE, BRIDGEPORT, CONN.," DATED APR. 29, 1905, SCALE 1"=80', BY SCOFIELD & FORD, SURVEYORS. TOWN CLERK MAP VOL. 5, PG. 19.
2. "JOHN B. GAUL, BRIDGEPORT, CONN.," DATED JAN. 23, 1912, SCALE 1"=20' BY SCOFIELD & FORD, SURVEYORS. TOWN CLERK MAP VOL. 6, PG. 51.
3. "PLAN OF SURVEY OF PROPERTY IN BRIDGEPORT, CT., PREPARED FOR S.K.D. CONSTRUCTION," DATED MAY 21, 1992, SCALE 1"=20', PREPARED BY FULLER & CO., INC. TOWN CLERK MAP VOL. 52, PG. 32.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT," ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THE TYPE OF SURVEY IS A PROPERTY AND TOPOGRAPHIC SURVEY. IT IS A RESURVEY CONFORMING TO CLASS A-2 AND CLASS T-2 ACCURACY STANDARDS.
2. ADDITIONAL PROPERTY CORNER MONUMENTATION NOT SET.
3. ELEVATIONS ARE BASED ON THE CITY OF BRIDGEPORT VERTICAL DATUM. BRIDGEPORT VERTICAL DATUM IS 13.51' = 0 N.G.V.D. 1929.
4. PROPERTY IS SITUATED IN A RESIDENCE "C" ZONE
5. PROPERTY IS SITUATED IN "ZONE X", PER FLOOD INSURANCE RATE MAP "FAIRFIELD COUNTY, CONNECTICUT," PANEL 436 OF 626, MAP NUMBER 0900100436G, REVISED JULY 8, 2013, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. UTILITIES DEPICTED HEREON REPRESENT ACTUAL FIELD LOCATIONS OF ALL APPARENT FEATURES (I.E. MANHOLES, CATCH BASINS, GAS VALVES, WATER VALVES, ETC.). THE LOCATIONS OF UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM FIELD OBSERVATIONS WHENEVER POSSIBLE AND BY THE USE OF AVAILABLE SURVEYS AND RECORDS, AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
7. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS; NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS; THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES; NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS; NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

FARFIELD AVENUE



PROPERTY DESCRIPTION:
543, 547, 549, & 557 Ellsworth Street,
Bridgeport, Connecticut

Being a certain parcel of land, situated in the City of Bridgeport and the State of Connecticut, as depicted on a map entitled, "ALTA/ACSM Land Title Survey of Properties Located at 543, 547, 549, & 557 Ellsworth Street, Bridgeport, Connecticut, Prepared For 547 Ellsworth NavCapMan LLC," dated Oct. 2, 2014, scale 1"=20' by Rose-Tiso & Co., LLC, being more particularly bounded and described as follows:

Commencing at a point on the westerly street line of Ellsworth Street, said point being located 97.60 feet northerly of the intersection of the northwesterly street line of Fairfield Avenue with the westerly street line of Ellsworth Street, said point also being the northeasterly property corner of land now or formerly of NKJC, LLC, said point also being the southeasterly corner of the parcel herein described:

Thence in a northwesterly and southwesterly direction, bounded southerly by land now or formerly of NKJC, LLC, the following two courses:
N 88° 06' 05" W, 56.20 feet and
S 81° 27' 55" W, a distance of 110.77 feet to a point;

Thence N 15° 32' 17" W, bounded southwesterly by land now or formerly of Hedwig A. Calus & Alex G. Calus and land now or formerly of Nestor N. Nkwo, each in part, a distance of 59.00 feet to a point;

Thence N 12° 48' 18" W, bounded southwesterly by land now or formerly of David J. Stevens & Sonja Stevens, land now or formerly of KATE J. HABANSKY, and land now or formerly of Dagoberto Santos, each in part, a distance of 103.15 feet to a point;

Thence N 16° 54' 34" W, bounded southwesterly by land now or formerly by Dagoberto Santos and land now or formerly of Maria Cipu & Ion Cipu, each in part, a distance of 50.09 feet to a point;

Thence N 14° 58' 01" W, bounded southwesterly by land now or formerly of Maria Cipu & Ion Cipu, a distance of 42.16 feet to a point;

Thence S 84° 13' 05" E, bounded northerly by land now or formerly of 575 Ellsworth Navcapman LLC, a distance of 251.96 feet to a point;

Thence S 05° 47' 21" W along the westerly street line of Ellsworth Street, a distance of 206.78 feet to the point of commencement.

Said described parcel of land contains 46,195 square feet or 1.0605 acres.

RESIDENTIAL HIGH DENSITY ZONE (R-C)	STANDARDS	#543 ELLSWORTH	#547 ELLSWORTH	#549 ELLSWORTH	#557 ELLSWORTH
LOT					
Lot area, minimum	9,000 s.f.	10,284 s.f.	13,971 s.f.	12,160 s.f.	9,780 s.f.
Frontage, minimum	60 ft.	65.16 ft.	61.00 ft.	40.00 ft.	40.62 ft.
Depth, minimum	n.o.	n.o.	n.o.	n.o.	n.o.
Lot area per dwelling unit, minimum	2,700 s.f.	3,428 s.f.	13,971 s.f.	12,160 s.f.	9,780 s.f.
PRINCIPAL BUILDING SETBACK					
Front lot line, minimum from	15 ft.	2.2 ft.*	15.6 ft.	18.0 ft.	17.4 ft.
Side Lot Line, minimum from	10 ft. (1)	3.0 ft.*	1.7 ft.*	—	—
One side	Note 1	—	2.9 ft.*	1.9 ft.*	—
Both sides shall add up to	20 ft.	24.3 ft.	36.9 ft.	17.5 ft.	9.9 ft.*
Rear lot line	20% lot depth/Actual	35.57/108.8	40.1/139.4	44.6/152.4	48.9/165.4
Minimum	20 ft.	108.8 ft.	139.4 ft.	152.4 ft.	165.4 ft.
ACCESSORY STRUCTURE SETBACK					
Front lot line, min.	Lesser of 50% of lot depth OR 75 ft.	132.3 ft.	97.4 ft.	—	109.3 ft.
Side lot line, min.	3 ft.	5.3 ft.	6.2 ft.	n.o.	3.4 ft.
Rear lot line, min.	3 ft.	5.7 ft.	7.0 ft.	n.o.	97.4 ft.
Corner lot, min.	Note 2	n.o.	n.o.	n.o.	n.o.
Floor area max.	Note 4	894 s.f.	414 s.f.	—	537 s.f.
COVERAGE					
Building coverage, maximum	60%	27.1%	10.3%	9.2%	16.5%
Not to exceed	5,400 s.f.	2788 s.f.	1436 s.f.	1116 s.f.	1812 s.f.
Site coverage, maximum	70%	63.4%	14.6%	12.9%	32.0%
LANDSCAPED AREA					
Minimum	30%	36.6%	85.4%	87.1%	68.0%
HEIGHT					
Principal Building, maximum	4 stories or 45 ft.	2.5/26±	2.5/23±	2.5/26±	2.5/26±
To mid-point of highest roof	n.o.	n.o.	n.o.	n.o.	n.o.
To ridge	n.o.	n.o.	n.o.	n.o.	n.o.
Accessory Structure, maximum					
Flat or rounded roof	12 ft.	11±	—	—	—
To ridge	15 ft.	—	12±	—	13±

- NOTE:
1. Side setback shall be either ten ft. min. or forty percent of the principal building height, whichever is greater.
2. Corner lots are required to provide two front yards and two side yards.
4. See Section 4-9-1(c)(2), Maximum 50% of Principal Structure
* Existing Non-Conforming Condition.

This survey is made for the benefit of:
M&T Bank, its successors and/or assigns,
First American Title Insurance Company and
547 Ellsworth NavCapMan LLC

This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18 of Table A thereof. The field work was completed on August 4, 2014 and was updated on September 6, 2014.

NOTE: DRIVEWAY ENCRACHES OVER SOUTHERLY PROPERTY LINE 1.0'

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

PHILIP L. TISO, L.S. CONN. LIC. No. 12324
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE SIGNATURE AND THE EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

LEGEND

- S. SIGN
- BOLLARD
- LIGHT POLE
- UTILITY POLE
- G.V. GAS VALVE
- W.V. WATER VALVE
- HYD. HYDRANT
- C.B. CATCH BASIN
- M.H. MAN HOLE
- E.O.P. EDGE OF PAVEMENT
- N/F. NOW OR FORMERLY
- U.G. UNDERGROUND GAS LINE
- U.E. UNDERGROUND ELECTRIC LINE
- U.T. UNDERGROUND TELEPHONE LINE
- W. EXIST. WATER LINE
- S.S. EXIST. SAN. SEWER LINE
- S.S. EXIST. STORM SEWER LINE

REVISIONS		
NO.	DESCRIPTION	DATE



ALTA/ACSM LAND TITLE SURVEY
OF PROPERTIES LOCATED AT
543, 547, 549, & 557 ELLSWORTH STREET
BRIDGEPORT, CONNECTICUT
PREPARED FOR
547 ELLSWORTH NAVCAPMAN LLC

ROSE-TISO & CO. LLC.
ARCHITECTS • SURVEYORS • ENGINEERS
www.rose-tiso.com
28 BENTLEY AVENUE, FAIRFIELD, CT 06424
TEL: (203) 251-0861 FAX: (203) 251-0840
DATE: OCT. 2, 2014
SCALE: 1" = 20'
DRAWN BY: LJC
CHECKED BY: PLT
SHEET 1 OF 1
DWG: 1820-M1.dwg
PATH: S:\1820-Ellsworth-\dwg

SITE WORK GENERAL NOTES

- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; MUNICIPAL STANDARDS AND SPECIFICATIONS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPATION HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF THE CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
- THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL, THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CT CALL BEFORE YOU DIG (CBYD) 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 922-4455 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
- SHOULD CONFLICTING INFORMATION BE FOUND WITHIN THE CONTRACT DOCUMENTS, IT IS INCUMBENT UPON THE CONTRACTOR TO REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FOR BUDGETING PURPOSES, THE CONTRACTOR SHALL CARRY THE COST OF THE HIGHER QUALITY/QUANTITY OF WORK UNTIL SUCH TIME THAT A CLARIFICATION IS RENDERED.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.
- ALL NOTES AND DIMENSION DESIGNATED AS "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THESE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK EXCEPT CTDOT ENCROACHMENT PERMIT BOND.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
- SHOULD ANY UNCHARTERED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STRIPATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
- REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
- PAVEMENT MARKING KEY:
 - 4" SYDL 4" SOLID YELLOW DOUBLE LINE
 - 4" SYL 4" SOLID YELLOW LINE
 - 4" SWL 4" SOLID WHITE LINE
 - 12" SWB 12" SOLID WHITE STOP BAR
 - 4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE
- PARKING SPACES SHALL BE STRIPED WITH 4" SWL. HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED WHITE AND BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- ALL PARKING SPACES AND HATCHED AREAS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.
- PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND REVIEWING AGENCY.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "ALTA/ACSM LAND TITLE SURVEY" SCALE 1" = 20', DATED 10/2/2014, BY ROSE TISO & CO. LLC.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
- CTDOT ENCROACHMENT PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK. THE OWNER SHALL POST CTDOT ENCROACHMENT PERMIT BOND.
- AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE. THE AMOUNT OF THE EROSION CONTROL BOND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
- A DEMOLITION PERMIT IS REQUIRED FOR EXISTING BUILDINGS.
- THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
- NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- NOTE HAS BEEN PURPOSELY OMITTED.
- NOTE HAS BEEN PURPOSELY OMITTED.
- 12" SWB (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO CONDUIT SPECIFICATIONS.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.
- THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
- ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
- CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
- ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
- REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
- THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
- ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.
- THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
- THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND/OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
- THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REGULATIONS.
- IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
- EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER UTILITY PROVIDER. REMOVE EXISTING ON-SITE WATER PIPING TO BE ABANDONED TO RIGHT OF WAY LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE WATER UTILITY PROVIDER TO BE REMOVED TO MAIN.
- EXISTING SANITARY LATERAL SHALL BE PLUGGED WITH NON-SHRINK GROUT AT CURB LINE OR AT MAIN CONNECTION IN ACCORDANCE WITH THE SANITARY UTILITY PROVIDER REQUIREMENTS. REMOVE EXISTING LATERAL PIPING FROM SITE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE SANITARY UTILITY PROVIDER.
- DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE GAS UTILITY PROVIDER REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE. ANY PROPANE TANKS SHALL BE PURGED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY NECESSARY FEES.
- THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE CITY OF BRIDGEPORT BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
- BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISH BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
- THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE CTDOT PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
- THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINAIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECRUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
- NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE CALL BEFORE YOU DIG MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
- THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
- THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
- THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
- NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
- ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE HEALTH CODE REQUIREMENTS.
- NOTE HAS BEEN PURPOSELY OMITTED.
- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
- FILL WITHIN FORMER BUILDING FOUNDATION SHALL BE CHECKED BY TEST PIT AND PROOF-ROLLING AND SHALL BE OBSERVED BY THE OWNER'S GEOTECHNICAL ENGINEER. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF UNSUITABLE AND SOFT SUBGRADE MATERIAL AS REQUIRED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.
- THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
- UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
- VERTICAL DATUM IS CITY OF BRIDGEPORT VERTICAL DATUM.
- CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE REVIEWING AGENCY AGENT PRIOR TO THE START OF WORK ON THE SITE.
- PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE CT DEEP AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION DISTRICT WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
- ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL, OTHERWISE THIS WORK SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
- ALL DISTURBANCE INCURRED TO MUNICIPAL, COUNTY, AND STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY, COUNTY AND STATE AS APPLICABLE FOR THE LOCATION OF THE WORK.
- ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 4' FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
- THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
- ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE

DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.

- RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
- THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 6" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
- CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
- BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
- ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
- A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT, AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
- GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
- THE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
- MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
- THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
- ELECTRIC AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE #2251. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE, PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRICAL CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
- ALL WATER LINES TO HAVE A MINIMUM COVER OF 4'-1/2' FEET. ALL LINES SHALL BE BEDDED IN 6" SAND AND INITIALLY BACKFILLED WITH 12" SAND.
- ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.
- THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.
- THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CIVIL ENGINEER AND ALLOWED BY THE GOVERNING AUTHORITY ENGINEER OR OTHER GOVERNING AUTHORITY.
- PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADIENT IN THE DIRECTION OF PIPE LAYING.
- MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.
- HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-Q SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M254. TYPE S. PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPOT JOINT MEETING THE REQUIREMENTS OF AASHTO M254. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATER TIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.
- GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.
- POLYVINYL CHLORIDE PIPE (PVC) FOR SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D3034 (SERIES) WITH COMPRESSION JOINTS AND MOLED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS, ASTM D3231 AND MANUFACTURER'S RECOMMENDED PROCEDURE.
- DUCTILE IRON PIPE SHALL CONFORM TO AWWA C151 FOR CLASS 52 WITH CEMENT LINING IN ACCORDANCE WITH ANSI A21.4 FOR WATER MAINS AND SERVICES 3" Ø AND LARGER. JOINTS SHALL BE MADE WITH CONCRETE THRUST BLOCKS OR WITH MEGALUX RETAINER GLANDS OR WITH ROODING IN ACCORDANCE WITH PROJECT MANUAL SPECIFICATIONS AND IN ACCORDANCE WITH WATER UTILITY PROVIDER REQUIREMENTS TO EXTEND A MINIMUM OF 2 PIPE LENGTHS IN EITHER DIRECTION FROM FITTINGS AND ELBOWS (40 FT MINIMUM). ALL OTHER JOINTS SHALL BE PUSH-ON WITH RUBBER GASKETS (TYTON). USE OF OTHER TYPES OF RETAINER GLANDS SHALL REQUIRE USE WITH CLASS 53 OR GREATER DUCTILE IRON PIPE.
- PVC WATER MAIN PIPING SHALL CONFORM TO AWWA C900.

DEFINITIONS

MUNICIPALITY SHALL MEAN CITY OF BRIDGEPORT
COUNTY SHALL MEAN FAIRFIELD COUNTY
STATE SHALL MEAN CONNECTICUT
WATER UTILITY PROVIDER SHALL MEAN AQUARIUM WATER COMPANY
SANITARY UTILITY PROVIDER SHALL MEAN CITY OF BRIDGEPORT WATER POLLUTION CONTROL AUTHORITY
GAS UTILITY PROVIDER SHALL MEAN SOUTHERN CONNECTICUT GAS
TELECOMMUNICATIONS UTILITY PROVIDER SHALL MEAN OPTIMUM
ELECTRIC UTILITY PROVIDER SHALL MEAN UNITED ILLUMINATING COMPANY



355 Research Parkway
Meriden, CT 06450
(203) 630-1406
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RESIDENTIAL DEVELOPMENT
543, 547, 549, 557 ELLSWORTH STREET
BRIDGEPORT, CONNECTICUT

Desc.

REVISIONS
No. Date

Designed	T.R.J.
Drawn	T.R.J.
Reviewed	S.M.K.
Scale	NONE
Project No.	2102357
Date	12/23/2021
CAD File:	GN210235701

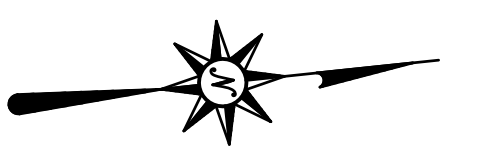
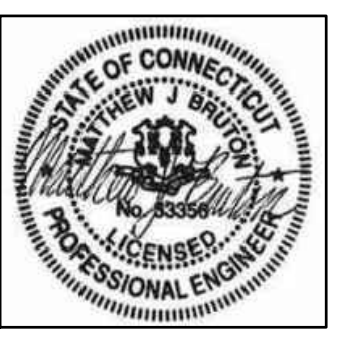
Title

GENERAL NOTES

Sheet No.

GN-1

**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**



DEMOLITION PLAN LEGEND

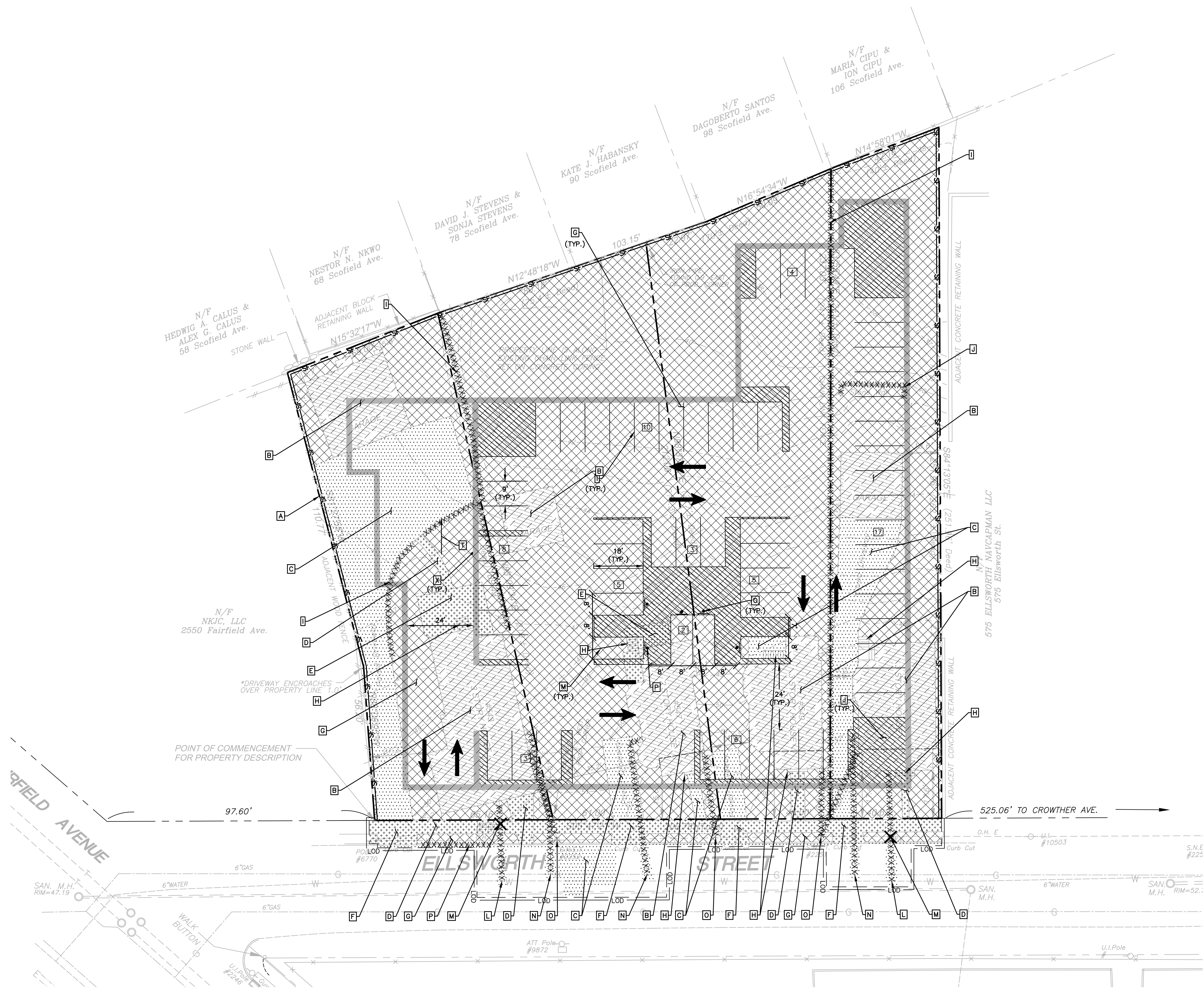
- PROPERTY LINE
- LOD
- LIMIT OF DISTURBANCE AND SITE WORK CONTRACT LIMIT LINE
- PROPOSED TREE DRIP LINE AND LIMIT OF CLEARING AND GRUBBING
- SAWCUT LINE
- REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
- PROTECT EXISTING UTILITY LINE
- REMOVE AND DISPOSE EXISTING STRUCTURE, FURNISHING, TREE, SHRUB, AND/OR STUMP
- PROTECT EXISTING STRUCTURE/FURNISHING OR TREE
- REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS AND STAIRS
- REMOVE AND DISPOSE OF EXISTING VEGETATION AND STUMPS

DEMOLITION PLAN CALL OUT LEGEND

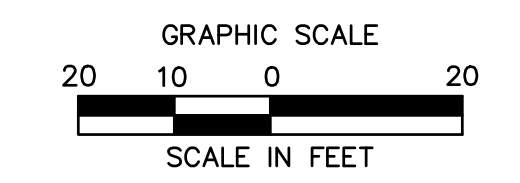
- A** LIMIT OF DISTURBANCE IS PROPERTY LINE UNLESS SPECIFIED OTHERWISE
- B** REMOVE EXISTING BUILDING, REFER TO GENERAL NOTE 1
- C** REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT
- D** REMOVE AND DISPOSE OF EXISTING CONCRETE WALK
- E** REMOVE AND DISPOSE OF EXISTING CONCRETE PAD
- F** REMOVE AND DISPOSE EXISTING DRIVEWAY APRON
- G** CLEAR AND GRUB EXISTING VEGETATION
- H** REMOVE AND DISPOSE OF EXISTING STEPS
- I** REMOVE AND DISPOSE OF EXISTING FENCE
- J** REMOVE AND DISPOSE OF EXISTING STONE WALL
- K** PROTECT EXISTING UTILITY TO REMAIN
- L** REMOVE EXISTING WATER SERVICE AND CAP AT MAINLINE. CONTRACTOR TO FIELD VERIFY LOCATION
- M** REMOVE AND DISPOSE OF EXISTING WATER VALVE OR FIRE DEPARTMENT CONNECTION
- N** REMOVE EXISTING GAS SERVICE AND CAP AT MAINLINE. CONTRACTOR TO FIELD VERIFY LOCATION
- O** REMOVE EXISTING ELECTRIC SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION
- P** REMOVE AND DISPOSE EXISTING CONCRETE CURB

GENERAL NOTES

- DIRECTIONS FOR REMOVAL OF BUILDING:
REMOVE AND DISPOSE OF BUILDING INCLUDING BUT NOT LIMITED TO: WALLS, ROOF, ROOF OVERHANG, SLABS, FLOORS, FOUNDATIONS, PIPES, INTERIOR FIXTURES, DOORS, WINDOWS, CANOPIES, INTERIOR AND EXTERIOR STAIRS, DECKS, RAMPS, INTERIOR AND EXTERIOR CONCRETE PADS, INTERIOR AND EXTERIOR COLUMNS, MECHANICAL EQUIPMENT, STEEL FRAMING, ETC. (ALL HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF ACCORDINGLY BY A LICENSED HANDLER.) REMOVE ANY EXISTING SEPTIC SYSTEMS, SEPTIC PIPING, AND APPURTENANCES PER STATE HEALTH CODE IF ENCOUNTERED.



**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**



REVISIONS	Date	Desc.
No.		

Designed	T.R.J.
Drawn	T.R.J.
Reviewed	S.M.K.
Scale	1"=20'
Project No.	2102357
Date	12/23/2021
CAD File:	DM210235701
Title	DEMOLITION PLAN
Sheet No.	

DM-1

12/23/2021, LENNIS, G., VORNEI, V.P., 10235701.DWG, DWG, 1, 24X36, 2021.

ZONING INFORMATION

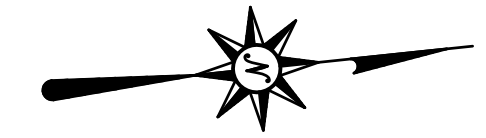
LOCATION: BRIDGEPORT, FAIRFIELD COUNTY, CONNECTICUT				
ZONE: R-CC (RESIDENTIAL HIGH DENSITY)				
USE: MULTI-FAMILY RESIDENTIAL (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	10,000 S.F.	46,195 S.F. (1.06 AC.)	NO
2	MINIMUM LOT DEPTH	100 FEET	209 FEET	NO
3	MINIMUM LOT FRONTAGE	75 FEET	207 FEET	NO
4	MINIMUM FRONT SETBACK	10 FEET	10 FEET	NO
5	MINIMUM SIDE SETBACK	10 FEET	10 FEET	NO
6	MINIMUM REAR SETBACK	10 FEET	10 FEET	NO
7	MAXIMUM BUILDING HEIGHT	65 FEET / 6 STORIES	6 STORIES	NO
8	MAXIMUM BUILDING COVERAGE	75 PERCENT	70 PERCENT	NO
9	MAXIMUM IMPERVIOUS COVERAGE	80 PERCENT	79 PERCENT	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	32,301 S.F.	NO
2	PARKING REQUIRED	MULTI-FAMILY: 1 SPACE PER DWELLING UNIT PLUS 10% FOR VISITORS (123 UNITS) TOTAL REQUIRED = 135	135 STALLS (SEE PARKING BREAKDOWN TABLE)	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	5 SPACES	5 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY 11 FEET - 1-WAY	24 FEET - 2-WAY	NO
6	MINIMUM FRONT SETBACK	10 FEET	10 FEET	NO
7	MINIMUM SIDE SETBACK	10 FEET	10 FEET	NO
8	MINIMUM REAR SETBACK	5 FEET	5 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	SURFACE PARKING AREAS GREATER THAN 2,500 S.F. OR WITH MORE THAN 10 SPACES MUST CONTAIN INTERIOR LANDSCAPING	SURFACE PARKING AREA < 2,500 S.F. < 10 SPACES	NO

PARKING BREAKDOWN

PARKING AREA	PROVIDED
UPPER LEVEL	63
LOWER LEVEL	64
OUTSIDE	5
RAMP	3
TOTAL SPACES	135



SITE PLAN LEGEND

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	CHAIN LINK FENCE
	SAWCUT
	BITUMINOUS CONCRETE, CONCRETE, OR GRANITE CURB
	MODULAR BLOCK RETAINING WALL
	RB-350 METAL BEAM GUIDERAIL
	BUILDING COLUMN
	STANDARD DUTY PAVEMENT STRUCTURE
	REINFORCED CONCRETE SIDEWALK
	LANDSCAPED AREA

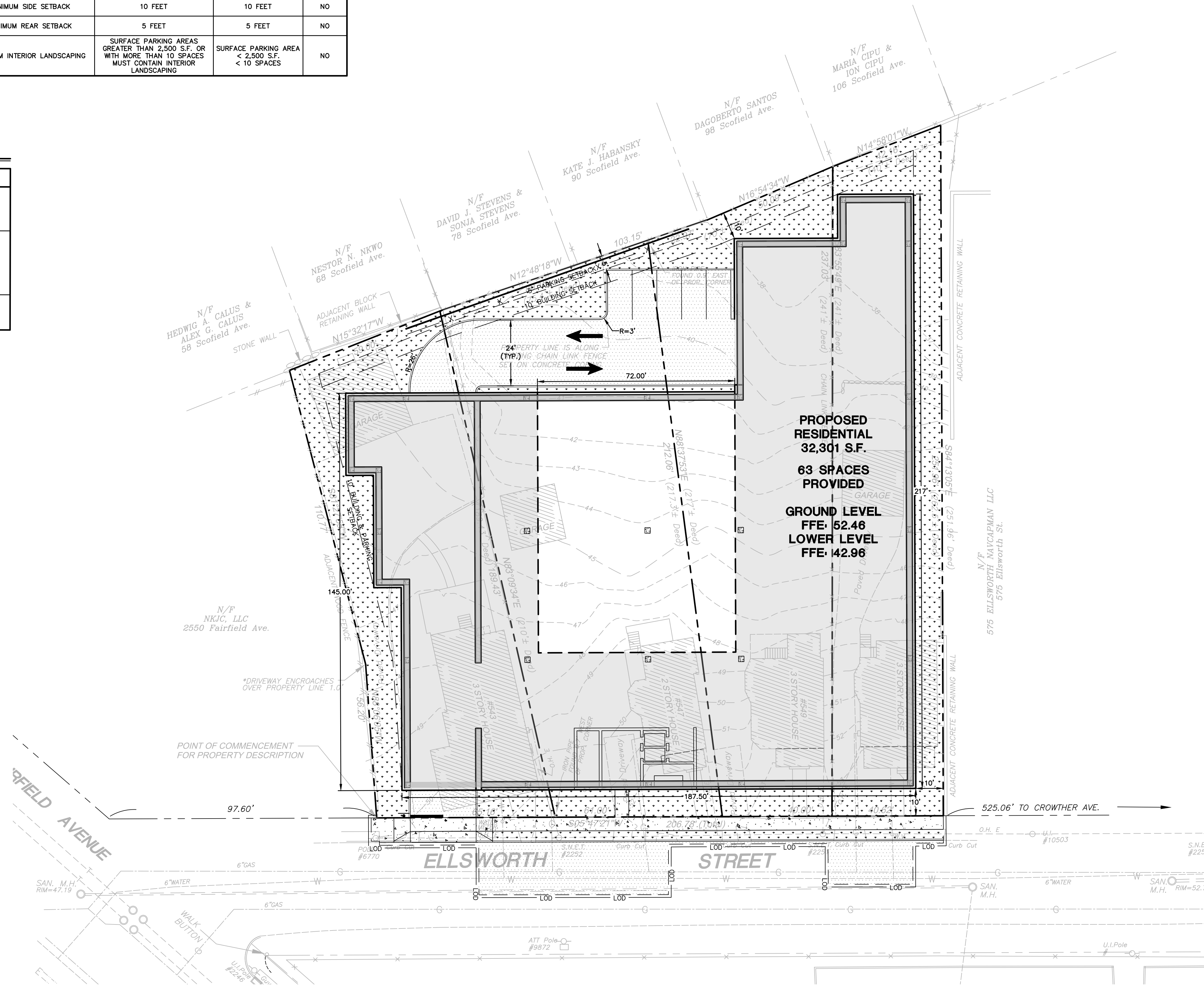
SIGN LEGEND

SIGN NO.	CT-DOT NO. OR MUTCD NO.	LEGEND
A	31-0552	
B	31-0662	
C	31-0648	

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.

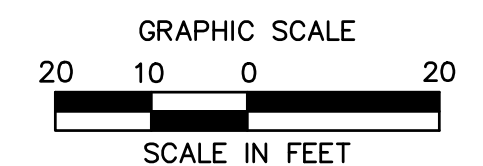
SITE PLAN CALL OUT LEGEND

- [A] LIMIT OF DISTURBANCE IS PROPERTY LINE UNLESS SPECIFIED OTHERWISE
- [B] PROVIDE AND INSTALL BITUMINOUS CONCRETE CURB
- [C] PROVIDE AND INSTALL CONCRETE CURB
- [D] PROVIDE AND INSTALL BUILDING, SEE PLANS BY OTHERS
- [E] PROVIDE AND INSTALL STANDARD DUTY PAVEMENT STRUCTURE
- [F] PROVIDE AND INSTALL CONCRETE SIDEWALK
- [G] PROVIDE AND INSTALL CONCRETE DRIVEWAY APRON
- [H] PROVIDE AND INSTALL 4" SWL
- [I] PROVIDE AND INSTALL 4" SWL
- [J] PROVIDE AND INSTALL 4" SOLID WHITE LINE AT 45° AND SPACED 2' O.C.
- [K] PROVIDE AND INSTALL 12" SOLID WHITE STOP BAR
- [L] PROVIDE AND INSTALL DIRECTIONAL ARROWS
- [M] PROVIDE AND INSTALL CONNECTICUT ACCESSIBLE SYMBOL PAVEMENT MARKING
- [N] PROVIDE AND INSTALL SIGN A
- [O] PROVIDE AND INSTALL SIGN B
- [P] PROVIDE AND INSTALL SIGNS B AND C
- [Q] PROVIDE AND INSTALL CONCRETE TRANSITION CURB
- [R] PROPERTY LINE DIVIDING PARCELS TO BE EXTINGUISHED
- [S] PROVIDE AND INSTALL CONCRETE TRANSFORMER PAD PER UTILITY PROVIDER'S REQUIREMENTS
- [T] RAMP TO LOWER LEVEL
- [U] RAMP TO STREET LEVEL
- [V] PROVIDE AND INSTALL RETAINING WALL
- [W] COLUMN (SEE ARCHITECTURAL PLAN)
- [X] SOLID WALL
- [Y] GARAGE ENTRANCE
- [Z] PROVIDE AND INSTALL CHAIN LINK FENCE



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

EXTERIOR PARKING LAYOUT

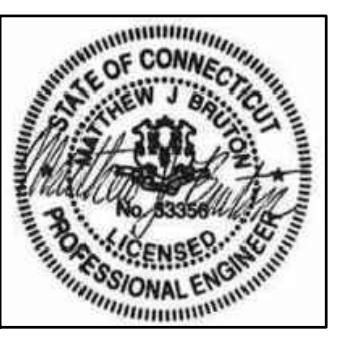
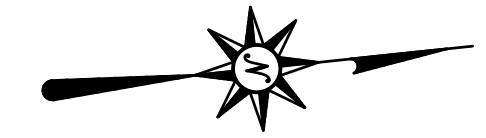


REV.	NO.	DATE	DESC.

Designed: T.R.J.
Drawn: T.R.J.
Reviewed: S.M.K.
Scale: 1"=20'
Project No.: 2102357
Date: 12/23/2021
CAD File: SP210235701

Title: **SITE PLAN**

Sheet No.:



SITE PLAN LEGEND

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	CHAIN LINK FENCE
	SAWCUT
	BITUMINOUS CONCRETE, CONCRETE, OR GRANITE CURB
	MODULAR BLOCK RETAINING WALL
	RB-350 METAL BEAM GUIDERAIL
	BUILDING COLUMN
	STANDARD DUTY PAVEMENT STRUCTURE
	REINFORCED CONCRETE SIDEWALK
	LANDSCAPED AREA

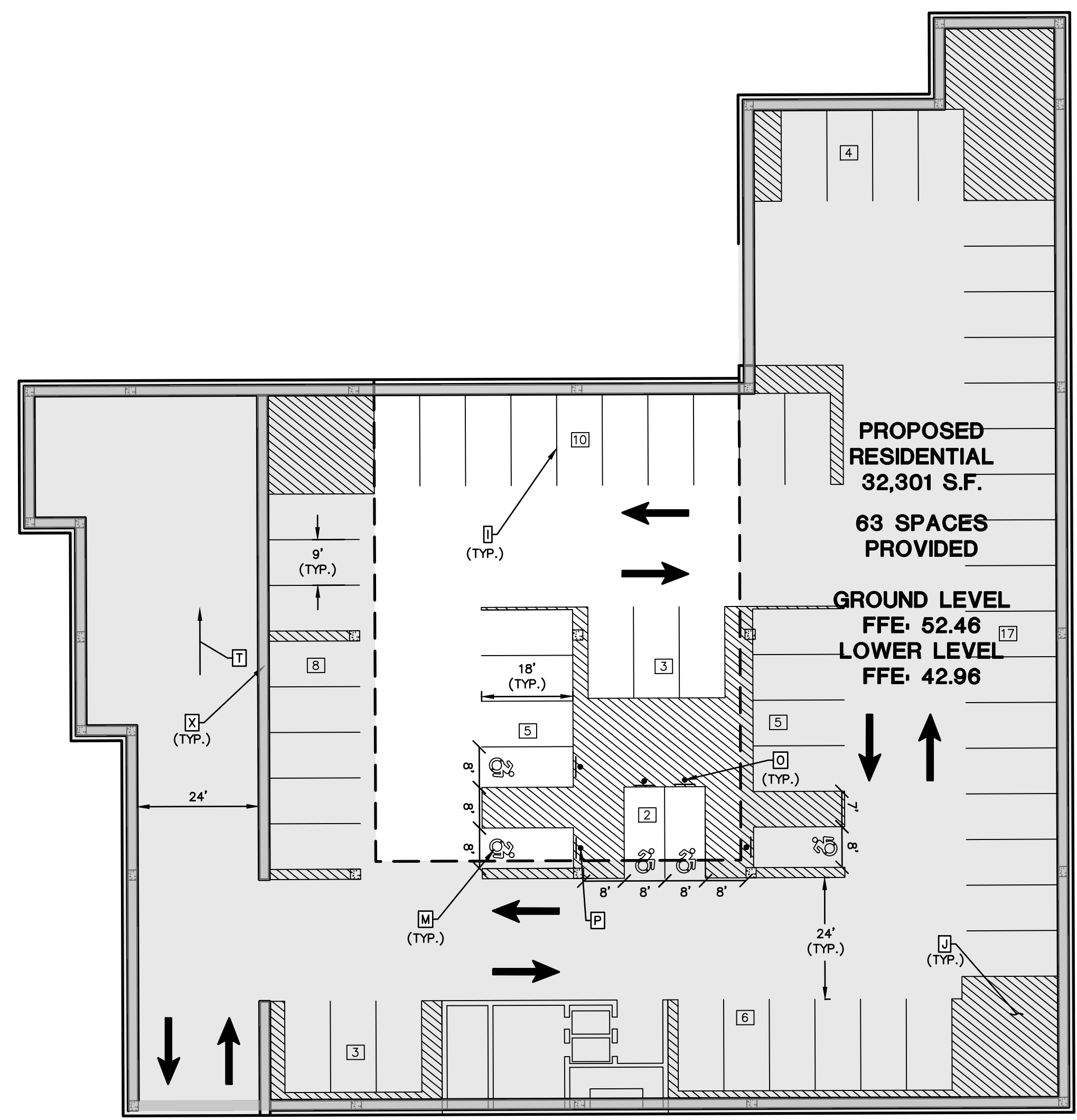
SIGN LEGEND

SIGN NO.	CT-DOT NO. OR MUTCD NO.	LEGEND
A	31-0552	
B	31-0662	
C	31-0648	

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.

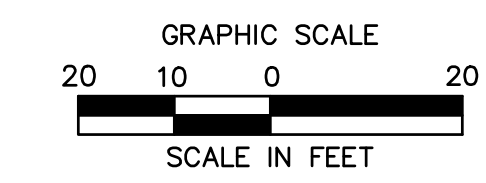
SITE PLAN CALL OUT LEGEND

- A LIMIT OF DISTURBANCE IS PROPERTY LINE UNLESS SPECIFIED OTHERWISE
- B PROVIDE AND INSTALL BITUMINOUS CONCRETE CURB
- C PROVIDE AND INSTALL CONCRETE CURB
- D PROVIDE AND INSTALL BUILDING, SEE PLANS BY OTHERS
- E PROVIDE AND INSTALL STANDARD DUTY PAVEMENT STRUCTURE
- F PROVIDE AND INSTALL CONCRETE SIDEWALK
- G PROVIDE AND INSTALL CONCRETE DRIVEWAY APRON
- H PROVIDE AND INSTALL 4" SWL
- I PROVIDE AND INSTALL 4" SWL
- J PROVIDE AND INSTALL 4" SOLID WHITE LINE AT 45° AND SPACED 2' O.C.
- K PROVIDE AND INSTALL 12" SOLID WHITE STOP BAR
- L PROVIDE AND INSTALL DIRECTIONAL ARROWS
- M PROVIDE AND INSTALL CONNECTICUT ACCESSIBLE SYMBOL PAVEMENT MARKING
- N PROVIDE AND INSTALL SIGN A
- O PROVIDE AND INSTALL SIGN B
- P PROVIDE AND INSTALL SIGNS B AND C
- Q PROVIDE AND INSTALL CONCRETE TRANSITION CURB
- R PROPERTY LINE DIVIDING PARCELS TO BE EXTINGUISHED
- S PROVIDE AND INSTALL CONCRETE TRANSFORMER PAD PER UTILITY PROVIDER'S REQUIREMENTS
- T RAMP TO LOWER LEVEL
- U RAMP TO STREET LEVEL
- V PROVIDE AND INSTALL RETAINING WALL
- W COLUMN (SEE ARCHITECTURAL PLAN)
- X SOLID WALL
- Y GARAGE ENTRANCE
- Z PROVIDE AND INSTALL CHAIN LINK FENCE



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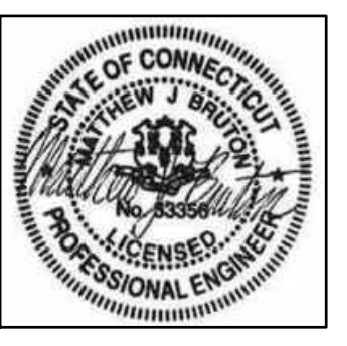
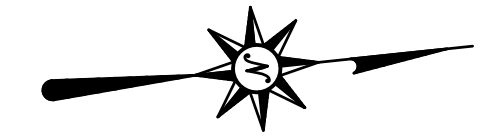
UPPER LEVEL GARAGE PARKING LAYOUT



REVISIONS	Date	Desc.
No.		

Designed	T.R.J.
Drawn	T.R.J.
Reviewed	S.M.K.
Scale	1"=20'
Project No.	2102357
Date	12/23/2021
CAD File:	SP210235701
Title	SITE PLAN
Sheet No.	

SP-2



REVISIONS

No.	Date	Desc.

Designed: T.R.J.
Drawn: T.R.J.
Reviewed: S.M.K.
Scale: 1"=20'
Project No.: 2102357
Date: 12/23/2021
CAD File: SP210235701

SITE PLAN LEGEND

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	CHAIN LINK FENCE
	SAWCUT
	BITUMINOUS CONCRETE, CONCRETE, OR GRANITE CURB
	MODULAR BLOCK RETAINING WALL
	RB-350 METAL BEAM GUIDERAIL
	BUILDING COLUMN
	STANDARD DUTY PAVEMENT STRUCTURE
	REINFORCED CONCRETE SIDEWALK
	LANDSCAPED AREA

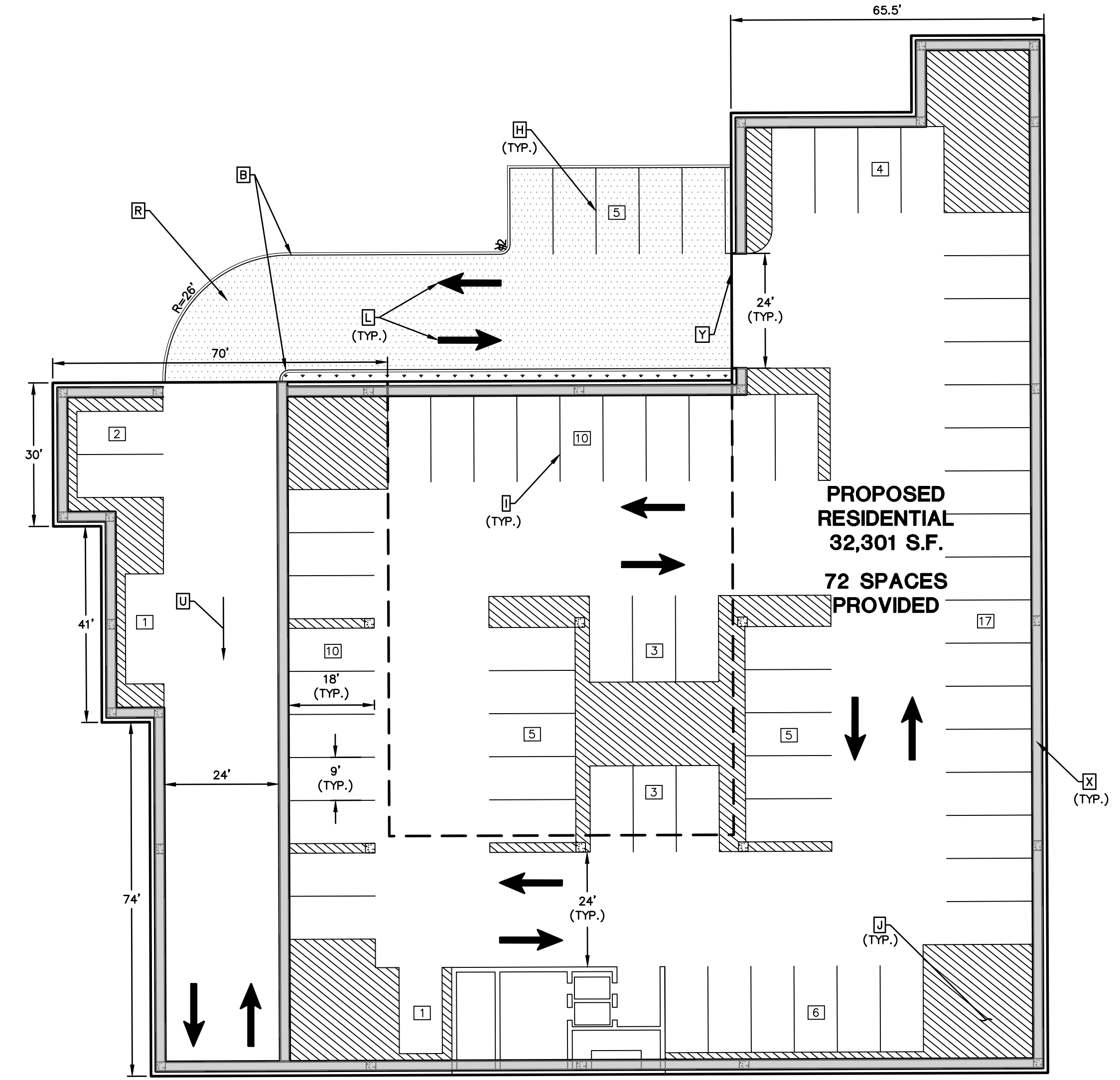
SITE PLAN CALL OUT LEGEND

- A LIMIT OF DISTURBANCE IS PROPERTY LINE UNLESS SPECIFIED OTHERWISE
- B PROVIDE AND INSTALL BITUMINOUS CONCRETE CURB
- C PROVIDE AND INSTALL CONCRETE CURB
- D PROVIDE AND INSTALL BUILDING, SEE PLANS BY OTHERS
- E PROVIDE AND INSTALL STANDARD DUTY PAVEMENT STRUCTURE
- F PROVIDE AND INSTALL CONCRETE SIDEWALK
- G PROVIDE AND INSTALL CONCRETE DRIVEWAY APRON
- H PROVIDE AND INSTALL 4" SWL
- I PROVIDE AND INSTALL 4" SWL
- J PROVIDE AND INSTALL 4" SOLID WHITE LINE AT 45° AND SPACED 2' O.C.
- K PROVIDE AND INSTALL 12" SOLID WHITE STOP BAR
- L PROVIDE AND INSTALL DIRECTIONAL ARROWS
- M PROVIDE AND INSTALL CONNECTICUT ACCESSIBLE SYMBOL PAVEMENT MARKING
- N PROVIDE AND INSTALL SIGN A
- O PROVIDE AND INSTALL SIGN B
- P PROVIDE AND INSTALL SIGNS B AND C
- Q PROVIDE AND INSTALL CONCRETE TRANSITION CURB
- R PROPERTY LINE DIVIDING PARCELS TO BE EXTINGUISHED
- S PROVIDE AND INSTALL CONCRETE TRANSFORMER PAD PER UTILITY PROVIDER'S REQUIREMENTS
- T RAMP TO LOWER LEVEL
- U RAMP TO STREET LEVEL
- V PROVIDE AND INSTALL RETAINING WALL
- W COLUMN (SEE ARCHITECTURAL PLAN)
- X SOLID WALL
- Y GARAGE ENTRANCE
- Z PROVIDE AND INSTALL CHAIN LINK FENCE

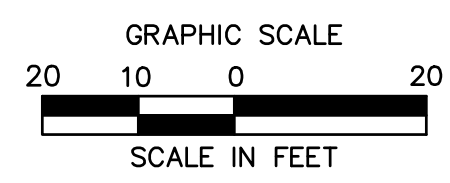
SIGN LEGEND

SIGN NO.	CT-DOT NO. OR MUTCD NO.	LEGEND
A	31-0552	
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NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.



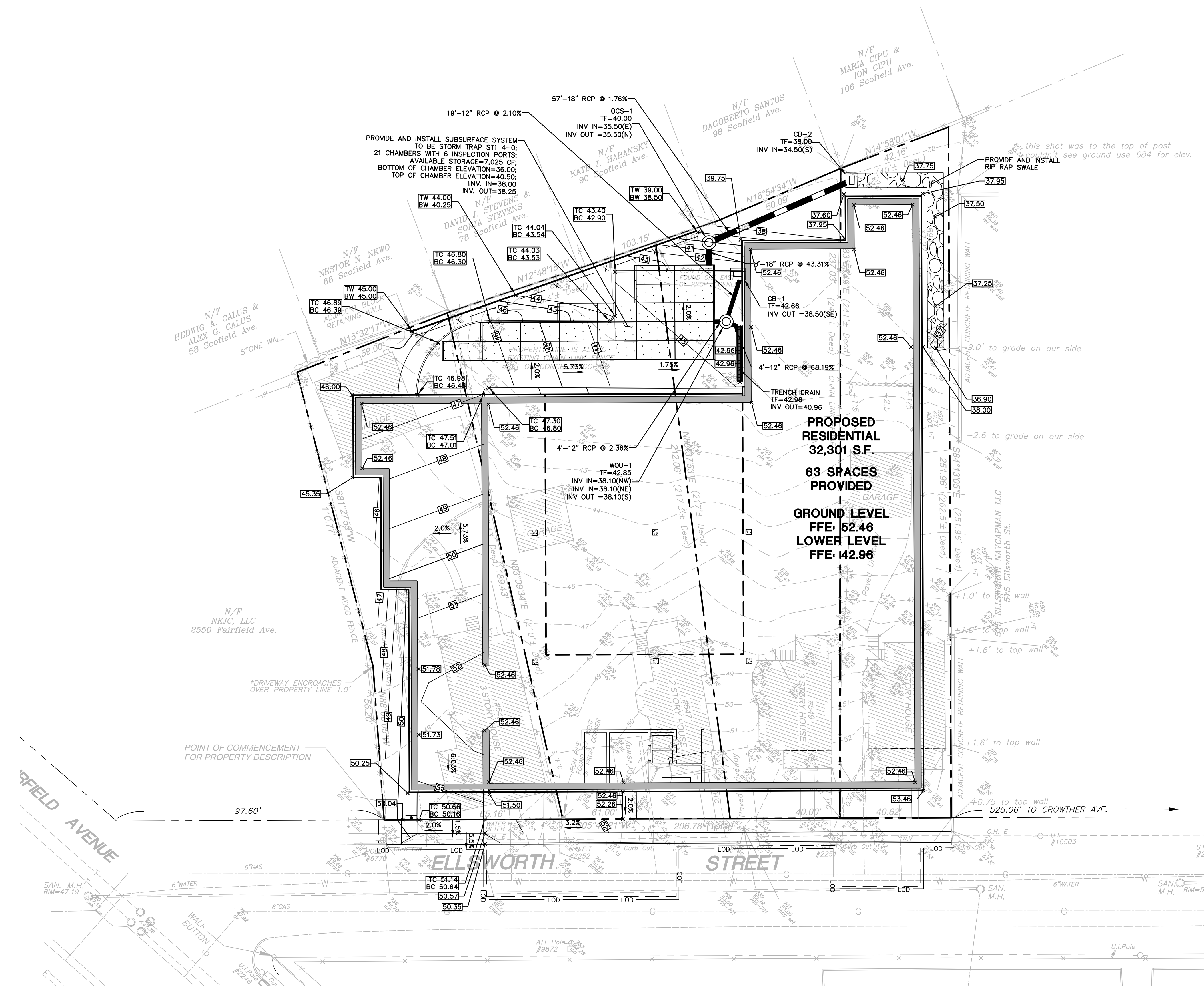
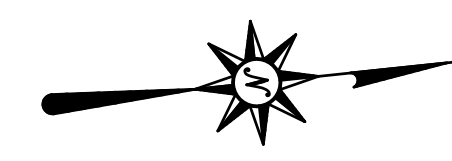
LOWER LEVEL PARKING GARAGE LAYOUT



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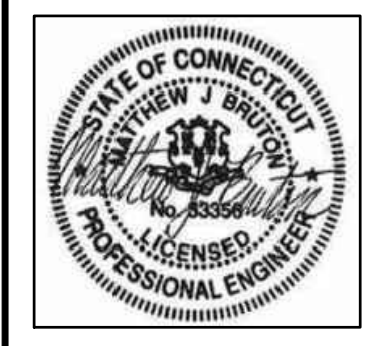
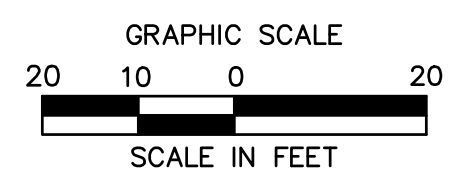
GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD --- LIMIT OF DISTURBANCE
- STORM LINE
- ☐ TYPE "C" CATCH BASIN
- ☐ TYPE "CL" CATCH BASIN
- ⊙ OUTLET CONTROL
- ⊙ STRUCTURE/WATER QUALITY UNIT
- ⊙ RIP RAP SWALE
- PROPOSED CONTOUR LINE
- 2.0% PROPOSED SLOPE
- ×43.00 PROPOSED SPOT GRADE
- TC=TOP OF CURB
- BC=BOTTOM OF CURB
- TW=TOP OF WALL
- BW=BOTTOM OF WALL



PROPOSED RESIDENTIAL
32,301 S.F.
63 SPACES PROVIDED
GROUND LEVEL
FFE: 52.46
LOWER LEVEL
FFE: 42.96

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RESIDENTIAL DEVELOPMENT
 543, 547, 549, 557 ELLSWORTH STREET
 BRIDGEPORT, CONNECTICUT

REVISIONS	No.	Date	Desc.
Designed			X.X.X.
Drawn			X.X.X.
Reviewed			S.M.K.
Scale			1"=20'
Project No.			2102357
Date			12/23/2021
CAD File			GD210235701

GRADING AND DRAINAGE PLAN

Sheet No.

GD-1

12/23/2021, LENNIS, G. \WORK\1\2\21\022357\DWG\GD2102357.DWG (S) 1:24004.206C

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SITE UTILITIES LEGEND

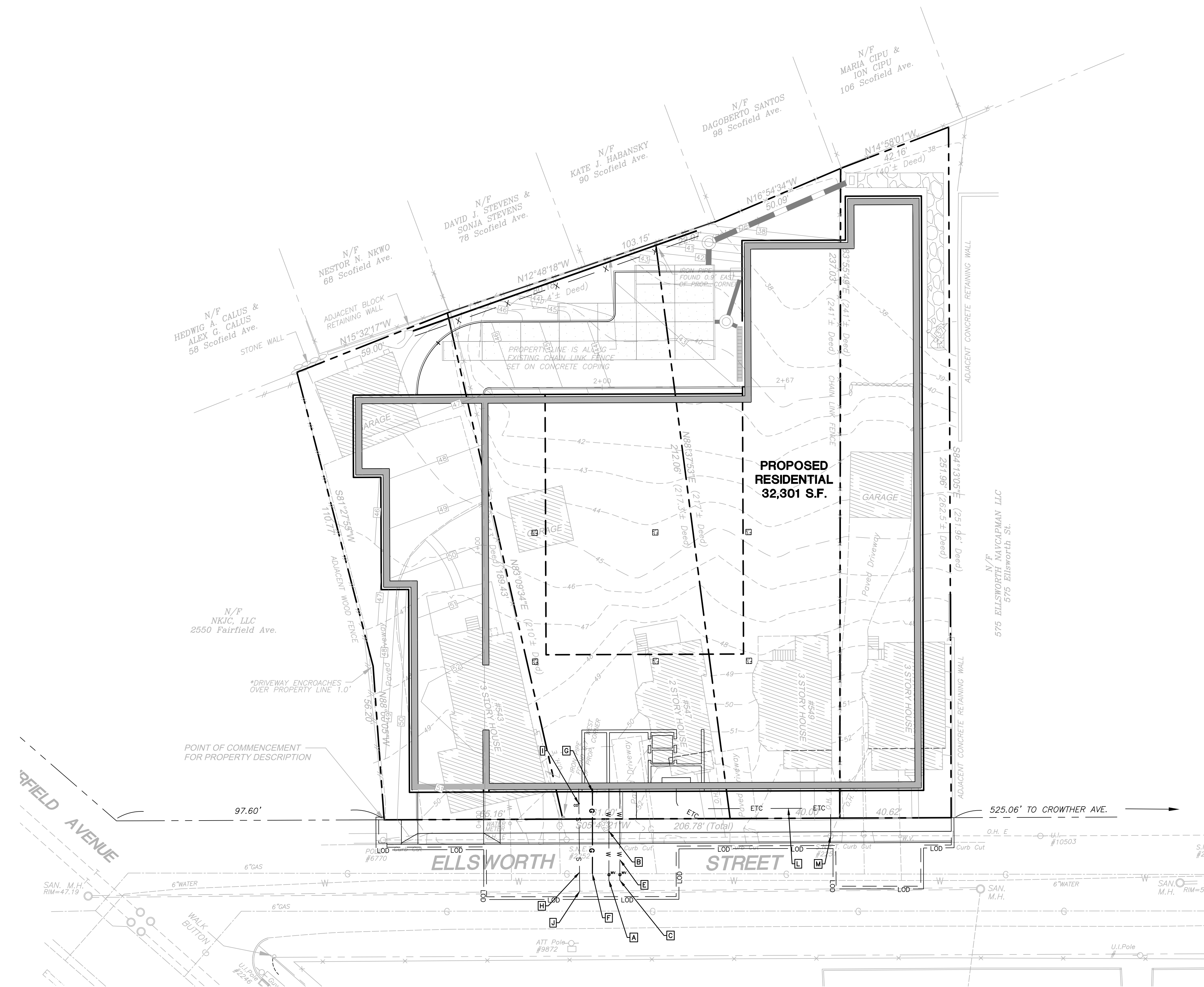
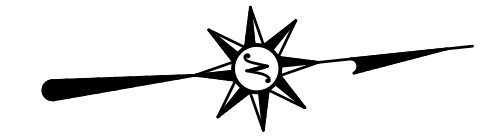
PROPERTY LINE	---
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	LOD
ELECTRIC LINE	E E
ELECTRIC AND TELECOMMUNICATIONS LINES	ETC
GAS LINE	G G
WATER LINE	W W
SANITARY SEWER LINE	S
SANITARY SEWER FORCE MAIN	SFM
OVERHEAD LINE	OH OH
TRANSFORMER	T
HYDRANT	⊗
UTILITY POLE	⊙
SANITARY MANHOLE	⊙
SANITARY CLEANOUT	⊙
WATER VALVE	⊙
GATE VALVE	⊙
THRUST BLOCK	▲
GREASE TRAP	⊙
OUTLET CONTROL STRUCTURE	⊙
HYDRODYNAMIC SEPARATOR	⊙
STORM LINE	---
CATCH BASIN	⊙
STORM MANHOLE	⊙
FLARED END	⊙
END WALL OR HEADWALL	---
PROPOSED CONTOUR LINE	228
PROPOSED SPOT GRADE	x 100.00
ABBREVIATIONS	
- TC=TOP OF CURB	x TC=100.00
- BC=BOTTOM OF CURB	x BC=99.50
- TW=TOP OF WALL	x TW=108.00
- BW=BOTTOM OF WALL	x BW=100.00
PROPOSED SURFACE SLOPE	2%

SITE UTILITIES CALL OUT LEGEND

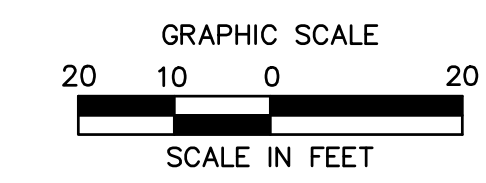
- A** PROVIDE AND INSTALL TAPPING SLEEVE AND VALVE FOR DOMESTIC WATER SERVICE. COORDINATE TAPPING SLEEVE AND VALVE INSTALLATION WITH AQUARION WATER COMPANY.
- B** PROVIDE AND INSTALL 4" DI CLASS 52 WATER SERVICE TO BUILDING
- C** PROVIDE AND INSTALL WATER METER PER AQUARION WATER COMPANY STANDARDS
- D** PROVIDE AND INSTALL TAPPING SLEEVE AND VALVE FOR FIRE WATER SERVICE. COORDINATE TAPPING SLEEVE AND VALVE INSTALLATION WITH AQUARION WATER COMPANY.
- E** PROVIDE AND INSTALL 6" CLDI FIRE SERVICE TO BUILDING
- F** CONNECT TO EXISTING GAS MAIN. COORDINATE WITH UTILITY PROVIDER
- G** PROVIDE AND INSTALL GAS METER AND BOLLARDS PER GAS UTILITY PROVIDER REQUIREMENTS
- H** PROVIDE AND INSTALL 6" PVC SDR 35 SANITARY PIPE
- I** PROVIDE AND INSTALL CLEANOUT
- J** PROVIDE AND INSTALL SADDLE CONNECTION AT SANITARY PIPE. CONTRACTOR TO FIELD VERIFY INVERT AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION.
- K** CONNECT TO EXISTING UTILITY POLE FOR ELECTRIC SERVICE. COORDINATE WITH ELECTRIC SERVICE PROVIDER
- L** PROVIDE AND INSTALL (6) 4" SCH 80 PVC CONDUITS FOR TELECOMMUNICATIONS AND ELECTRICAL SERVICE
- M** CONNECT TO EXISTING UTILITY POLE FOR TELEPHONE SERVICE. COORDINATE WITH TELEPHONE SERVICE PROVIDER

NOTES

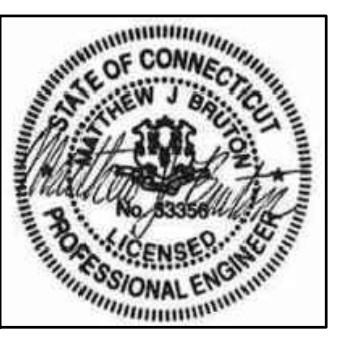
CONTRACTOR SHALL CONFIRM LOCATION, SIZE, CONDITION AND ELEVATION OF ALL UTILITY LATERAL STUBS, WATER MAINS, GAS MAINS AND ELECTRICAL SERVICES PRIOR TO CONSTRUCTION.



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355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

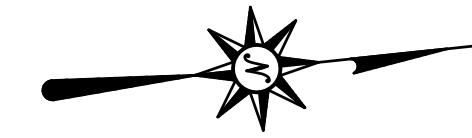


RESIDENTIAL DEVELOPMENT
543, 547, 549, 557 ELLSWORTH STREET
BRIDGEPORT, CONNECTICUT

REVISIONS	Desc.
No.	Date
Designed	X.X.X.
Drawn	X.X.X.
Reviewed	S.M.K.
Scale	1"=20'
Project No.	2102357
Date	12/23/2021
CAD File:	SU210235701
Title	SITE UTILITIES PLAN
Sheet No.	

SU-1

12/23/2021, LENNIS, G., VORHEIS, J.P., 10/23/2021, DWG, 55010235701, DWG, 55010235701, 1/24/2021, 2021



EROSION CONTROL PLAN LEGEND

- PROPERTY LINE
- LOD LIMIT OF DISTURBANCE
- SILT FENCE
- SILT SACKS AT CATCH BASINS
- MATERIAL STOCKPILE AREA WITH DOUBLE ROW OF SILT FENCE
- CONCRETE WASHPIT
- CONSTRUCTION ENTRANCE

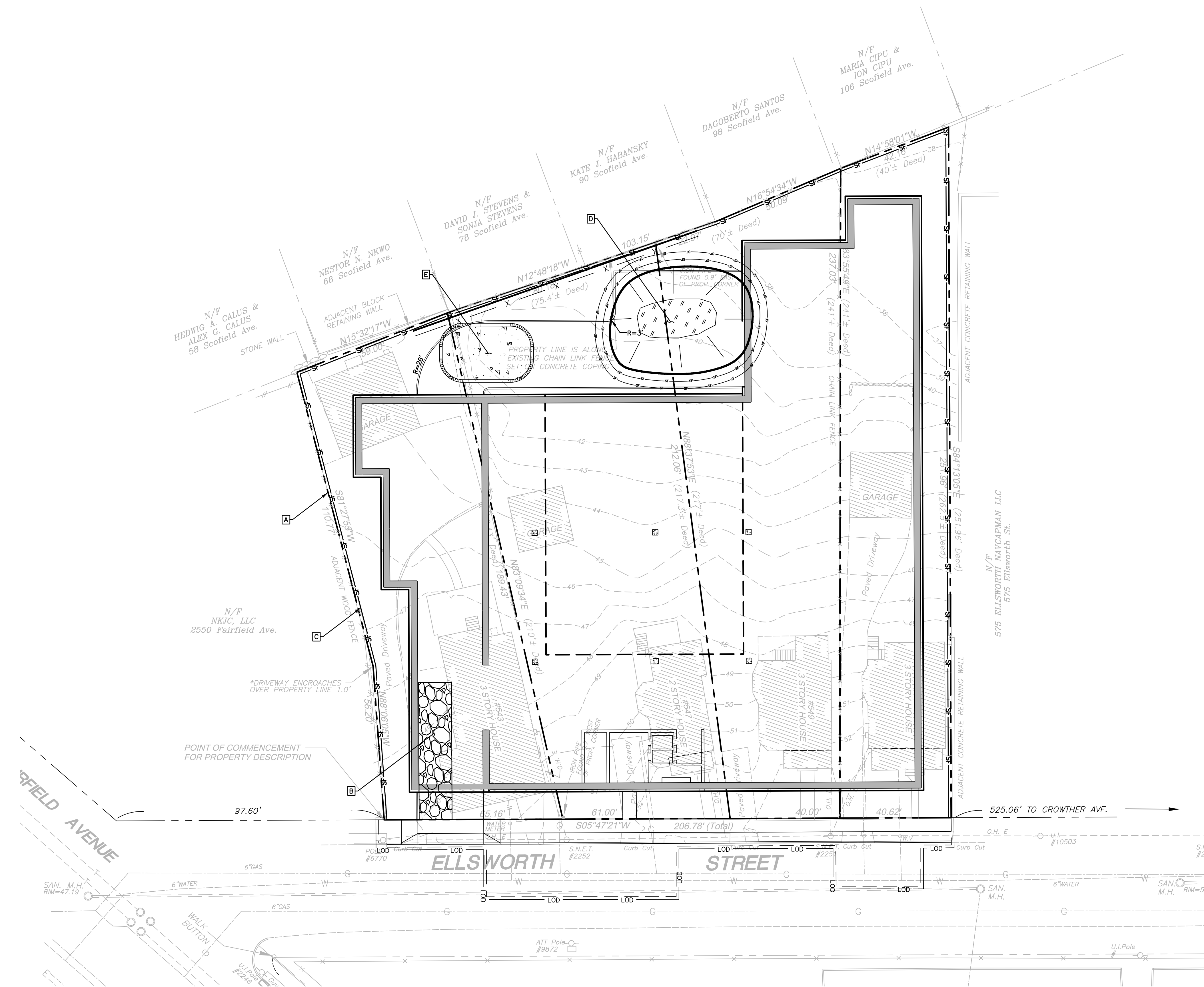
SOIL TYPE

307 URBAN LAND

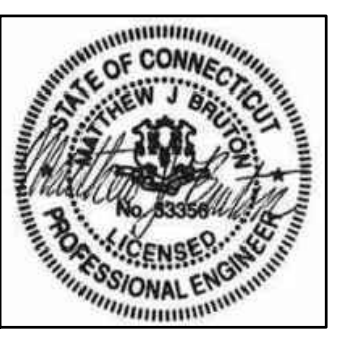
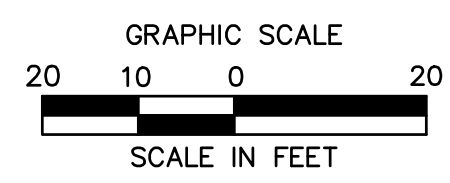
NOTE: ENTIRE SITE IS DESIGNATED AS SOIL TYPE 307 PER WEB SOIL SURVEY

EROSION CONTROL CALL OUT LEGEND

- A** LIMIT OF DISTURBANCE IS PROPERTY LINE UNLESS SPECIFIED OTHERWISE
- B** PROVIDE AND INSTALL CONSTRUCTION ENTRANCE
- C** PROVIDE AND INSTALL SILT FENCE
- D** PROVIDE AND INSTALL MATERIALS STOCKPILE AREA (ACTUAL LOCATION TO BE DETERMINED BASED ON CONSTRUCTION NEEDS)
- E** PROVIDE AND INSTALL CONCRETE WASHPIT (ACTUAL LOCATION TO BE DETERMINED BASED ON CONSTRUCTION NEEDS)



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NOT RELEASED FOR CONSTRUCTION



RESIDENTIAL DEVELOPMENT

543, 547, 549, 557 ELLSWORTH STREET
BRIDGEPORT, CONNECTICUT

REVISIONS	Desc.
No.	Date

Designed	T.R.J.
Drawn	T.R.J.
Reviewed	S.M.K.
Scale	1"=20'
Project No.	2102357
Date	12/23/2021
CAD File:	EC210235701
Title	SEDIMENT AND EROSION CONTROL PLAN
Sheet No.	EC-1

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL NOTES – CONNECTICUT

SEDIMENT & EROSION CONTROL NARRATIVE

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND ANY ADJACENT WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF EROSION CONTROLS PRIOR TO THE BEGINNING OF PROJECT DEMOLITION AND/OR CONSTRUCTION.

CONSTRUCTION SCHEDULE

THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SPRING 2022 WITH COMPLETION ANTICIPATED WINTER 2022. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL DEMOLITION OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN

THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION CITY OF BRIDGEPORT AND/OR CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

1. CONTACT MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION CITY OF BRIDGEPORT AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION CITY OF BRIDGEPORT AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE.
3. CONSTRUCT STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS AT CONSTRUCTION ENTRANCES/EXITS AND INSTALL FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLETS ON OFF SITE ROADS. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT BASINS AND SEDIMENT TRAPS IF REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
4. CLEAR AND GRUB SITE. STOCKPILE CHIPS, STOCKPILE TOPSOIL. INSTALL SEDIMENT AND EROSION CONTROLS AT STOCKPILES.
5. BUILDING AND SITE DEMOLITION AND REMOVAL. PAVEMENT REMOVAL.
6. INSTALL SILT FENCE, CONSTRUCT DIVERSION SWALES AND SEDIMENT TRAPS. COMMENCE INSTALLATION OF STORM DRAINAGE SYSTEM.
7. COMMENCE EARTHWORK. CONSTRUCT FILL SLOPE, ROADWAY, RETAINING WALLS. INSTALL ADDITIONAL SEDIMENT AND EROSION CONTROLS AS WORK PROGRESSES AND CONTINUE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
8. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
9. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
10. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
11. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPOIL OR BORROW AREA HAS A SEDIMENT AND EROSION CONTROL PLAN APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION CITY OF BRIDGEPORT AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION CITY OF BRIDGEPORT IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
12. CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.
13. BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.
14. BUILDING FOUNDATION CONSTRUCTION. BEGIN BUILDING SUPERSTRUCTURE.
15. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, STRAW BALES AND OTHER EROSION CONTROL DEVICES, AND FROM SEDIMENT BASINS AND SEDIMENT TRAPS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.25 INCH OR GREATER). INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.25 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
16. INSTALL SANITARY LATERAL AND UTILITIES. COMPLETE STORM DRAINAGE SYSTEM.
17. INSTALL SITE LIGHTING AND TRASH ENCLOSURE.
18. COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.
19. CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS.
20. CONDUCT FINE GRADING.
21. PAVING OF PARKING AREAS AND DRIVEWAYS.
22. FINAL FINE GRADING OF SLOPE AND NON-PAVED AREAS.
23. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED AUGUST 15, 2022 – OCTOBER 1, 2022. USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
24. LANDSCAPE ISLANDS, INTERIOR NON-PAVED AREAS, AND PERIMETER AREAS.
25. INSTALL SIGNING AND PAVEMENT MARKINGS.
26. CLEAN STORM DRAINAGE PIPE STRUCTURES, DETENTION SYSTEMS AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.
27. UPON DIRECTION OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION CITY OF BRIDGEPORT AGENT, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS

1. ALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENT AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR CRUSHED STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS

1. PRIOR TO FILLING, ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESSES NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS AND/OR THE PROJECT GEOTECHNICAL REPORT. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS OR SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION OPERATIONS.

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. STRAW BALES MAY BE USED IF SHOWN ON THE SEDIMENT AND EROSION CONTROL

PLANS OR IF DIRECTED BY THE CIVIL ENGINEER.

FINAL GRADING AND PAVING OPERATIONS

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON SEDIMENT AND EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH, OR VEGETATION. ALL SLOPES SHALL BE SEED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING. REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE IS STABLE AND HAS BEEN INSPECTED AND APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION REVIEWING AGENCY.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

- I. SILTATION FENCE
 - A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
 - B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
 - C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
 - D. BACKFILL THE TRENCH AND COMPACT.
- II. STRAW BALES
 - A. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
 - B. BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.
 - C. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.
 - D. THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.
 - E. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE, TO ENSURE THAT RUN-OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.

OPERATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES

- I. SILTATION FENCE
 - A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
 - B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT.
- II. STRAW BALES
 - A. ALL STRAW BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.
 - B. DEPOSITS SHALL BE REMOVED AND CLEANED-OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.
- III. SEDIMENT BASINS/SEDIMENT TRAPS
 - A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY CT DEEP, LOCAL AUTHORITIES OR ENGINEER.
 - B. ALL SEDIMENT BASINS AND/OR SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.
 - C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT BASINS AND/OR SEDIMENT TRAPS WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.
 - D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPOIL DISPOSAL.

SEDIMENT AND EROSION CONTROL PLAN

1. STRAW BALE FILTERS WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND SILTATION FENCE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH STRAW BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEMOLITION AND/OR CONSTRUCTION WHENEVER POSSIBLE.
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD UNTIL THE SITE IS DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY THE AUTHORITY HAVING JURISDICTION.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. OWNER'S CONSTRUCTION REPRESENTATIVE IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION REVIEWING AGENCY OFFICE OR AUTHORITY HAVING JURISDICTION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

SEDIMENT AND EROSION CONTROL NOTES

1. THE SEDIMENT AND EROSION CONTROL PLAN IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
2. OWNER'S CONSTRUCTION REPRESENTATIVE IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE AUTHORITY HAVING JURISDICTION OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
3. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH CITY OF BRIDGEPORT TO ENSURE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE CITY OF BRIDGEPORT FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
4. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN SEDIMENT AND EROSION CONTROL, TO ASCERTAIN THAT THE SEDIMENT AND EROSION CONTROL (E&S) BMPs ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
 - A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPs, AND COMPLIANCE; AND
 - B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
 - C) TURBIDITY TESTING AS REQUIRED BY THE GENERAL PERMIT (NPDES).
5. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION REVIEWING AGENCY. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
6. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION REVIEWING AGENCY, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
7. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.

8. THE CONTRACTOR SHALL KEEP A SUPPLY OF SEDIMENT AND EROSION CONTROL MATERIAL (STRAW BALES, SILT FENCE, JUTE MESH, RIP RAP, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
9. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE OR AS SHOWN WITH SNOW FENCE, GRASS SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS IN THAT AREA. FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
10. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, STRAW BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
11. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
12. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN ONE (1) MONTH.
13. SEDIMENT BASINS AND SEDIMENT TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
14. COMPLY WITH REQUIREMENTS OF CGS SECTION 22A-430B, FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH CT DEEP RECORD KEEPING AND INSPECTION REQUIREMENTS.
15. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL DEMOLITION, EXCAVATION AND CONSTRUCTION ACTIVITIES.
16. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (ONE WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE, MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE STRAW AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEED WITH TACKIFIER.
17. MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE.
18. SILT FENCE AND OTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
19. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
20. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE TENCATE ENVIROFENCE, PROPEX GEOTEX OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE TENCATE 140N OR 170N, OR APPROVED EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
21. WHERE INDICATED ON SEDIMENT AND EROSION CONTROL PLANS USE NEW STRAW BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
22. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS, CONCRETE WASH PITS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND AUTHORITY HAVING JURISDICTION.
23. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAP, SEDIMENT BASINS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
24. BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
25. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
26. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT BASINS AND SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMP AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND STRAW BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
27. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
28. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
29. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
30. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
31. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
32. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERMANENT VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
33. MAINTAIN ALL PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS WHEN AUTHORIZED BY AUTHORITY HAVING JURISDICTION. FILE NOT (NOTICE OF TERMINATION) WITH AUTHORITY HAVING JURISDICTION RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.

12/22/2021 12:00:00 PM LENNIS, G. \WORK\12/21/2021\DWG\EC2-24.RVT

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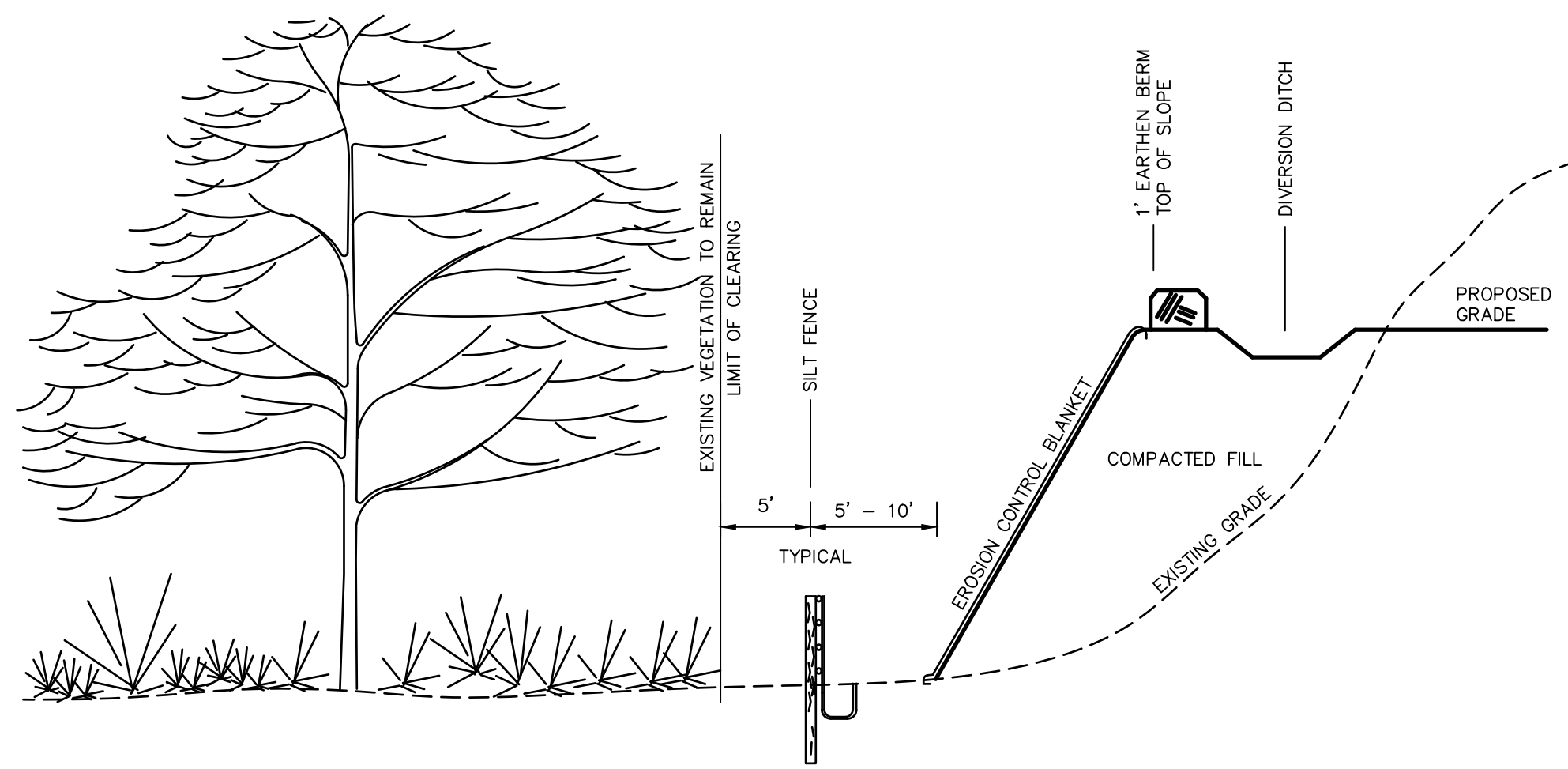


REV/ISSUES	Date	Desc.
No.		

Designed	T.R.J.
Drawn	T.R.J.
Reviewed	S.M.K.
Scale	NONE
Project No.	2102357
Date	12/23/2021
CAD File:	EC2102357.rvt

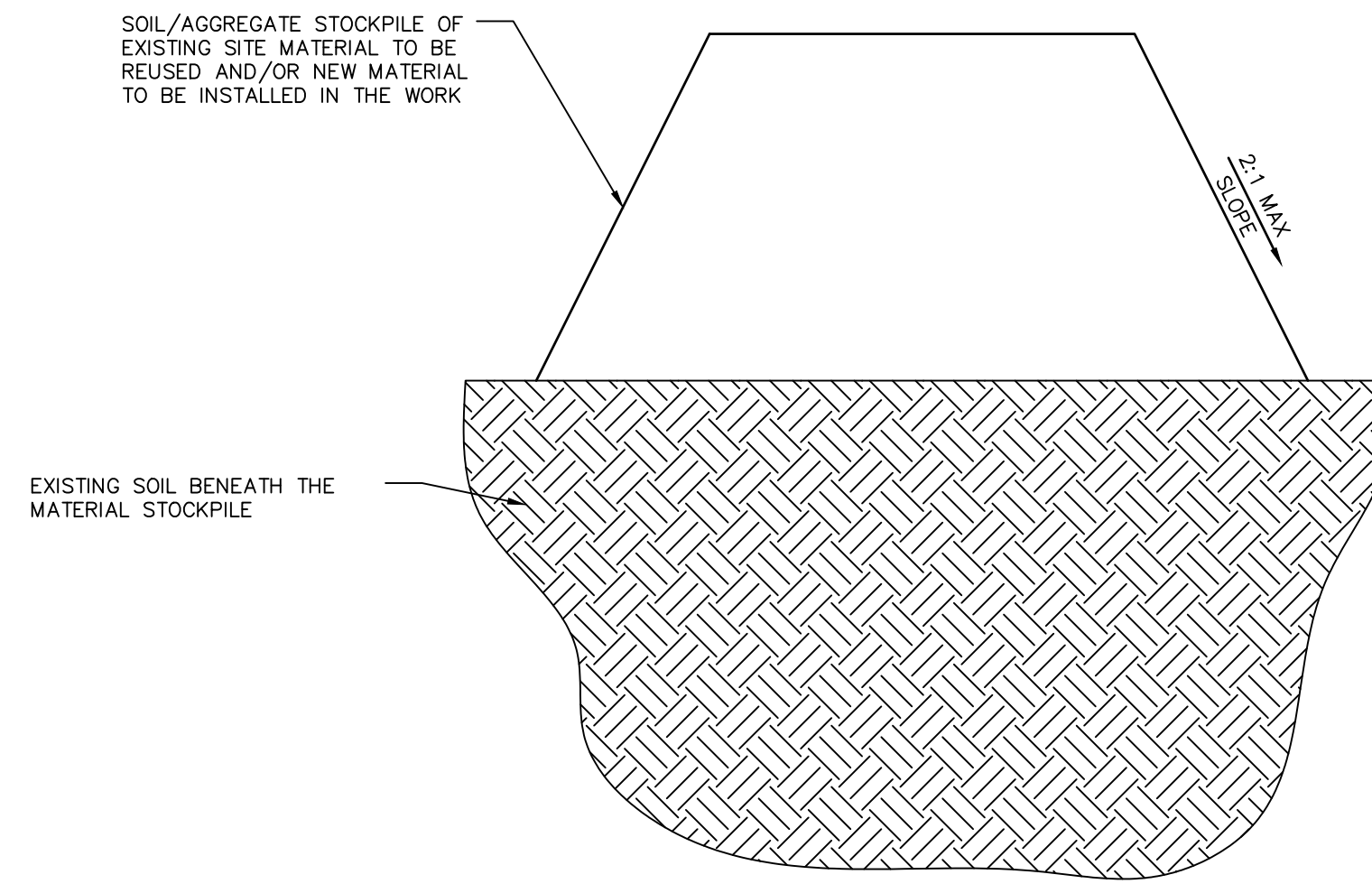
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SEDIMENT AND EROSION CONTROL NOTES

Sheet No.



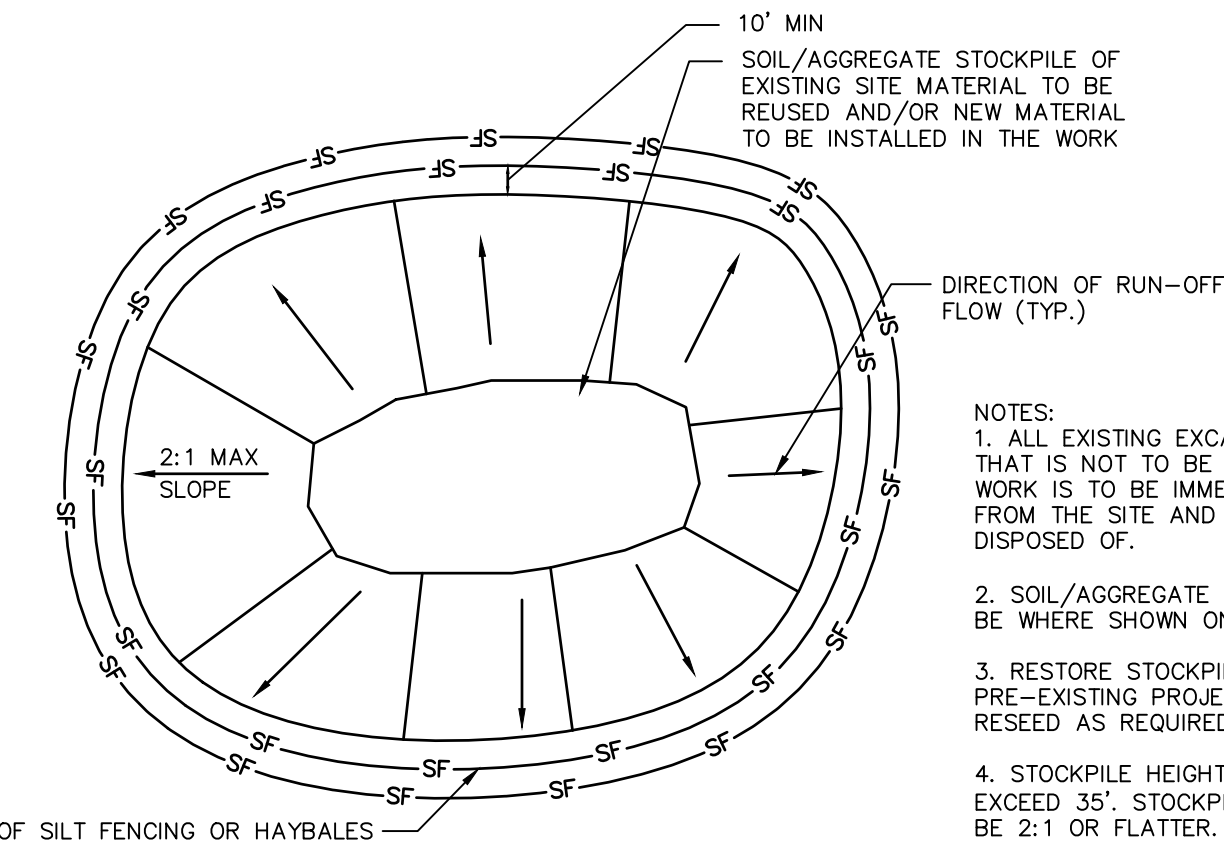
TYPICAL EROSION CONTROL ON SLOPES

N.T.S. BLEC-011



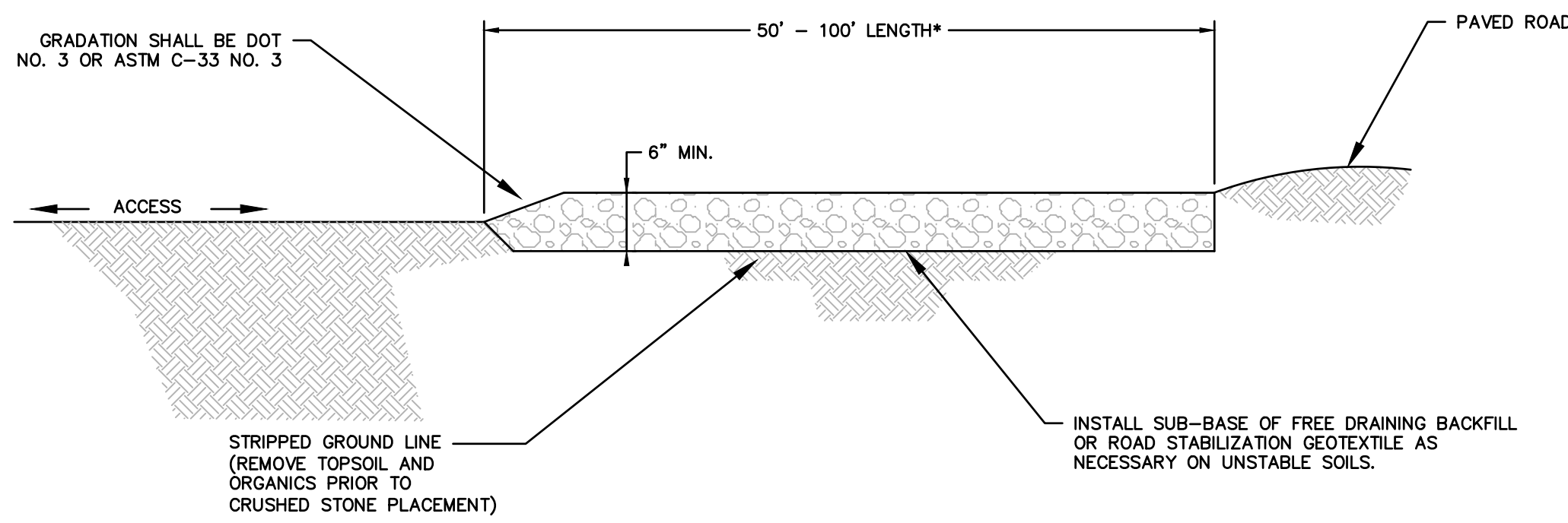
MATERIALS STOCKPILE DETAIL

N.T.S. BLEC-006



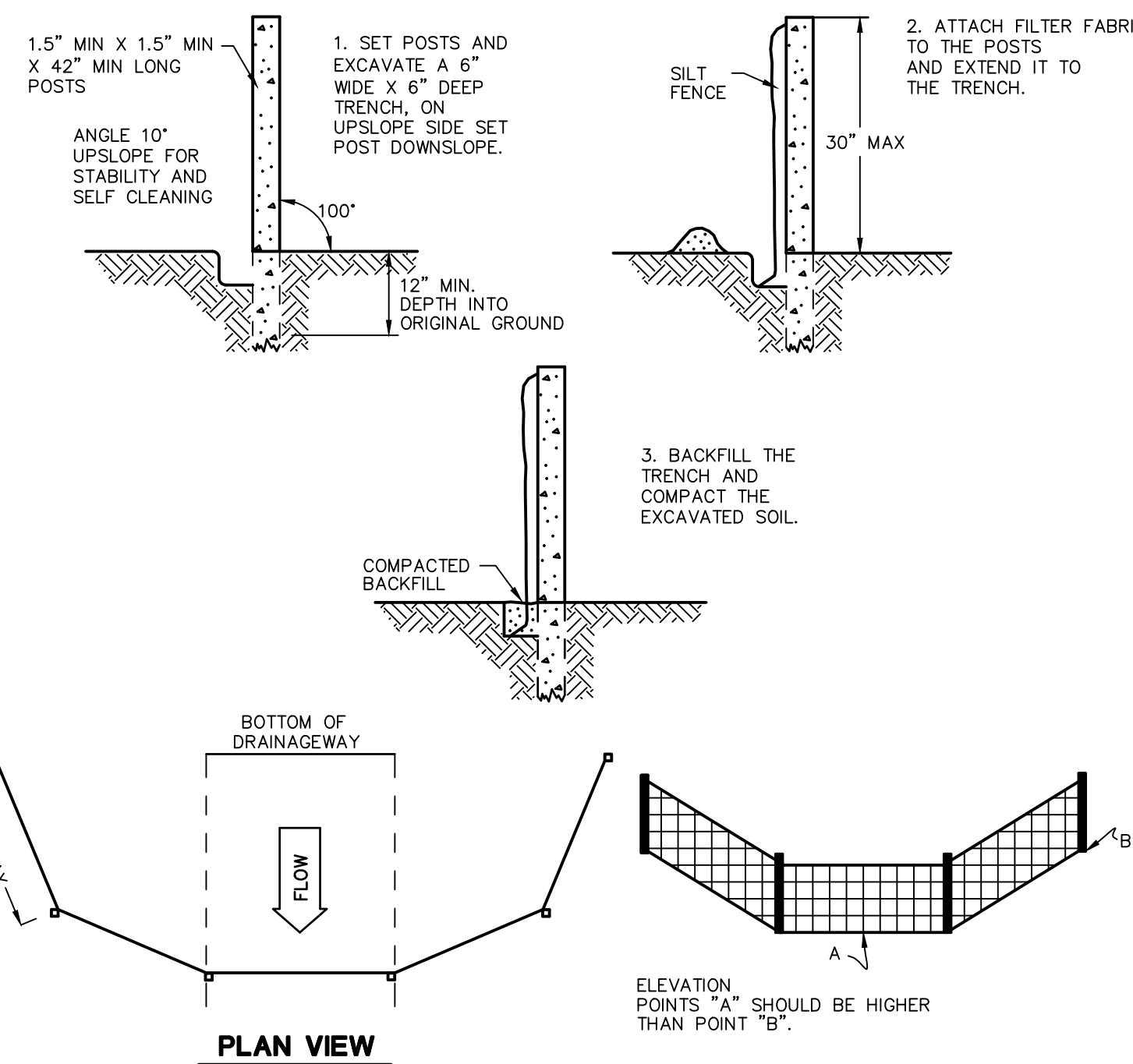
- NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
 3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
 4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

* WHERE SEDIMENTS CONTAIN LESS THAN 80% SAND, A 100 FT MINIMUM IS REQUIRED.



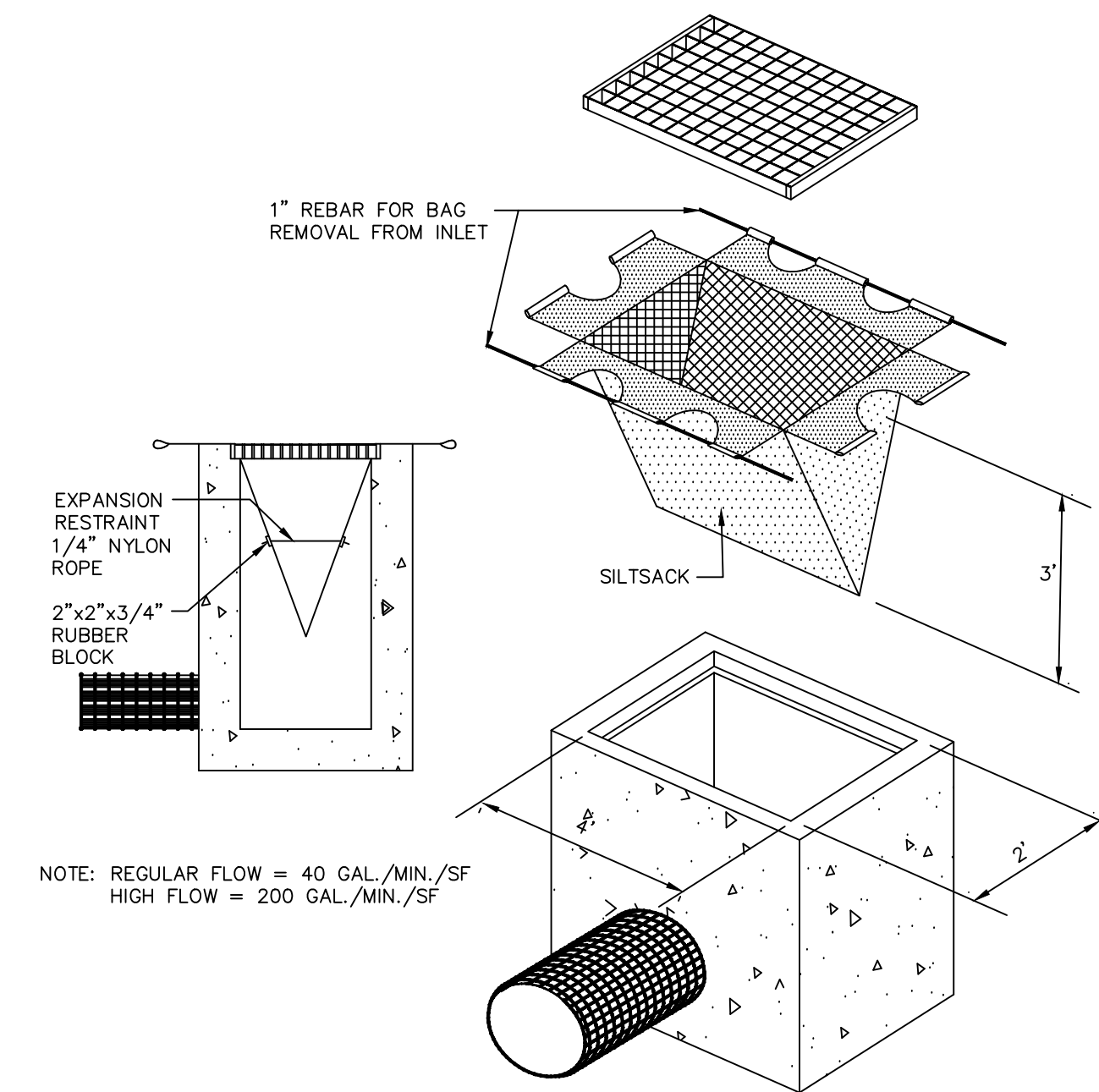
TYPICAL CONSTRUCTION ENTRANCE

N.T.S. CT DEEP CE-2



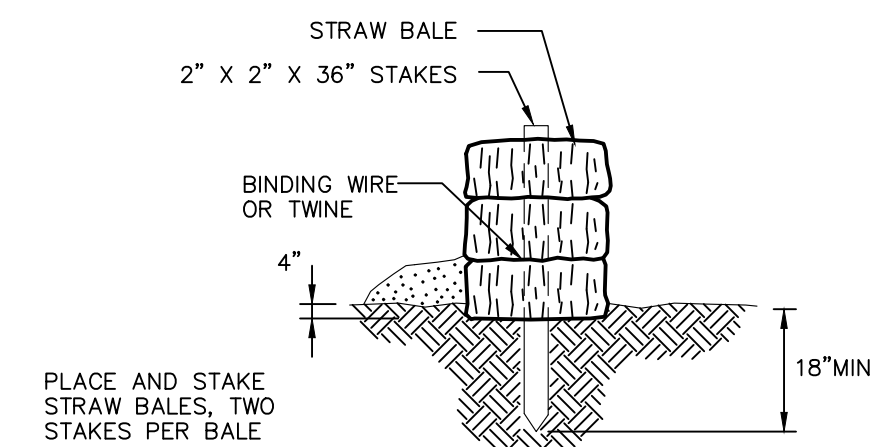
SILT FENCE BARRIER

N.T.S. CTEC-003



SILTSACK DETAIL

N.T.S. BLEC-005



STRAW BALE BARRIERS SHOULD NOT BE USED FOR MORE THAN 3 MONTHS
SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE BARRIER.
ANY SECTION OF STRAW BALE BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.

STRAW BALE DETAIL

N.T.S. BLEC-007

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Desc.

REVISIONS
No. Date

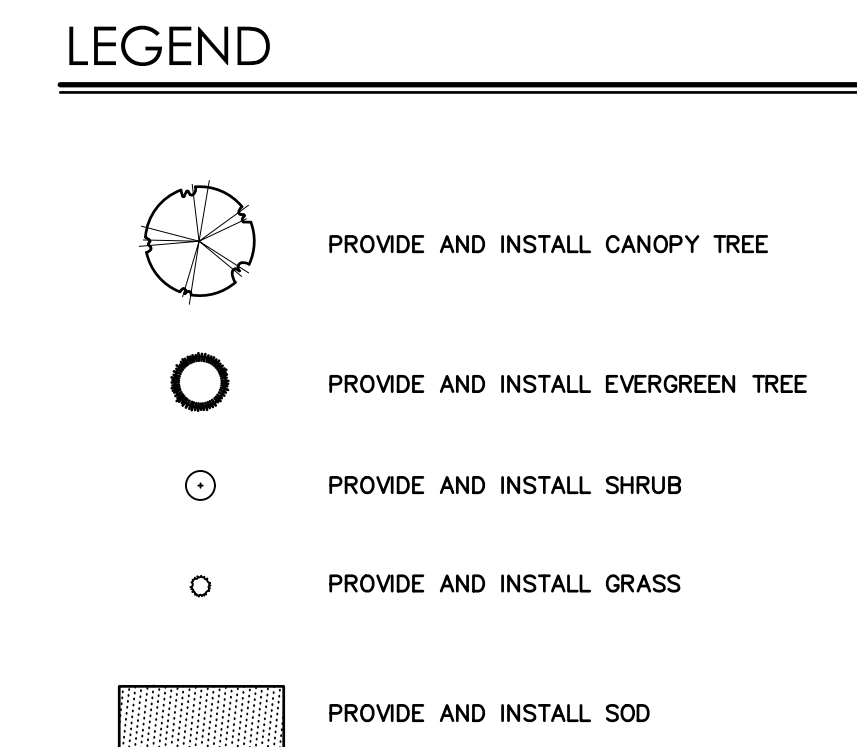
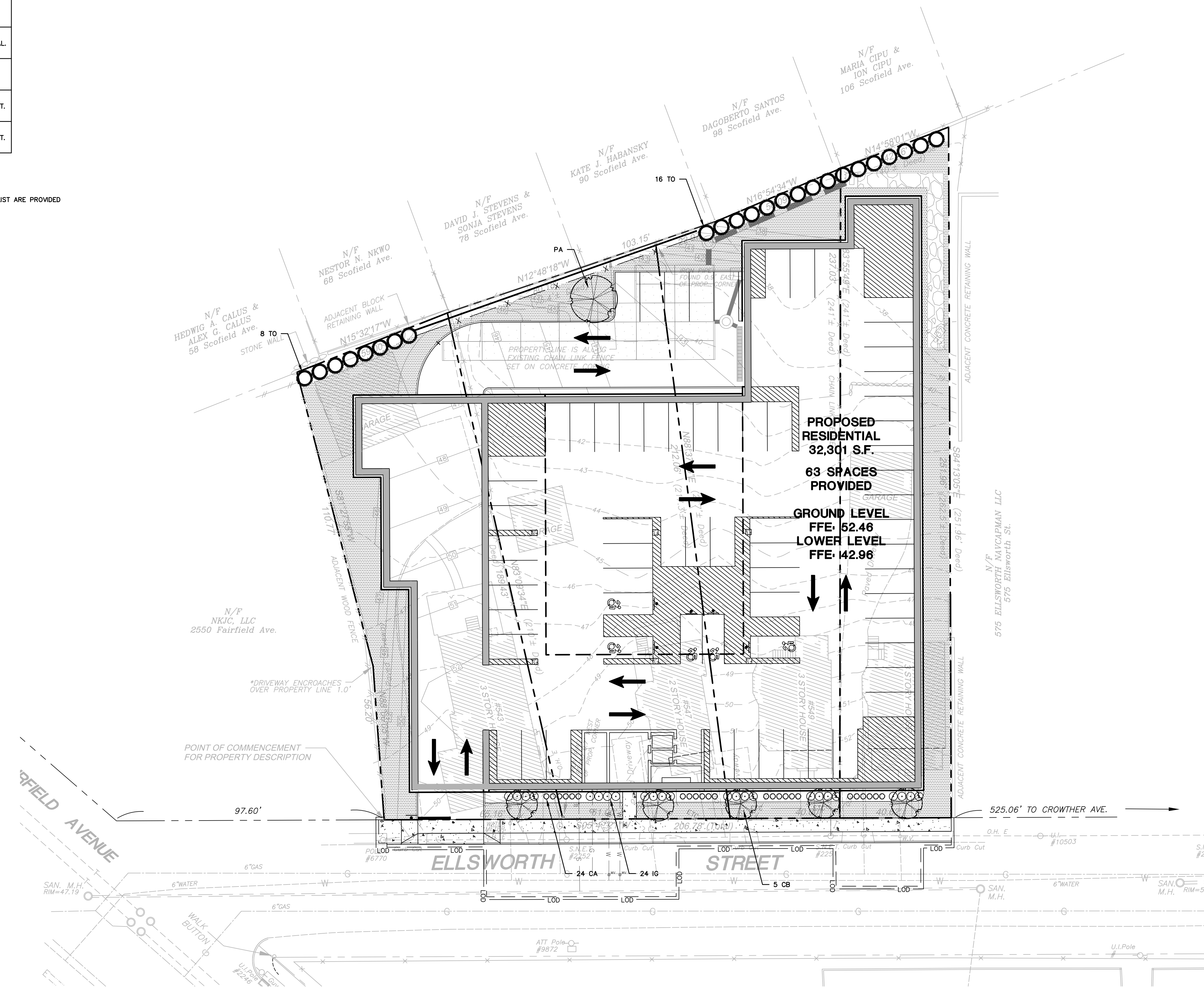
Designed T.R.J.
Drawn T.R.J.
Reviewed S.M.K.
Scale NONE
Project No. 2102357
Date 12/23/2021
CAD File: EC210235701

Title
SEDIMENT AND EROSION CONTROL DETAILS

Sheet No.

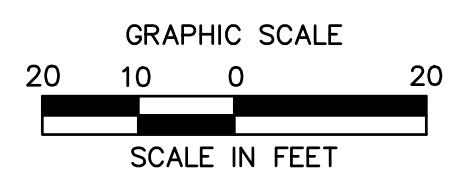
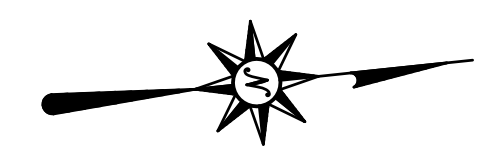
LANDSCAPE PLANT SCHEDULE					
TREES					
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CB	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	B&B	2"-2.5" CAL.
PA	1	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD PLANETREE	B&B	2"-2.5" CAL.
TO	24	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	B&B	6'-7" HT.
TC	0	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE-LEAF LINDEN	B&B	2"-2.5" CAL.
SHRUBS AND GRASSES					
CA	24	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	CONT.	24"-30" HT.
IG	24	ILEX GLABRA	INKBERRY	CONT.	24"-30" HT.

NOTES:
 1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
 2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.
 3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.



SEE SHEET LL-2 FOR LANDSCAPE NOTES AND DETAILS

FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION



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RESIDENTIAL DEVELOPMENT
 543, 547, 549, 557 ELLSWORTH STREET
 BRIDGEPORT, CONNECTICUT

REVISIONS	Desc.
No.	Date

Designed: W.E.V.
 Drawn: W.E.V.
 Reviewed: W.E.V.
 Scale: 1"=20'
 Project No.: 2102357
 Date: 12/23/2021
 CAD File: LL210235701

Title: **LANDSCAPE PLAN**
 Sheet No.: **LL-1**

12/23/2021, LENNIS, G., VORNER, J., 10/23/2021, 10/23/2021, DWG, 1041, 1, 24004, 2002

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LANDSCAPE NOTES

- 1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE OTHER PLANS FOR ALL OTHER INFORMATION.
2. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE...
3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS...
4. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION...
5. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE...
6. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.
7. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
8. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.
9. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.
10. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.
11. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.
12. PLANTING SOIL:
DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDED AREAS.

TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K, Ca,Mg,S, Zn, Cu, B, Mn, Fe, Mo), AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:
A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL EARTH CLODS, SOODS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
ORGANIC CONTENT 3% - 6% FOR LAWN OR GRASS AREAS.
4% - 8% FOR TREE AND SHRUB PLANTERS.
8%-16% FOR RETENTION OR DETENTION BASINS.
(BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)
PH 6.0 - 7.3
C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS/SQ.IN.
E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF CONNECTICUT AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
- LOAM
- SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%.
- SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%.
G. BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
- SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
- SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

12. PLANTING AMENDMENTS: APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A pH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

13. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSSES SHALL NOT BRANCH BELOW 7 FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

14. INSPECTION AND REVIEW: ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS. PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)
EVERGREEN TREES AND SHRUBS SPRING: APRIL 1 TO JUNE 15 FALL: SEPTEMBER 1 TO OCTOBER 15
DECIDUOUS TREES AND SHRUBS APRIL 1 TO JUNE 15 SEPTEMBER 15 TO NOVEMBER 15
GROUNDCOVERS APRIL 1 TO JUNE 15 SEPTEMBER 1 TO OCTOBER 15
PERENNIALS MAY 15 TO JUNE 15 SEPTEMBER 1 TO OCTOBER 15
SEED MIXES PER MANUFACTURERS RECOMMENDATIONS OR AS LISTED IN SEED MIX NOTES

16. SEEDING MIXTURES: REFER TO SEED MIX NOTES. SEEDED AREA SHALL BE ACCEPTED WHEN SEED AREA ACHIEVES 90% COVERAGE.

17. ALL SLOPES STEEPER THAN 3:1 RECEIVING A SEED MIX SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.

18. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.

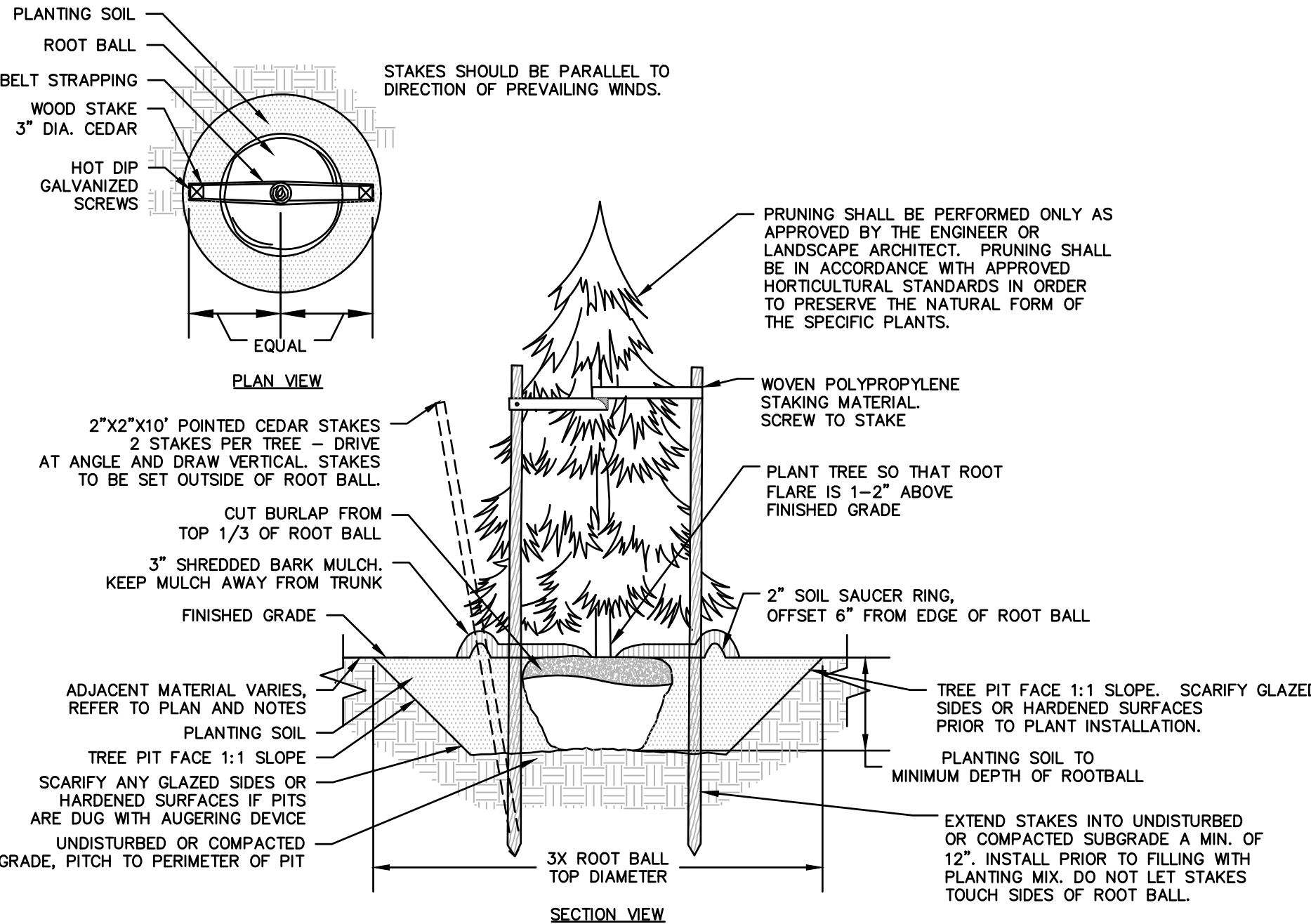
19. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEED MIX.

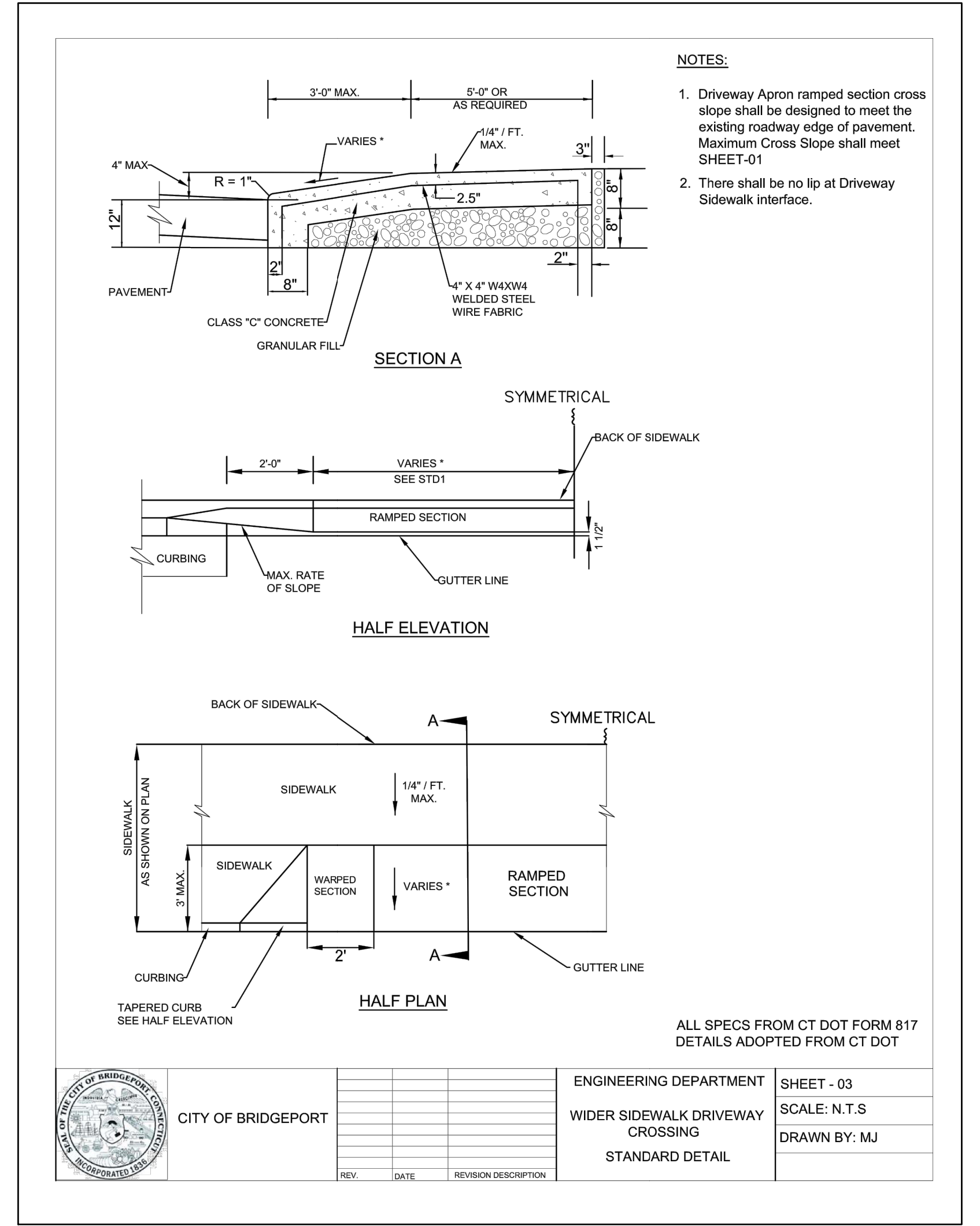
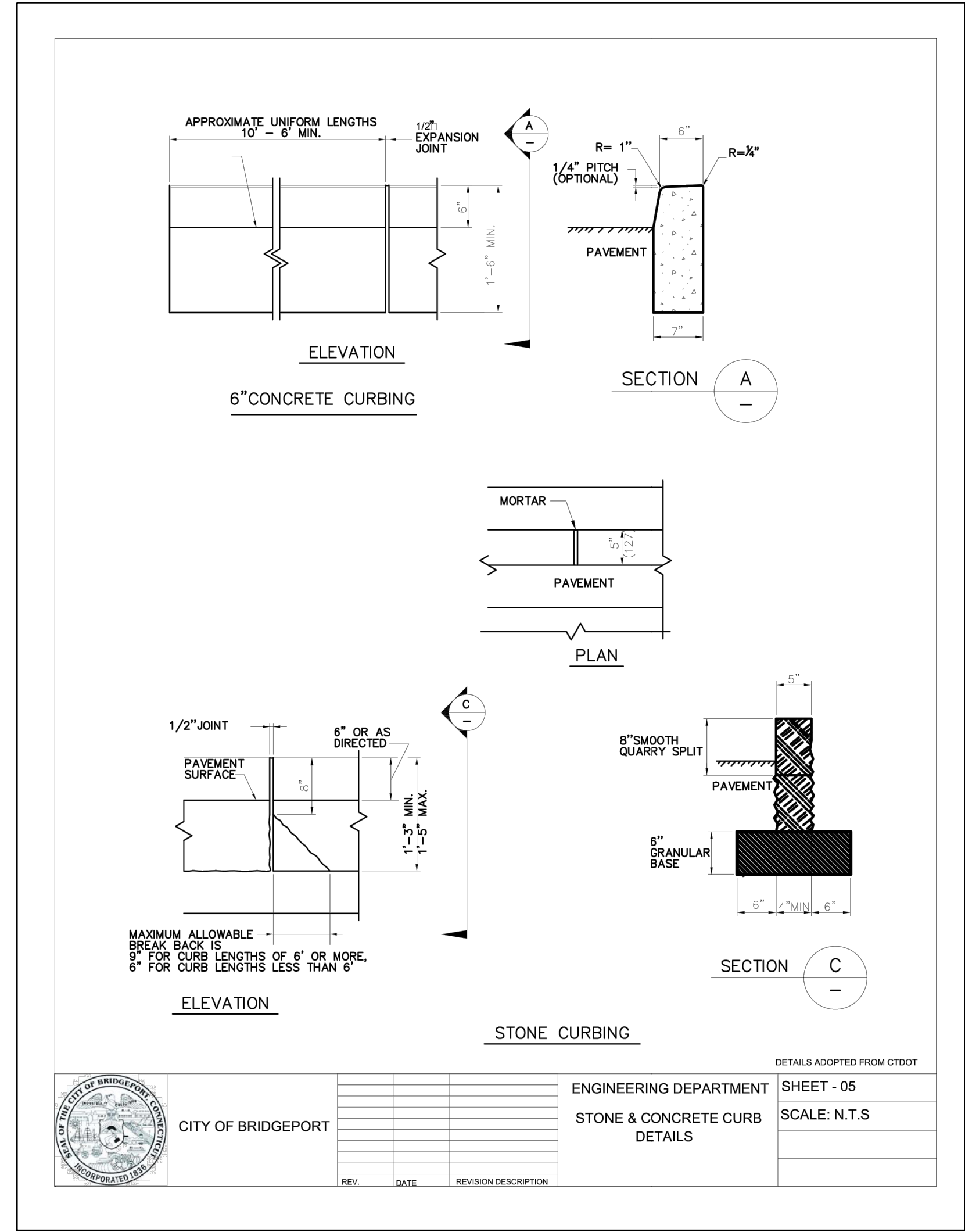
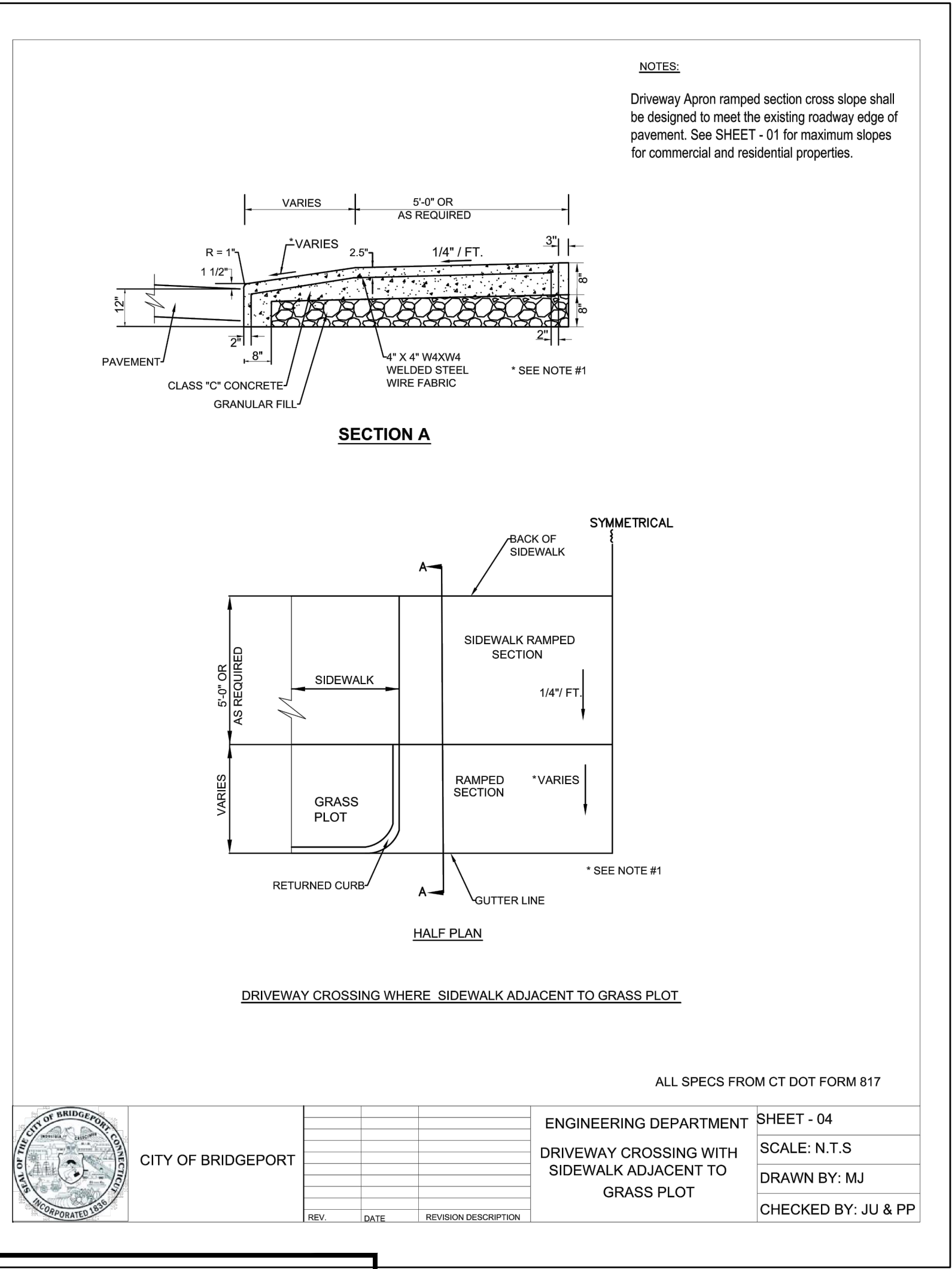
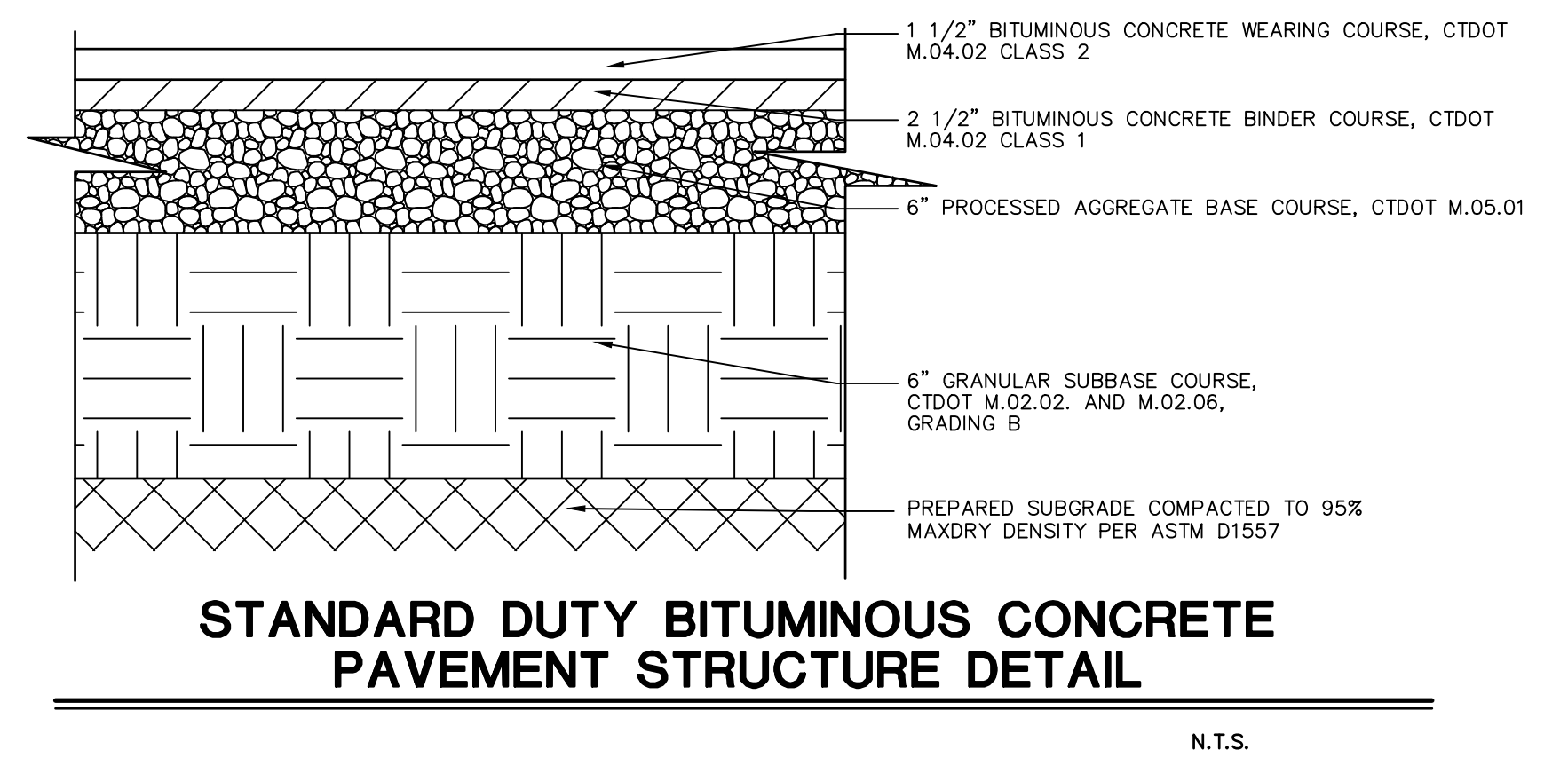
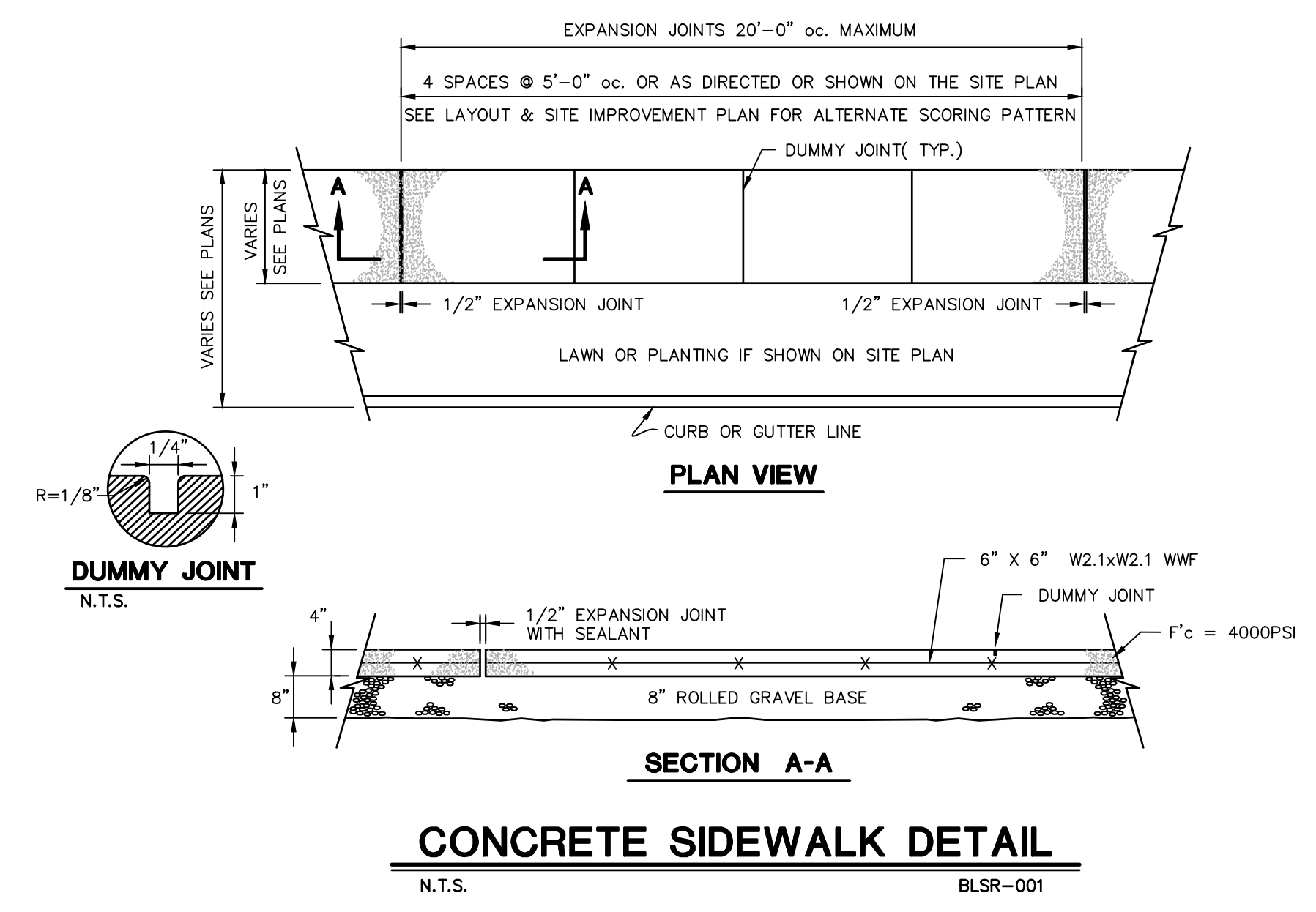
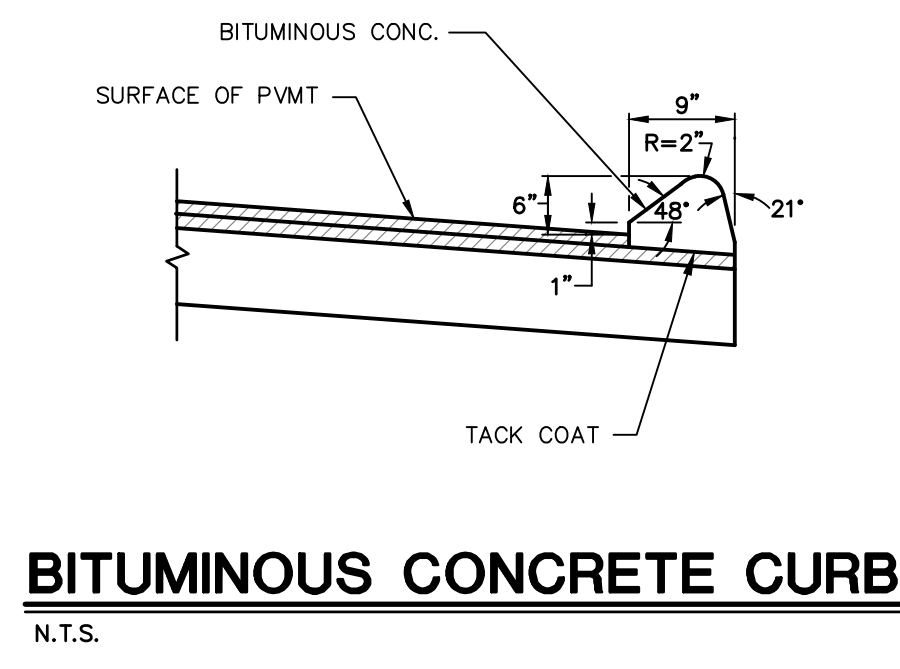
20. ALL SHADE TREE, BUFFER YARD AND OTHER LANDSCAPING REQUIRED BY LOCAL ORDINANCE OR ZONING SHALL BE PERPETUALLY MAINTAINED BY THE PROPERTY OWNER. ANY LANDSCAPING NEEDED TO MEET AN ORDINANCE OR ZONING REQUIREMENT THAT DIES, IS REMOVED, OR IS SEVERELY DAMAGED SHALL BE REPLACED BY THE CURRENT PROPERTY OWNER AS SOON AS IS PRACTICAL, CONSIDERING GROWING SEASONS, WITH A MAXIMUM OF 150 DAYS.

SEED MIX NOTES

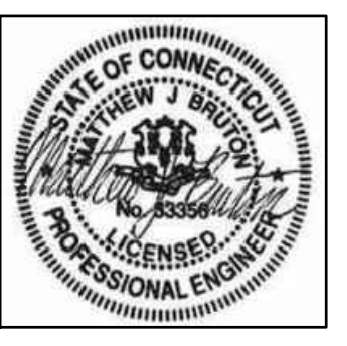
- A. LAWN SEEDING MIX:
15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
SEEDING RATE: 5 LBS/1,000 S.F.
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
B. SOD - TUCKAHOE FESCUE TURF BY TUCKAHOE FARMS OR APPROVED EQUAL
45% REBEL EXEDA TURF TYPE TALL FESCUE, 45% REBEL SENTRY TURF TYPE TALL FESCUE, 10% TUCKAHOE TURF BLUEGRASS BLEND

FERTILIZATION: PER SOIL TEST AND SOD MANUFACTURERS RECOMMENDATIONS

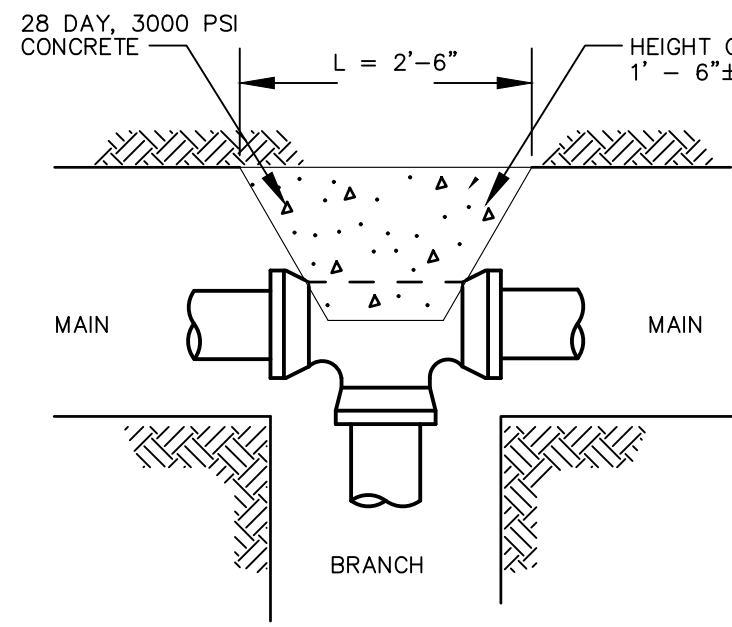




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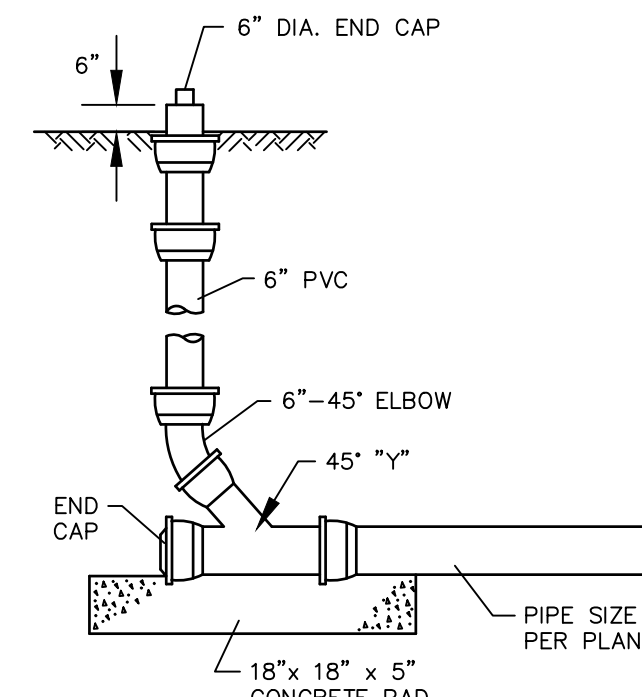
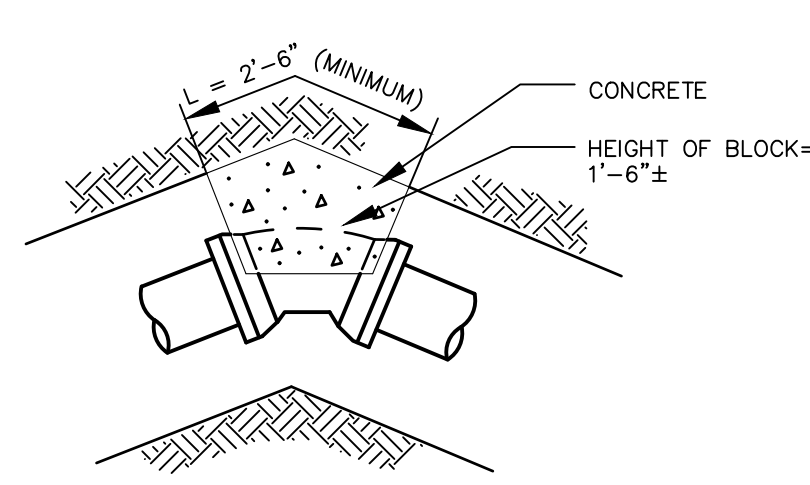
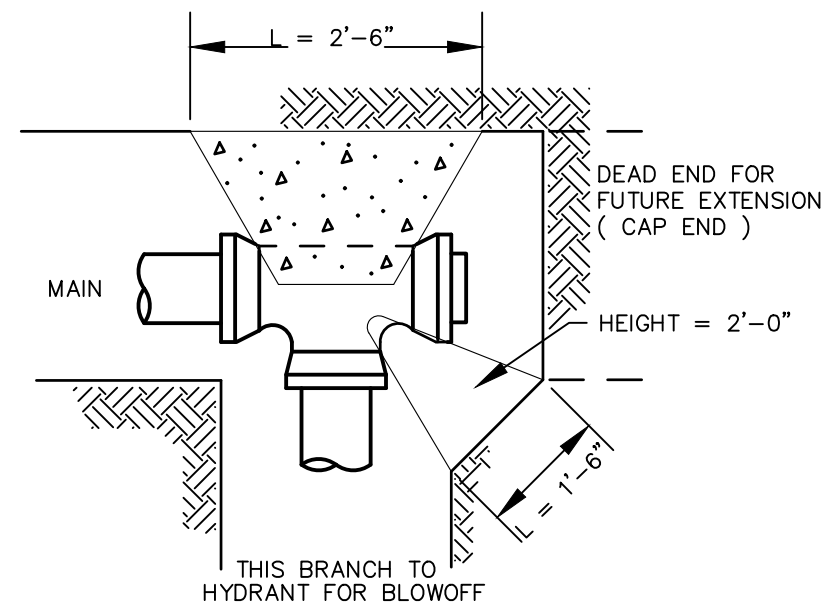


REVISIONS	No.	Date	Desc.
Designed	T.R.J.		
Drawn	T.R.J.		
Reviewed	S.M.K.		
Scale	NONE		
Project No.	2102357		
Date	12/23/2021		
CAD File:	DN210235701		
Title	DETAIL SHEET		
Sheet No.	DN-1		



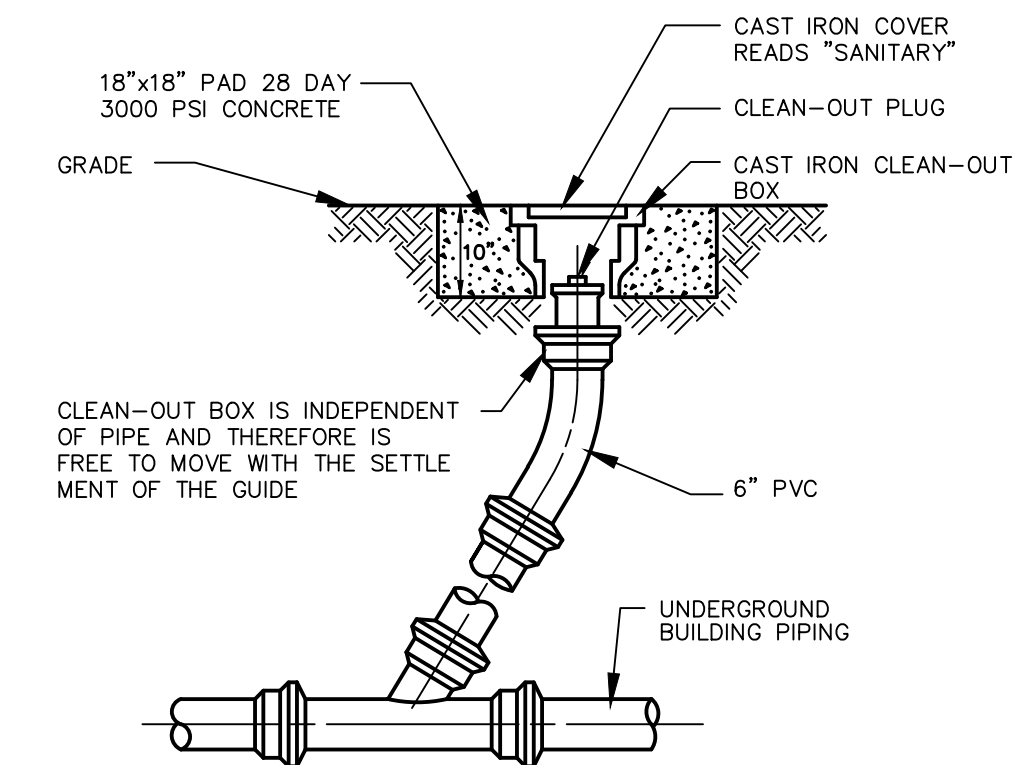
THRUST BLOCKS FOR WATER LINES

N.T.S. BLWD-001



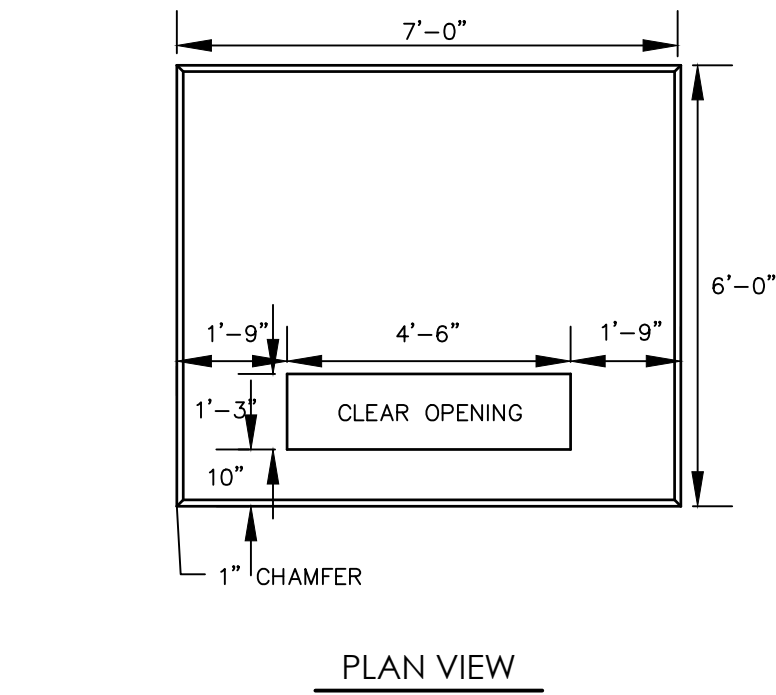
CLEANOUT DETAIL IN LANDSCAPED AREA

N.T.S. BLSS-007

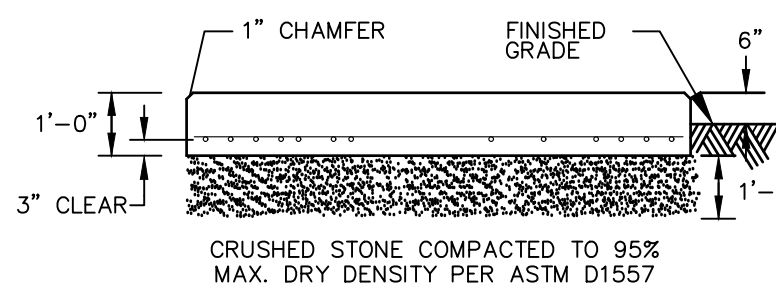


CLEANOUT DETAIL IN PAVED AREAS

N.T.S. BLSS-008



PLAN VIEW

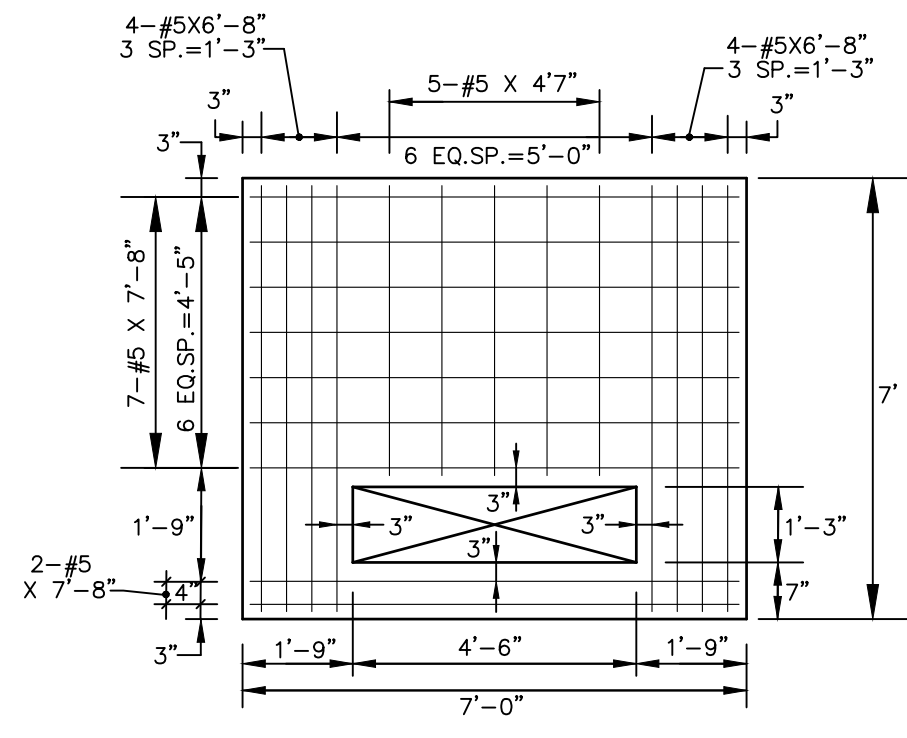


SECTION

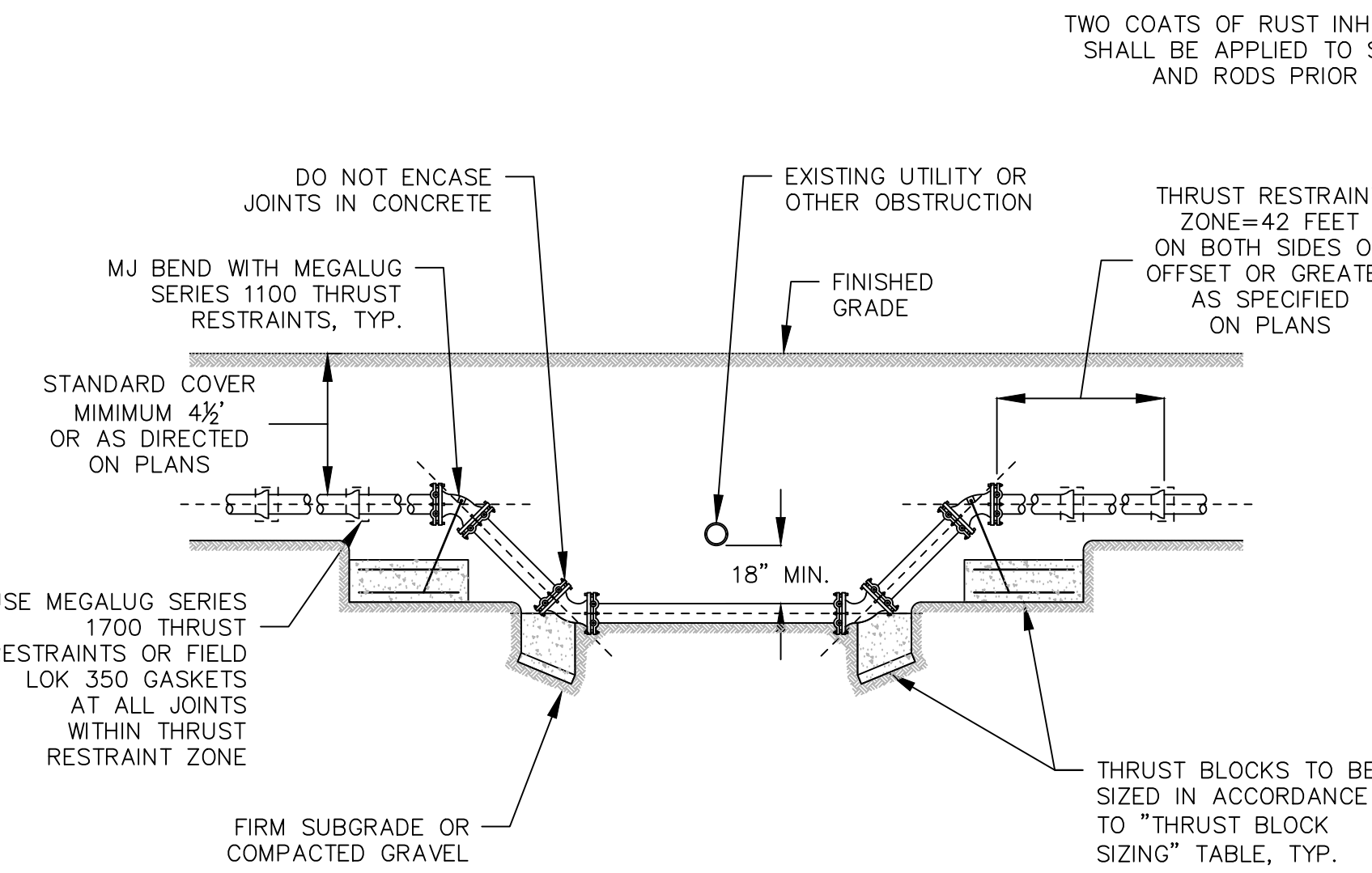
CONFIRM SIZE WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION

TRANSFORMER PAD

N.T.S. BLLE-001



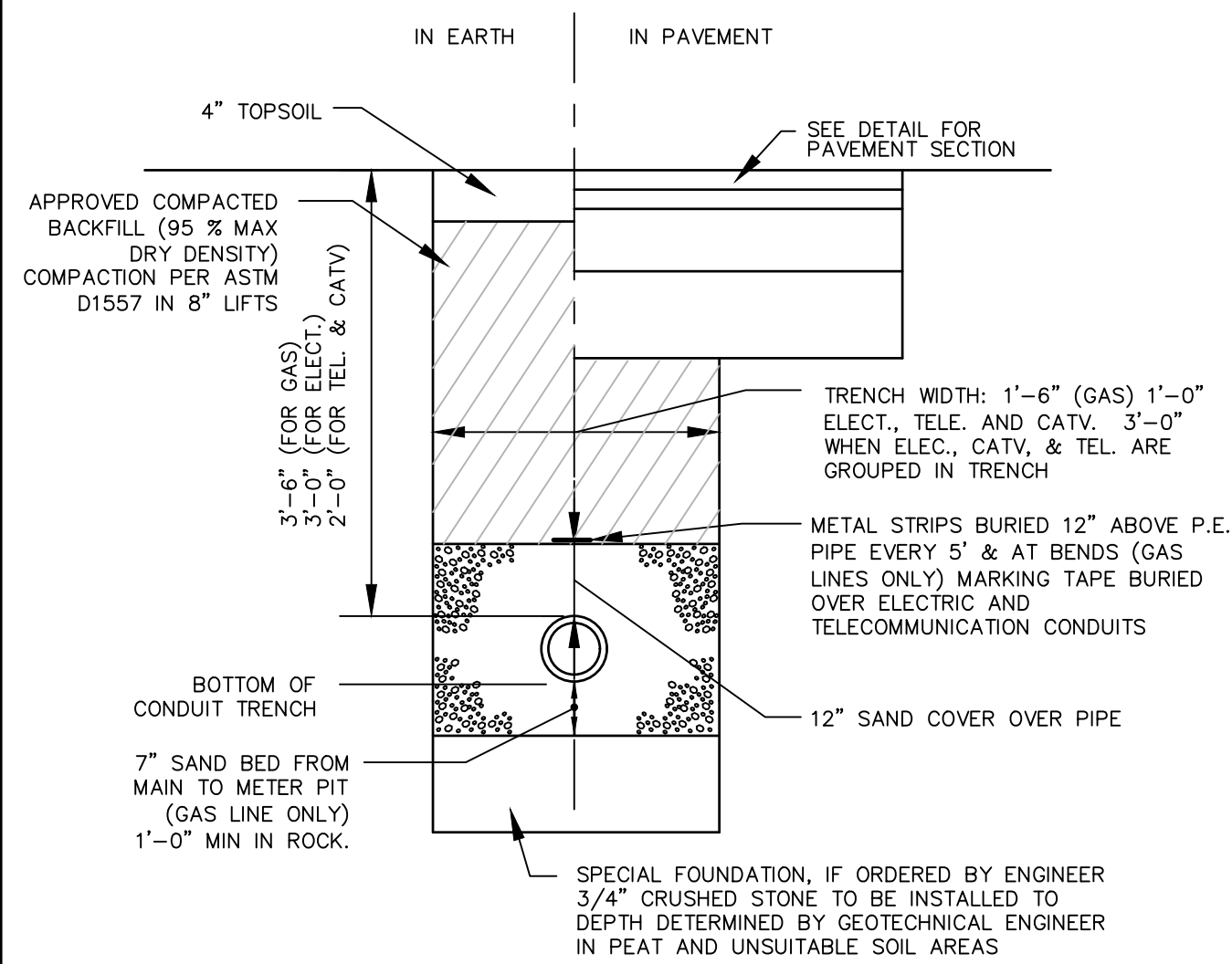
PLAN OF REINFORCING



VERTICAL WATER MAIN OFFSET

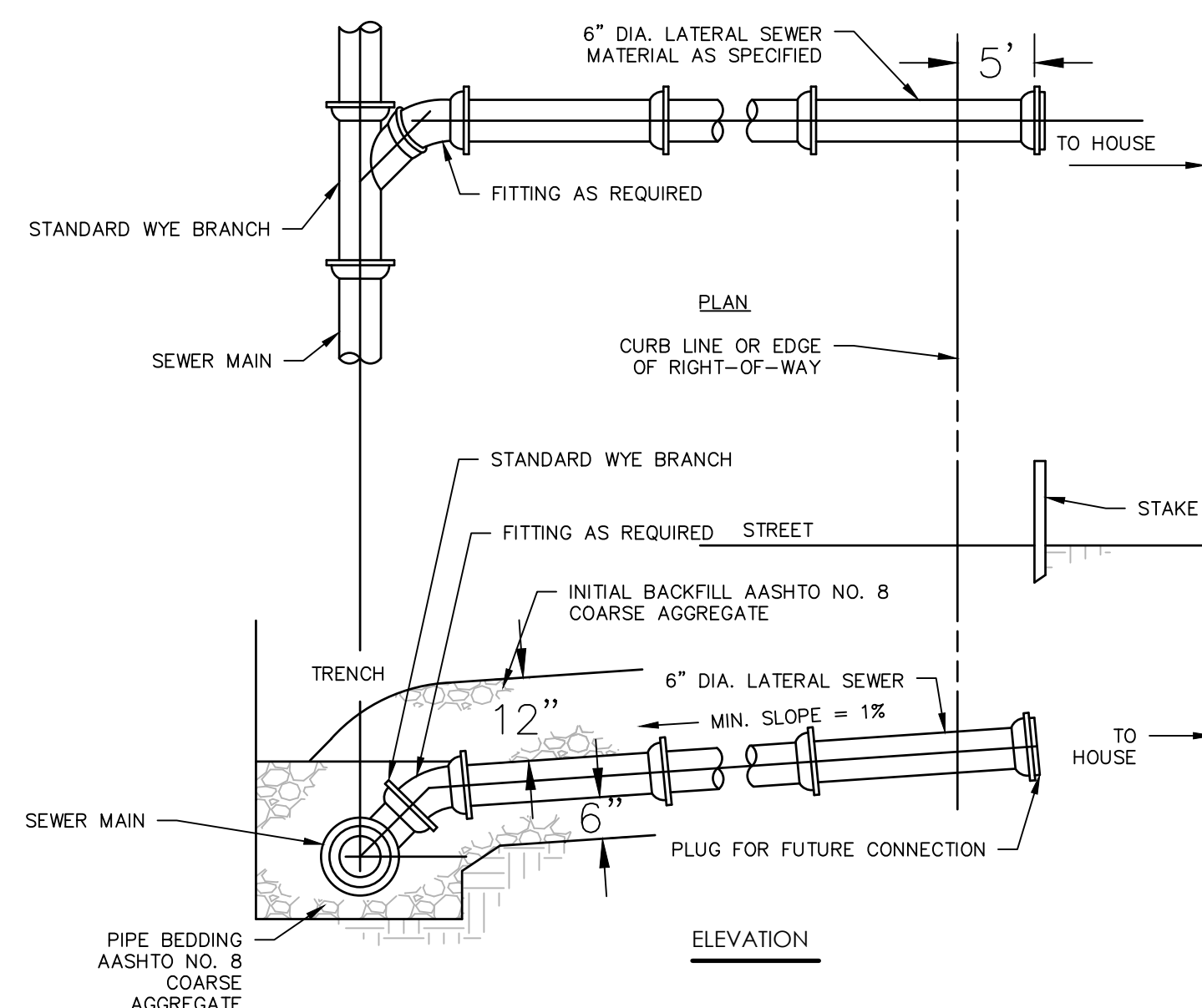
N.T.S. RA_C202_06

THRUST RESTRAINT SIZING TABLE	
*D=INSIDE DIAMETER OF NEW WATER MAIN	
DIM. "A"	3D X 36" WIDE
DIM. "B"	6"
DIM. "C"	3D
DIM. "D"	TO BE SIZED BY THE ENGINEER
DIM. "E"	TO BE SIZED BY THE ENGINEER



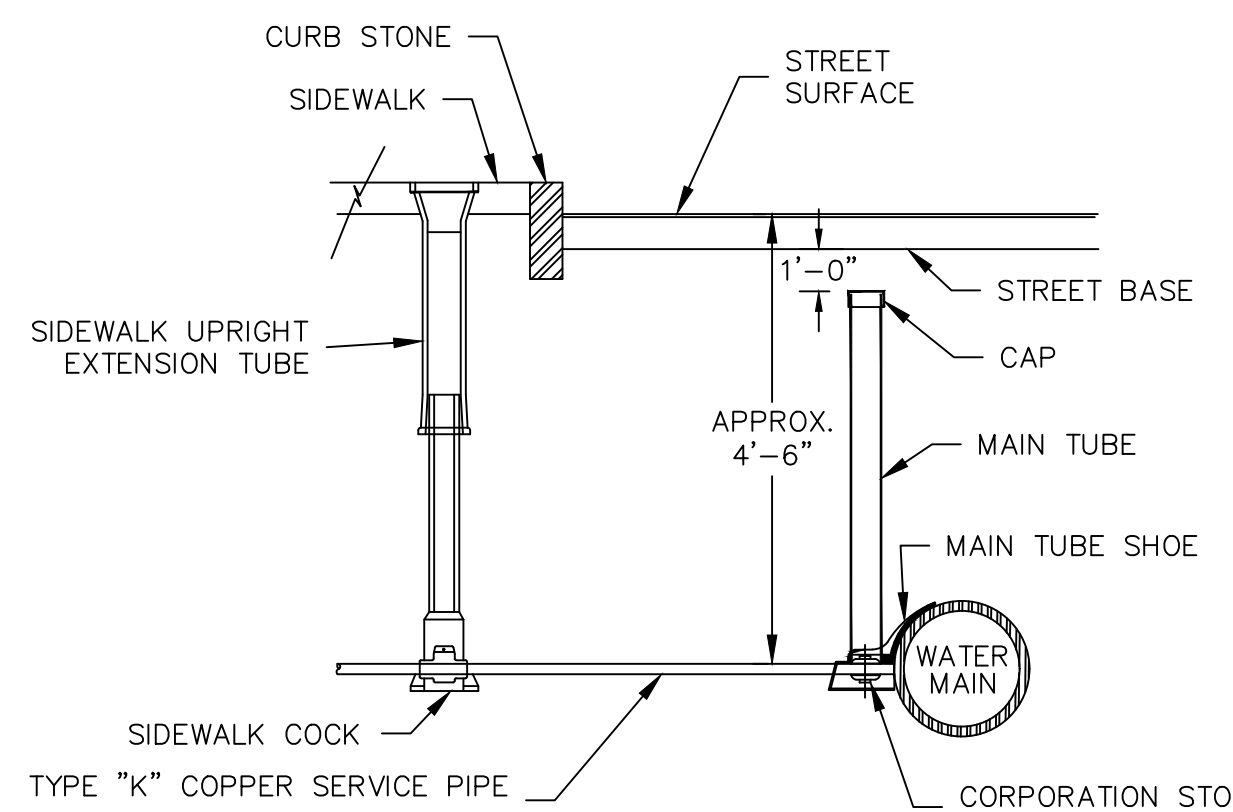
ELECTRICAL, TELECOMMUNICATION AND GAS TRENCH DETAIL

N.T.S. BLUD-001



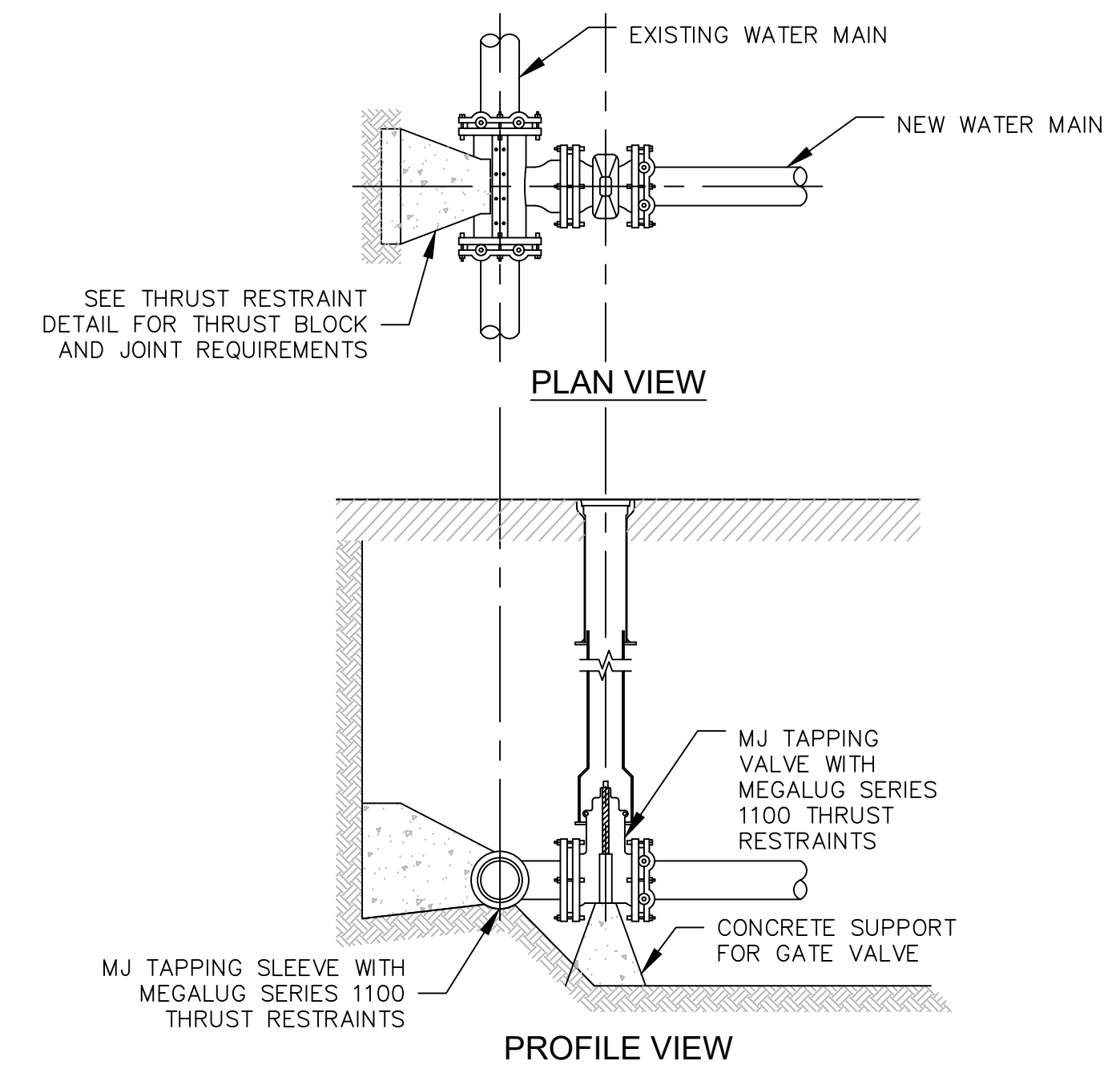
SANITARY SEWER LATERAL CONNECTION

N.T.S.



TYPE K COPPER WATER SERVICE CONNECTION

N.T.S. RA_C202_06



TAPPING SLEEVE AND VALVE

N.T.S. RA_C202_06

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Desc.

No. Date

Designed T.R.J.
Drawn T.R.J.
Reviewed S.M.K.
Scale NONE
Project No. 2102357
Date 12/23/2021
CAD File: DN210235701

Title

DETAIL SHEET

Sheet No.

DN-3

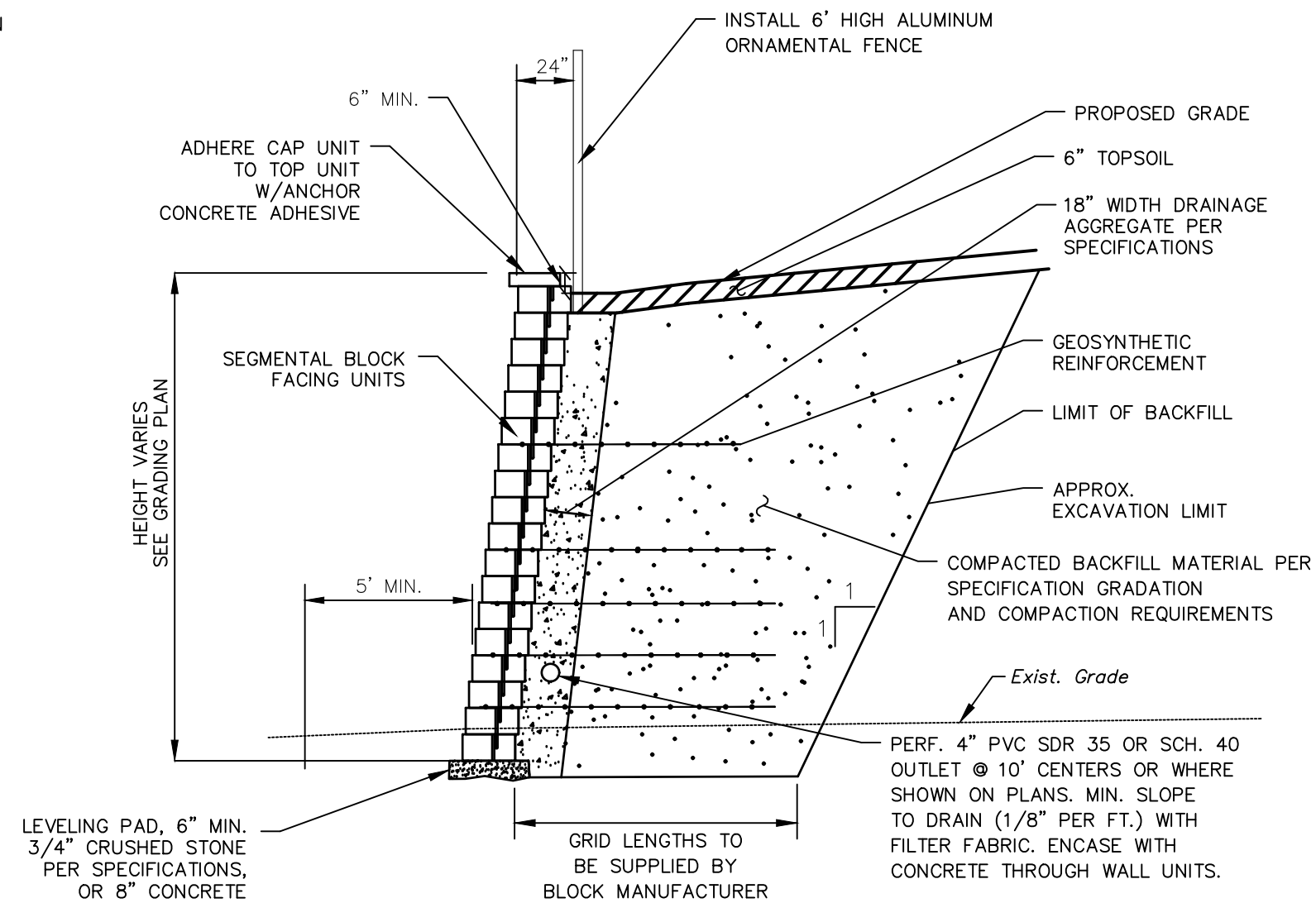
GENERAL NOTES

1. STRIP ALL VEGETATION AND ORGANIC SOIL FROM THE WALL AND GRID ALIGNMENT.
2. BENCH CUT ALL EXCAVATED SLOPES.
3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE SOIL ENGINEER TO REMOVE UNSUITABLE SOIL.
4. SITE SOIL ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
5. LEVELING PAD SHALL CONSIST OF 3/4" CRUSHED STONE, MINIMUM 6" THICK OR MINIMUM 2000 PSI CONCRETE.
6. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 24".
7. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
8. WHERE DRAIN PIPE IS USED, PROVIDE OUTLETS AS SHOWN ON WALL ELEVATIONS.
9. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER, OR AS INDICATED IN THE SPECIFICATION.
10. COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99.
11. GEOGRID SHALL BE PER BLOCK MANUFACTURER'S DESIGN ON SHOP DRAWINGS.
12. PULL GEOGRID TIGHT PRIOR TO BACK FILLING. LENGTH OF GEOGRID SHALL BE MEASURED FROM FRONT OF SEGMENTAL CONCRETE UNITS.
13. PROVIDE LATERAL DRAINAGE SWALES TO DIRECT FLOWS AROUND THE ENDS OF THE WALL.
14. ESTABLISH TURF AS SOON AS THE WALL IS COMPLETED.
15. FINAL WALL ALIGNMENT SHALL BE LOCATED IN THE FIELD.
16. REINFORCED BACK FILL REQUIREMENTS FOR THE SEGMENTAL CONCRETE RETAINING WALL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

SIEVE SIZE	PERCENT PASSING REINFORCED BACK FILL
5 INCH	100
3-1/2 INCH	90-100
1-1/2 INCH	55-95
1/4 INCH	25-60
NO. 10	15-45
NO. 40	5-25
NO. 100	0-10
NO. 200	0-5

PLASTICITY INDEX (PI) LESS THAN OR EQUAL TO 10 AND A LIQUID LIMIT LESS THAN OR EQUAL TO 40. REINFORCED BACK FILL SHALL BE PLACED AND COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES. REINFORCED BACK FILL SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. THE MOISTURE CONTENT OF THE BACK FILL MATERIAL PRIOR TO AND DURING COMPACTION SHALL BE WITHIN 2 PERCENTAGE POINTS OF DRY OPTIMUM.

IF CONDITIONS ARE DIFFERENT THAN THOSE STATED IN THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.



NOTE:
1. CONTRACTOR TO SUBMIT DESIGN PLANS FOR THE PROPOSED RETAINING WALL INCLUDING CALCULATIONS, PREPARED AND STAMPED BY A MASSACHUSETTS LICENSED PROFESSIONAL ENGINEER PRIOR TO ORDERING MATERIALS.

TYPICAL SEGMENTAL RETAINING WALL SECTION

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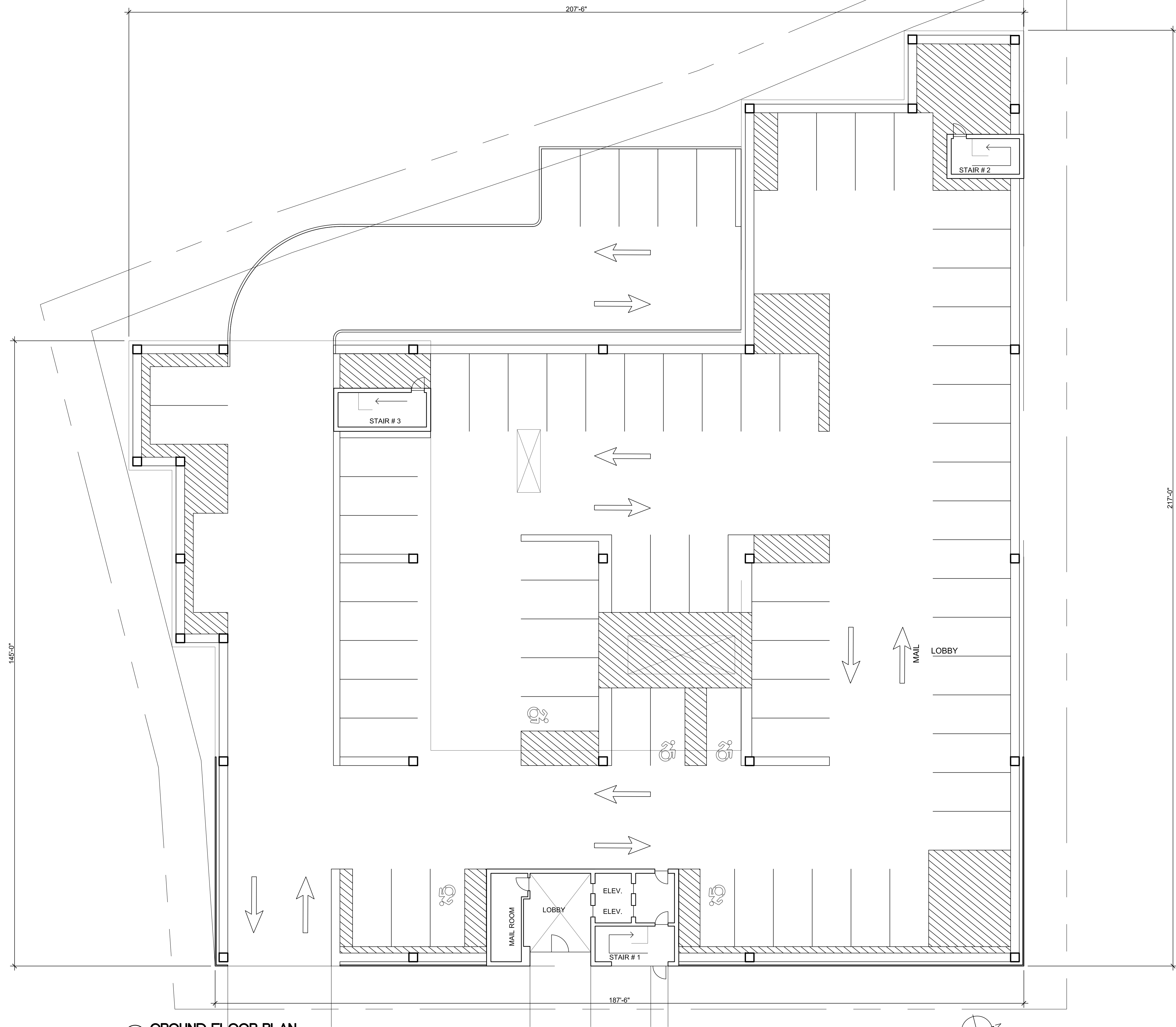


REVISIONS	Desc.
No.	Date

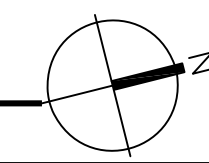
Designed T.R.J.
Drawn T.R.J.
Reviewed S.M.K.
Scale NONE
Project No. 2102357
Date 12/23/2021
CAD File: DN210235701

Title
DETAIL SHEET
Sheet No.

DN-5

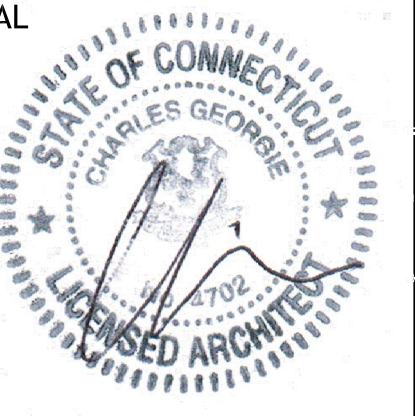


1 GROUND FLOOR PLAN
SCALE: 3/32"=1'-0"



Charles George Associates
ARCHITECTS & ENGINEERS, L.L.C.
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Milford, CT 06460
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CONSULTANT:



RESIDENTIAL DEVELOPMENT
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BRIDGEPORT, CONNECTICUT

REV	DATE	DESCRIPTION
10, 23, 21		ISSUED - ZONING SUBMISSION

ISSUE DATE: 12.23.21

PROJECT NUMBER: 128921
DRAWN BY: BJ
CHECKED BY: CG

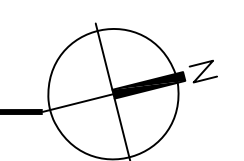
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SHEET TITLE:
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SHEET NUMBER:
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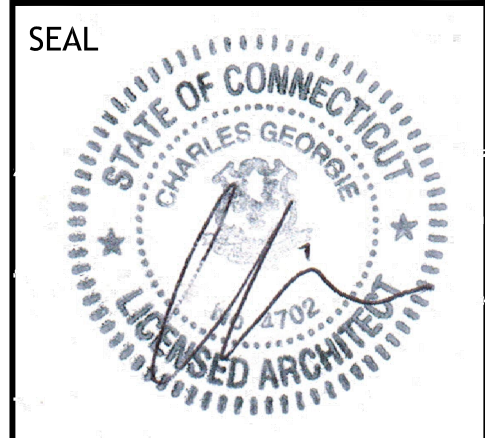


1 SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"



Charles George Associates
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Milford, CT 06460
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REV	DATE	DESCRIPTION
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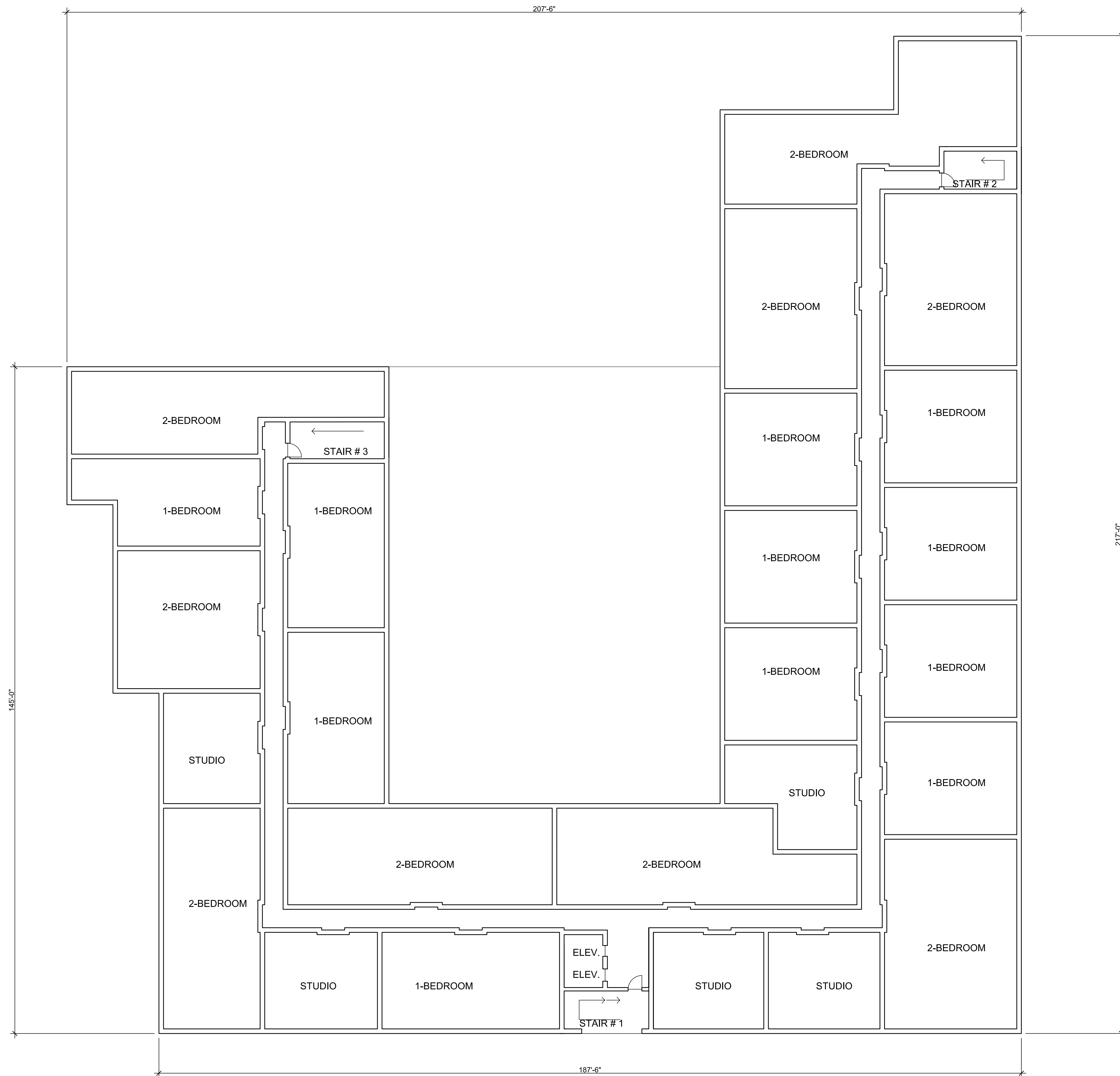
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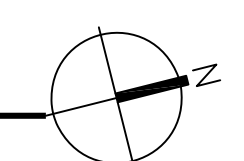
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SECOND FLOOR PLAN

SHEET NUMBER:
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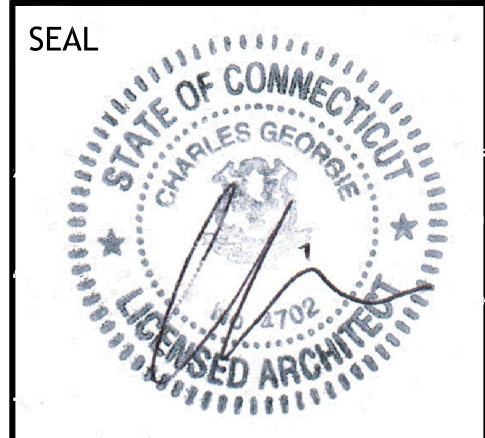


1 TYPICAL THIRD - SIXTH FLOOR PLAN
SCALE: 3/32"=1'-0"



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ARCHITECTS & ENGINEERS, L.L.C.
366 New Haven Ave., Ste 4
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BRIDGEPORT, CONNECTICUT

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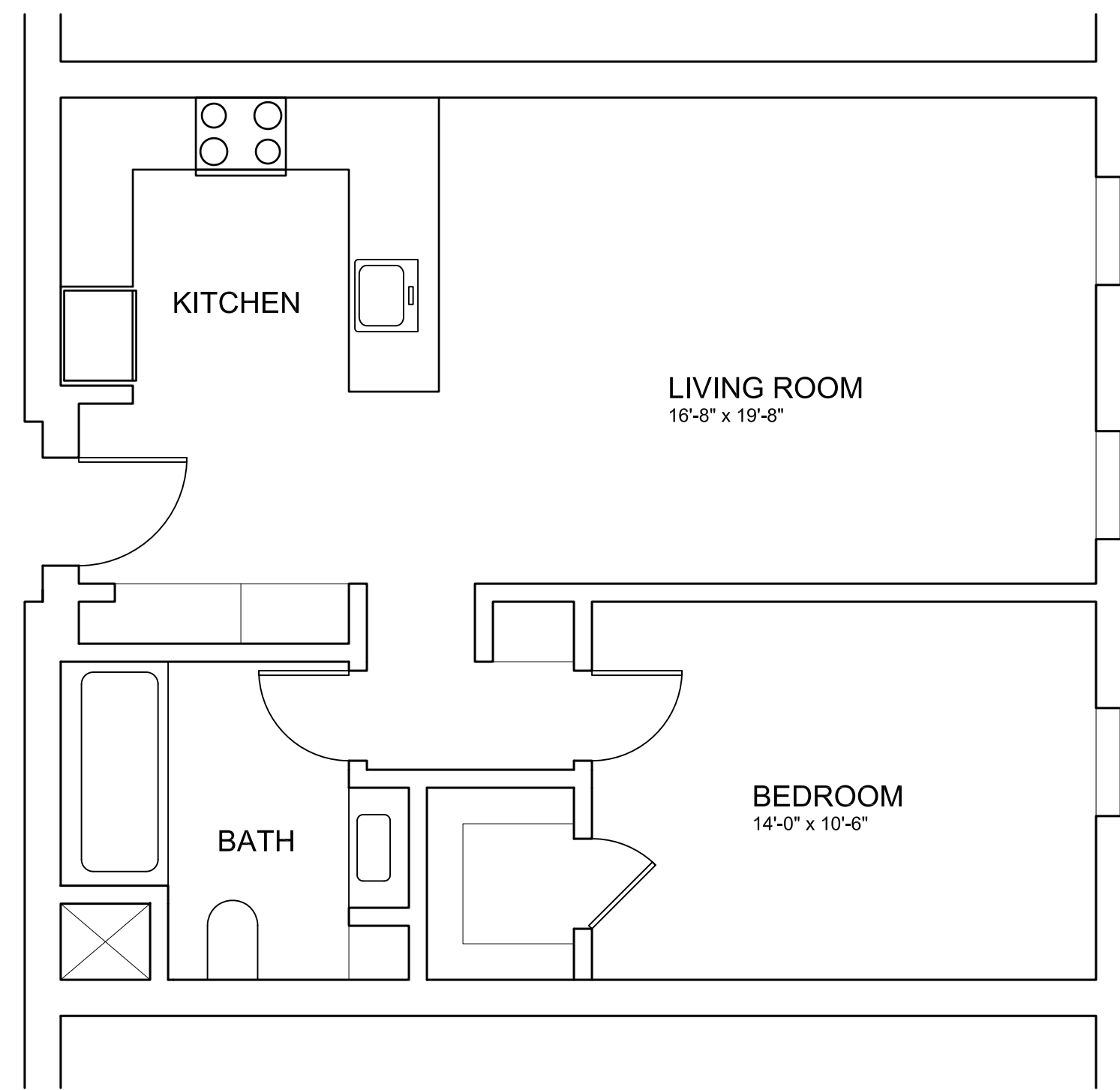
ISSUE DATE: 12.23.21

PROJECT NUMBER: 128921
DRAWN BY: BJ
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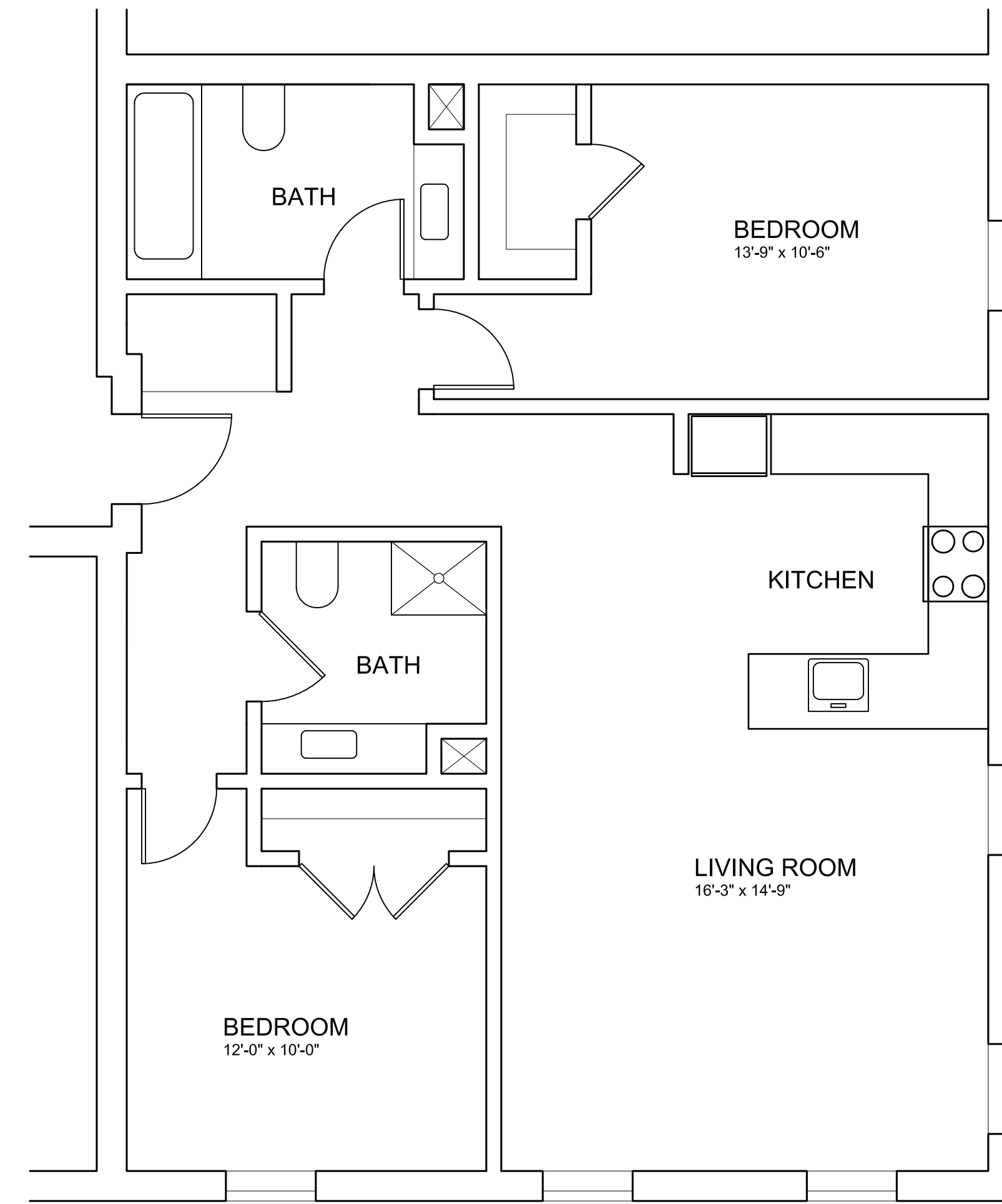
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SHEET TITLE:
TYP. 3RD - 6TH FLOOR PLAN

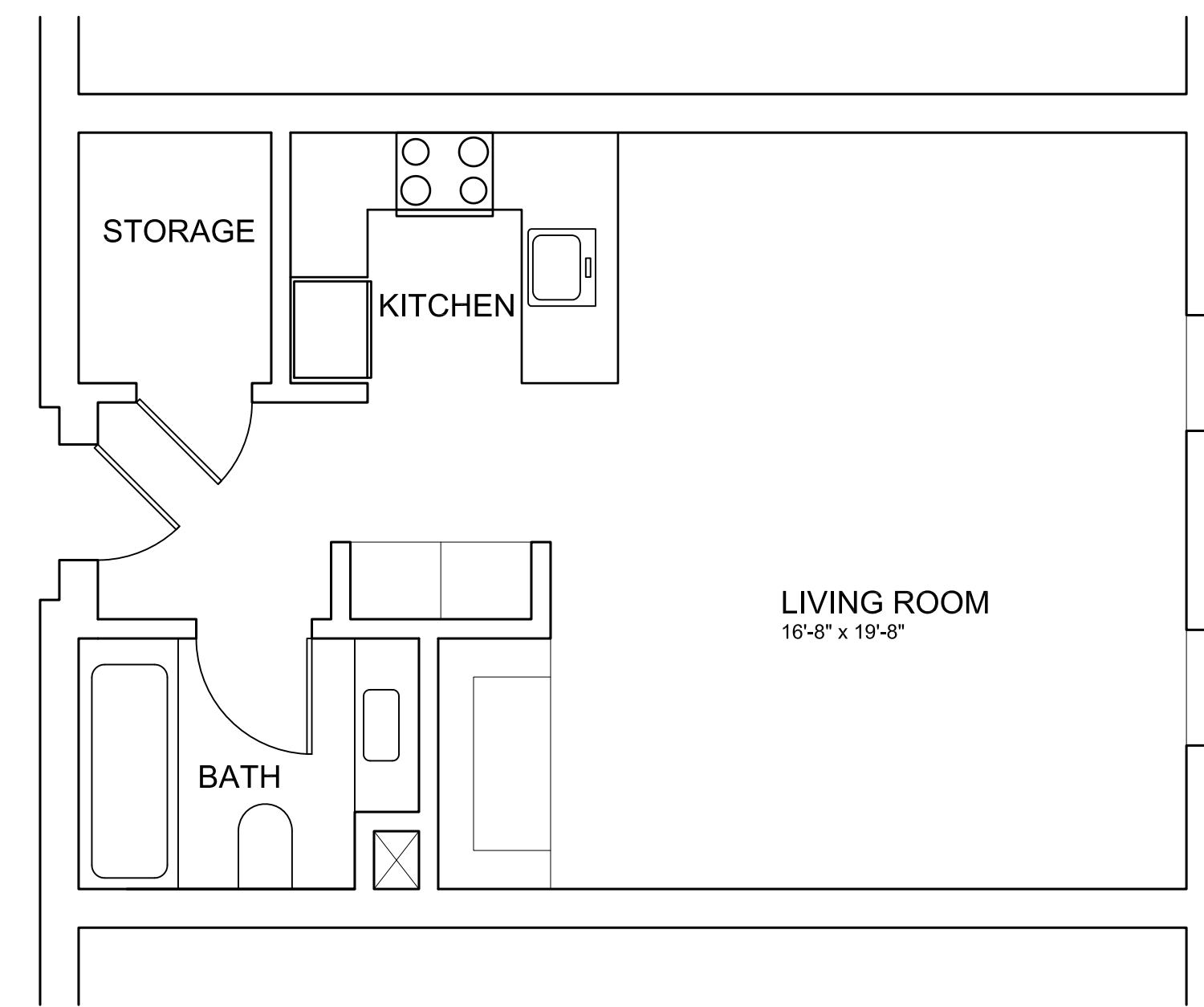
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A103



1 TYPICAL STUDIO APARTMENT PLAN
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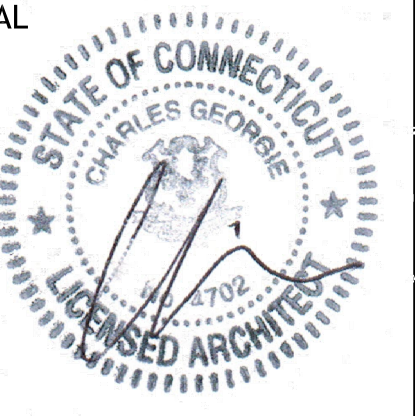
3 TYPICAL TWO BEDROOM APARTMENT PLAN
SCALE: 1/4"=1'-0"



2 TYPICAL ONE BEDROOM APARTMENT PLAN
SCALE: 1/4"=1'-0"

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BRIDGEPORT, CONNECTICUT

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10, 11, 21		ISSUED FOR ZONING SUBMISSION

ISSUE DATE: 12.23.21

PROJECT NUMBER: 128921
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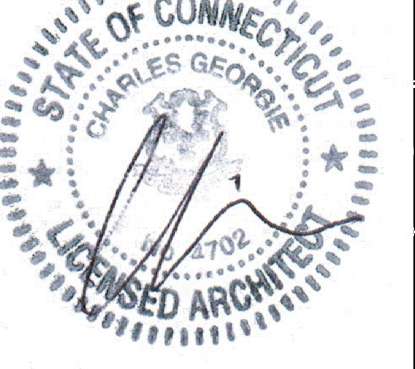
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SHEET TITLE:
TYP. APARTMENT PLANS

SHEET NUMBER:
A104

CONSULTANT:

SEAL



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BRIDGEPORT, CONNECTICUT

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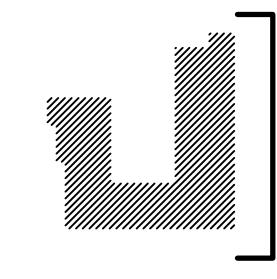
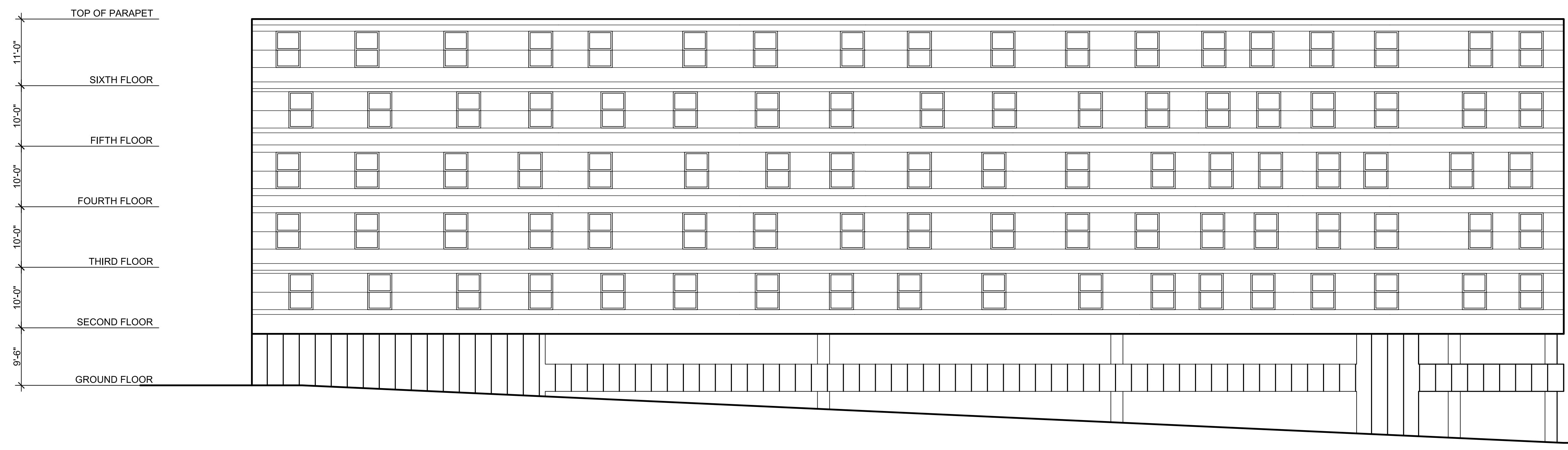
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PROJECT NUMBER: 128921
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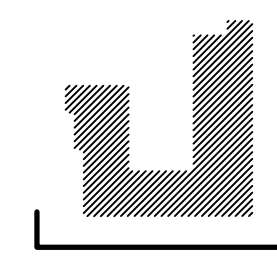
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201



1 NORTH ELEVATION
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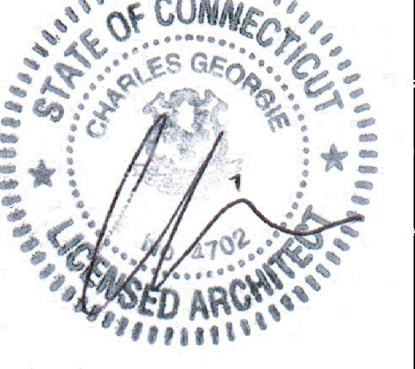
FACADE MATERIALS		
	MATERIAL	COLOR
GFL FACADE AND RAILING	PERFORATED ALUMINUM PANELS	DARK GREY
SECOND - SIXTH FLOORS	CEMENT BOARD	LIGHT BEIGE
WINDOWS AND DOORS	VINYL	ALMOND



2 EAST (ELLSWORTH STREET) ELEVATION
SCALE: 3/32"=1'-0"

CONSULTANT:

SEAL



RESIDENTIAL DEVELOPMENT
 543, 547, 549, 557 ELLSWORTH STREET
 BRIDGEPORT, CONNECTICUT

REV	DATE	DESCRIPTION
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ISSUE DATE: 12.23.21

PROJECT NUMBER: 128921
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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

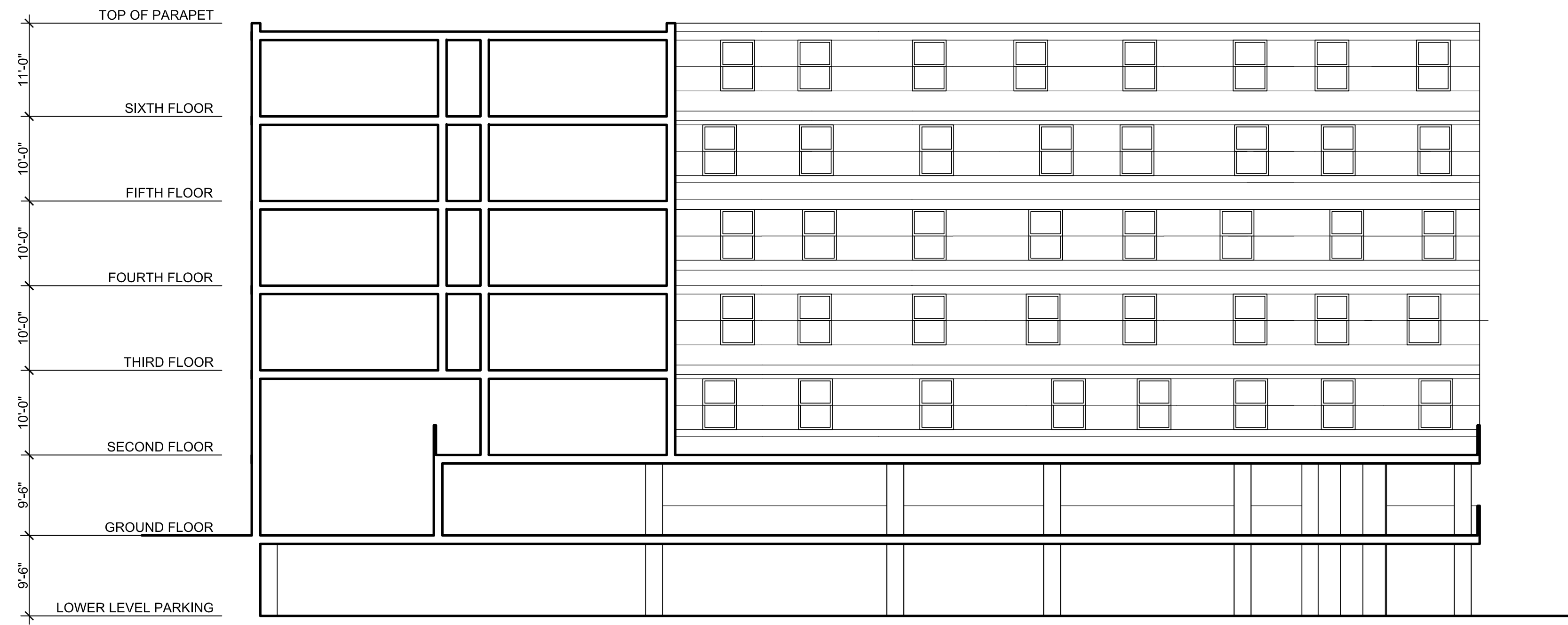


1 SOUTH ELEVATION
 SCALE: 3/32"=1'-0"

FACADE MATERIALS		
	MATERIAL	COLOR
GFL FACADE AND RAILING	PERFORATED ALUMINUM PANELS	DARK GREY
SECOND - SIXTH FLOORS	CEMENT BOARD	LIGHT BEIGE
WINDOWS AND DOORS	VINYL	ALMOND



2 WEST ELEVATION
 SCALE: 3/32"=1'-0"



1 NORTH COURTYARD ELEVATION
SCALE: 3/32"=1'-0"



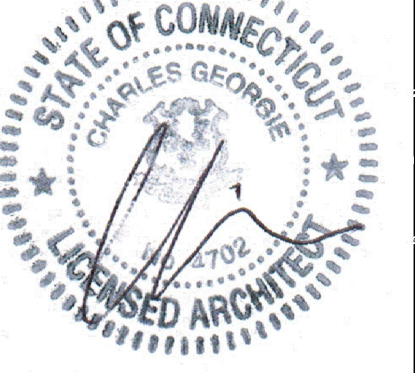
2 SOUTH COURTYARD ELEVATION
SCALE: 3/32"=1'-0"

FACADE MATERIALS

	MATERIAL	COLOR
GFL FACADE AND RAILING	PERFORATED ALUMINUM PANELS	DARK GREY
SECOND - SIXTH FLOORS	CEMENT BOARD	LIGHT BEIGE
WINDOWS AND DOORS	VINYL	ALMOND

CONSULTANT:

SEAL



RESIDENTIAL DEVELOPMENT
543, 547, 549, 557 ELLSWORTH STREET
BRIDGEPORT, CONNECTICUT

REV	DATE	DESCRIPTION
10, 23, 21	ISSUED FOR ZONING SUBMISSION	

ISSUE DATE: 12.23.21

PROJECT NUMBER: 128921
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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A203

Stormwater Management Report

For the:

Proposed Residential Development

Located at:

543, 547, 549, 557 Ellsworth Street
City of Bridgeport Connecticut

Prepared for Submission to:

City of Bridgeport, Connecticut

December 23, 2021

Prepared for:

547 Ellsworth NavCapMan, LLC
547 Ellsworth Street
Bridgeport, CT 06605

Prepared by:



BL Companies

100 Constitution Plaza, 10th Floor
Hartford, Connecticut 06103
Phone: (860) 249-2200
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BL Project Number: 2102357

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- Figure 2: Aerial Location Map
- Figure 3: NRCS Soil Survey Map with Hydrologic Soil Group Data
- Figure 4: FEMA Federal Insurance Rate Map
- Figure 5: NOAA Atlas 14 Storm Data (Depth, Inches)
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- Figure 7: City of Bridgeport Zoning Map

Appendix B: Pre-development Hydrology (2-, 10-, 25-, and 100-year storms)

Appendix C: Post-development Hydrology (2-, 10-, 25-, and 100-year storms)

Appendix D: Collection and Conveyance Calculations

Appendix E: Water Quality Calculations

- Best Management Practice (BMP) Treatment Train Efficiency Worksheet
- Water Quality Calculations – Water Quality Volume (WQV)
- Water Quality Calculations – Water Quality Flowrate (WQF)
- Water Quality Calculations – Infiltration Volume

Appendix F: Drainage Maps

- ED-1 – Existing Drainage Plan
- PD-1 – Proposed Drainage Plan
- PD-2 – Proposed Hydraulic Plan

Appendix G: Geotechnical Report

Executive Summary

This report has been prepared in support of a Permit Application submission to the City of Bridgeport by 547 Ellsworth NavCapMan, LLC for a proposed residential development at 543, 547, 549, and 557 Ellsworth Street. The design and analysis as presented within this report generally complies with the *2002 Connecticut Guidelines for Soil Erosion*, and the *2004 Connecticut Stormwater Quality Manual*.

The proposed residential development will not result in any adverse impacts to sensitive areas downstream of the proposed development.

Location

The proposed development is situated on four existing tax parcels, totaling approximately 46,195 square feet (s.f.). The property is bordered by a residential lot on the north side, a commercial lot to the south, Ellsworth Street on the east side and residential lots on the west side. Per the City of Bridgeport's Zoning Map, the property is located within the R-CC zone, abutting parcels on the east and south are located within the OR Zone, the abutting parcel to the north is located within the R-CC Zone, and abutting parcels on the west are located within the R-BB zone. A project location map and a copy of the City of Bridgeport's zoning map has been provided in Appendix A of this Report.

Property Description

The existing parcels redeveloped by the proposed residential development includes four residential lots with each containing a house, associated driveway, and grassed yard. Three of the lots also contain a garage. The existing topography, ranging from elevation 53 to 37, generally slopes from southeast to northwest. Based on the existing drainage patterns, the Site hydrology can be divided into two drainage areas; the majority of the site flows to the abutters lot and a smaller portion of the site flows (the existing sidewalk) down Ellsworth Street to the existing drainage network. Runoff from the subject parcels flows overland to the abutting lot to the north of the development. Runoff from the sidewalk drainage area flows overland to the discharge point.

Project Description

The proposed site improvements include the construction of a multi-unit residential building (123 units), associated parking area, driveway, parking garage, landscaped areas, site utilities, lighting, and a stormwater management system. To improve the existing stormwater quality for the site and support the overall proposed development, a

water quality devices has been incorporated into the stormwater design, specifically the installation of a subsurface infiltration system and a hydrodynamic separator. A complete summary of the supporting analysis and sizing is provided in subsequent sections of this report.

FEMA Flood Insurance Rate Map

Per the FEMA Flood Insurance Rate Map Number 09001C0436G for Fairfield County, Connecticut revised July 8, 2013, the parcel resides in Flood Hazard Zone X. Zone X is defined as “area of minimal flood hazard. A copy of the FEMA Flood Insurance Rate Map is included in Appendix A for reference.

Stormwater Analysis Summary

A HydroCAD model, using TR-55 and SCS methodology, was developed to evaluate the site’s existing and proposed drainage conditions for 2-, 10-, 25-, and 100-year storm events. Water quality treatment, infiltration and stormwater mitigation has been provided for this project by the installation of a subsurface infiltration system and a hydrodynamic separator (CDS unit). The proposed Stormwater Best Management Practices (BMP) are upstream of the discharge point. These Stormwater BMPs will exceed the minimum required TSS removal rate of 80% per the *2004 Connecticut Stormwater Quality Manual*.

Hydrologic Modeling Methodology

Hydrologic Modeling

The SCS Runoff Curve Number and TR-55 Methods were utilized to determine the peak runoff for each watershed impacted by the proposed development. All supporting calculations have been completed using the stormwater computer modeling program known as HydroCAD, version 10.00, developed by HydroCAD Software Solutions, LLC. Hydrographs for each watershed were developed using the SCS Synthetic Unit Hydrograph Method and rainfall depths per the NOAA Atlas 14 for Bridgeport, CT as shown in Table 1. The drainage areas, or sub catchments as labeled by the program, are depicted by hexagons on the attached drainage diagrams. Pre-development HydroCAD results can be found in Appendix B and Post-development HydroCAD results can be found in Appendix C.

Table 1 – 24-HR Rainfall Depths per NOAA Atlas 14 (Bridgeport, CT)

Return Period	24-hour Rainfall Depth
2-year	3.47
10-year	5.35
25-year	6.52
100-year	8.33

Existing Site Conditions and Hydrology Conditions

General Site Information

As previously noted, the site generally slopes east to west. Runoff within the site flows overland to the abutting lot and the municipal drainage system. Based on the existing drainage patterns, the Site hydrology can be divided into two design points; runoff from the majority of the site flows overland to the abutter’s residential lot on the northwestern side of the site and runoff from the existing sidewalk flows overland by to the existing municipal drainage system.

Soil Description

The soils included within this stormwater analysis were identified using available online resources created by the United States Department of Agriculture (USDA) Natural Resource Conservation Services (NRCS). They are as follows:

- Urban Land – Type D Soil

A copy of the USDA NRCS Hydrologic Soil Group map is located within Appendix A of this report.

Existing Hydrologic Conditions

The existing site drainage area analyzed within this study totals 48,058 s.f. (1.10 acres) and is approximately 30.4% impervious. Runoff from the western portion of the site travels overland by sheet flow to the abutter’s residential lot. Runoff from the sidewalk along the eastern side of the site travels overland by sheet flow to the roadway and discharges to the municipal drainage network. Two design points have been identified in the existing hydrologic conditions. Design Point 1 (DP-1) is the northern abutter’s residential lot and Design Point 2 (DP-2) is the existing drainage system in Ellsworth Street. In the existing hydrologic conditions all runoff flows to the design points undetained.

The following is a brief summary of the existing drainage areas as shown on the enclosed Existing Drainage Map (ED-1), in Appendix F.

Existing Drainage Area 1 (EDA-1): This area consists of the western portion of the site. EDA-1 is 46,195 s.f. in size and is 28.9% impervious. The curve number for this area is 84. Stormwater runoff from EDA-1 flows overland and to the abutter's residential lot on northern side of the property (Design Point 1).

Existing Drainage Area 2 (EDA-2): This area consists of the sidewalk along the eastern side of the site and is 1,863 s.f. in size. This drainage area is 67.7% impervious and has a curve number of 92. Stormwater runoff from EDA-2 flows overland and discharges to the existing municipal drainage system in Ellsworth Street (Design Point 2).

Existing Conditions Hydrologic Analysis Results

The results of the existing conditions hydrologic analysis area as follows and summarized in Tables 2 and 3 below.

Table 2 – Pre-Development (Existing Conditions) Drainage Characteristics

Drainage Area	Area (square feet)	Composite Curve Number	Imperviousness Cover (%)	Time of Concentration (minutes)
EDA-1	46,195	84	28.9%	12.40
EDA-2	1,863	92	67.7%	5.00

Note: Minimum Time of Concentration (T_c) used for this analysis is 5 minutes.

Table 3 – Pre-Development Conditions Peak Flows

Analysis Point	Description	Peak Flow (cfs)			
		2-yr	10-yr	25-yr	100-yr
Design Point 1	Northern Abutter Residential Lot	2.00	3.59	4.58	6.09
Design Point 2	Drainage System in Ellsworth Street	0.15	0.25	0.30	0.38

Developed Site Conditions and Hydrology Conditions

General Site Information

The proposed development includes the construction of a multi-unit residential building (123 units), associated parking area, driveway, parking garage, landscaped areas, site utilities, lighting, and a stormwater management system. The existing drainage patterns have been maintained throughout the site. To improve the overall water quality for this site and support the proposed development, a water quality device will be installed to treat the captured stormwater prior to discharging it offsite.

All existing infrastructure outside of the project's limits shall remain in place without interruption in service or overall functionality.

The proposed project will disturb approximately 48,058 s.f..

Proposed Hydrologic Conditions

The proposed hydrologic analysis for this project maintains the methodologies, design points, and supporting assumptions described above. The intent of the proposed stormwater design is to mimic the existing drainage patterns, runoff flowrates, and runoff volumes to the greatest extent practical while improving the stormwater quality for the site.

The proposed site drainage area analyzed within this study maintains the original 48,058 s.f. described above. The proposed residential development is a consistent use compared to abutting lots and is approximately 78.5% impervious. This includes all paved surfaces and driveways as well as the proposed building's roof.

The intent of the proposed stormwater design is to mimic the existing drainage patterns for the drainage areas as described within the Existing Hydrology Conditions Section of this report. All calculations were based on the 2-, 10-, 25-, and 100-year stormfall events in order to accurately depict the proposed conditions. To mitigate any impact and improve the overall water quality for this site, stormwater treatment will be provided with the installation of a subsurface infiltration system and a hydrodynamic separator (CDS unit) to treat the stormwater runoff. Design calculations for the overall treatment effectiveness of the proposed system and water quality calculations are included in Appendix E. All stormwater quality treatment measures have been designed per *2004 Connecticut Stormwater Quality Manual*.

Proposed Drainage Areas

The following section briefly describes each drainage area as shown on the enclosed Proposed Drainage Map (PD-1), located in Appendix F of this report.

Proposed Drainage Area 1A (PDA-1A): PDA -1A is located on the roughly the center of the property and includes the building roof, driveway and courtyard area. PDA-1A is 36,188 s.f. in size and is 100.0% impervious. Runoff within this area flows across either the courtyard or driveway where it is captured in the proposed catch basin or trench drain. Roof runoff is directed to the proposed catch basin. Runoff captured in the proposed catch basin and trench drain flows to a hydrodynamic separator, then the subsurface infiltration system and ultimately discharges to Design Point 1, the northern abutter's residential lot.

Proposed Drainage Area 1B (PDA-1B): PDA -1B is located on the northern, western and southern border of the property and includes the transformer pad and the majority of the site's landscaped area. PDA-1B is 8,112 s.f. in size and is 0.6% impervious. Runoff from this area flows overland and discharges to Design Point 1, the northern abutter's residential lot.

Proposed Drainage Area 2 (PDA-2): PDA-2 is located on the eastern border of the site and includes the sidewalk and landscaped area. PDA-2 is 3,758 s.f. in size and is 39.7% impervious. Runoff from this area flows overland and ultimately discharges to Design Point 2, the municipal drainage system in Ellsworth Street.

Post-Development Hydrologic Analysis Results

The results of the post-development hydrologic analysis are as follows and summarized in Table 4 and 5 below:

Table 4 – Post Development Drainage Characteristics

Drainage Area	Total Area (sf)	Composite Curve Number	Imperviousness Cover (%)	Time of Concentration (Minutes)
PDA-1A	36,188	98	100.0%	5.0
PDA-1B	8,112	80	0.6%	10.0
PDA-2	3,758	87	39.7%	10.6

Table 5 – Post-Development Conditions Peak Flows

Analysis Point	Description	Peak Flows (CFS)			
		2-YR	10-YR	25-YR	100-YR
Design Point 1	Northern Abutter Residential Lot	1.35	3.56	4.22	5.14
Design Point 2	Drainage System in Ellsworth Street	0.20	0.34	0.42	0.56

For a complete comparison of pre- and post-development runoff rates for each design storm, refer to Table 6 shown below.

Table 6 Existing vs. Proposed Peak Runoff Rates

Peak Flow (CFS)				
Design Point	Design Storms			
	2-YR	10-YR	25-YR	100-YR
DP-1 – Northern Abutter Residential Lot				
Existing	2.00	3.59	4.58	6.09
Proposed	1.35	3.56	4.22	5.14
DP-2 – Drainage System in Ellsworth Street				
Existing	0.15	0.25	0.30	0.38
Proposed	0.20	0.34	0.42	0.56
Total				
Existing	2.15	3.84	4.88	6.47
Proposed	1.55	3.90	4.64	5.70
Percent Change	-7.91%	1.56%	-4.92 %	-11.90%

Table 6 above shows that in all storm events the peak flow rate to Design Point 1 is less in the post-development conditions. There is a slight increase in the post development peak flow rates to Design Point 2, the municipal drainage system in Ellsworth Street. The anticipated increase is de minimus in size since the existing drainage system can more than support this minor increase.

Permanent BMP's and Water Quality

Permanent Water Quality BMPs have been incorporated into the project design and include the installation of the subsurface infiltration system and a hydrodynamic separator (CDS unit) to treat the required water quality as well as provide stormwater mitigation and infiltration onsite. For location of the subsurface system and the hydrodynamic separator refer to the post development drainage map included in Appendix F of this report.

Summary

This stormwater analysis and report has been prepared to comply the *2002 Connecticut Guidelines for Soil Erosion*, and the *2004 Connecticut Stormwater Quality Manual*. The proposed development and proposed drainage infrastructure have been designed to convey and treat the stormwater runoff up to the 25-year design storm and will not result in any adverse impacts to abutting properties or roadways. All post-development stormwater drainage patterns have been maintained to match the pre-development conditions. Stormwater quality is provided with the installation of the subsurface infiltration system and hydrodynamic separator which will provide the minimum required 80% TSS removal and onsite infiltration.

APPENDIX A

LOCATION MAPS

Figure 1: USGS Location Map

Figure 2: Aerial Location Map

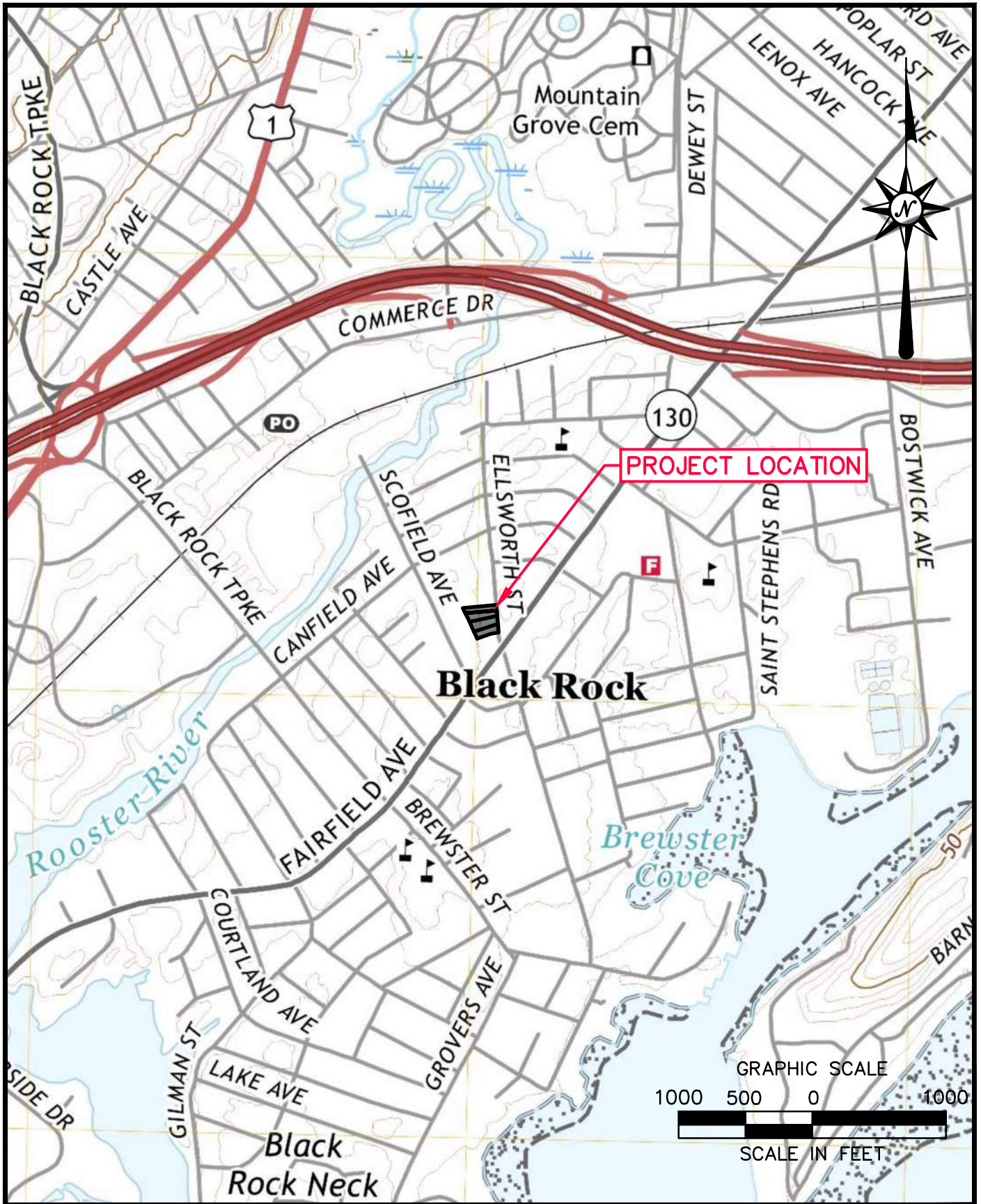
Figure 3: NRCS Soil Survey Map with Hydrologic Soil Group Data

Figure 4: FEMA Federal Insurance Rate Map

Figure 5: NOAA Atlas 14 Storm Data (Depth)

Figure 6: NOAA Atlas 14 Storm Data (Intensity)

Figure 7: City of Bridgeport Zoning Map



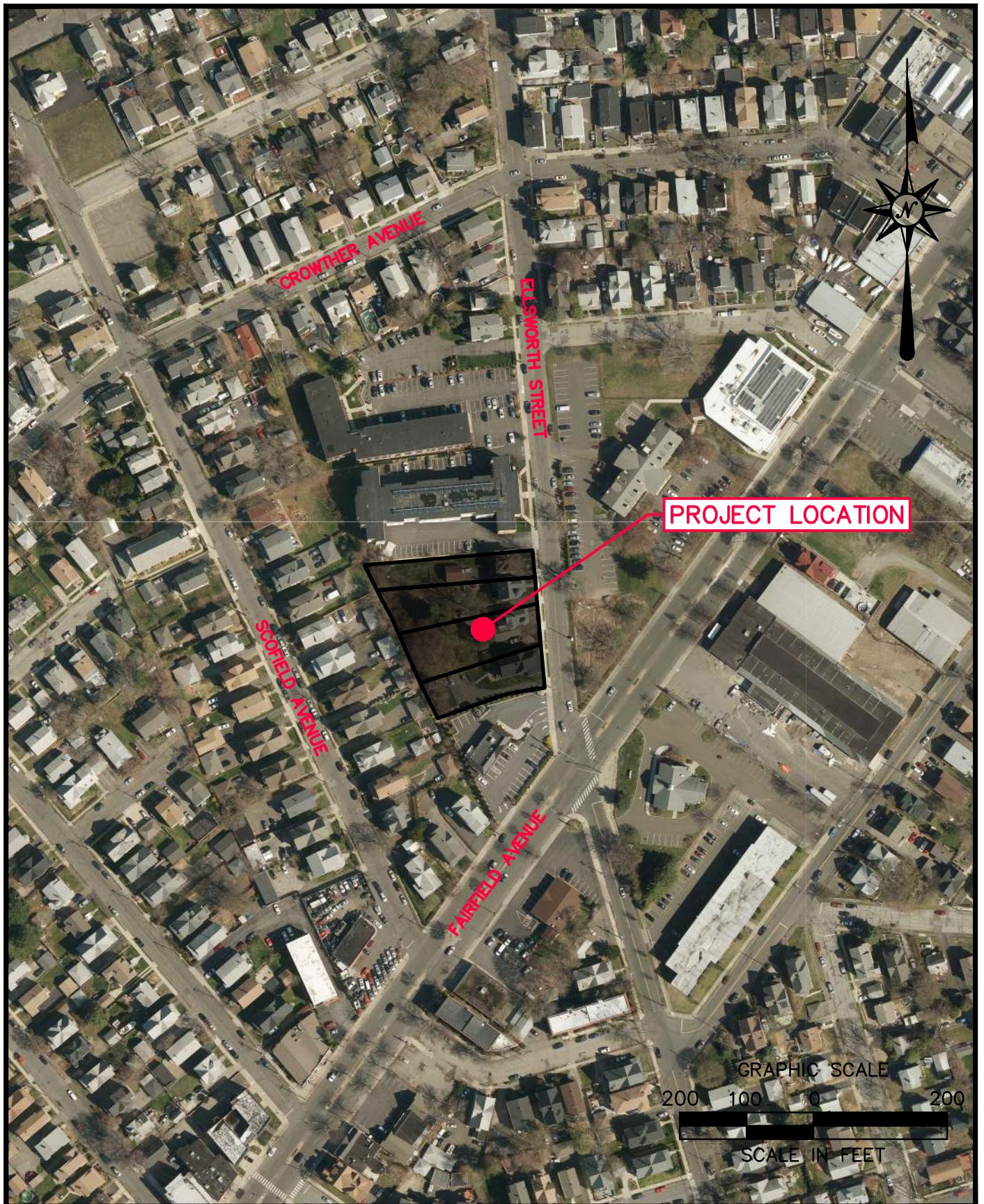
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

**PROPOSED RESIDENTIAL
DEVELOPMENT**

543, 547, 549, 557 ELLSWORTH ST.
BRIDGEPORT, CONNECTICUT

Designed	T.R.J.
Drawn	T.R.J.
Checked	S.M.K.
Approved	S.M.K.
Scale	1"=1000'
Project No.	2102357
Date	12/03/2021
CAD File	EXH210235701

FIGURE 1
USGS LOCATION MAP



ARCHITECTURE
ENGINEERING
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LAND SURVEYING

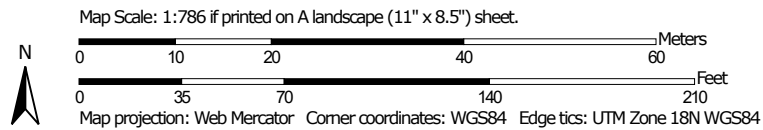
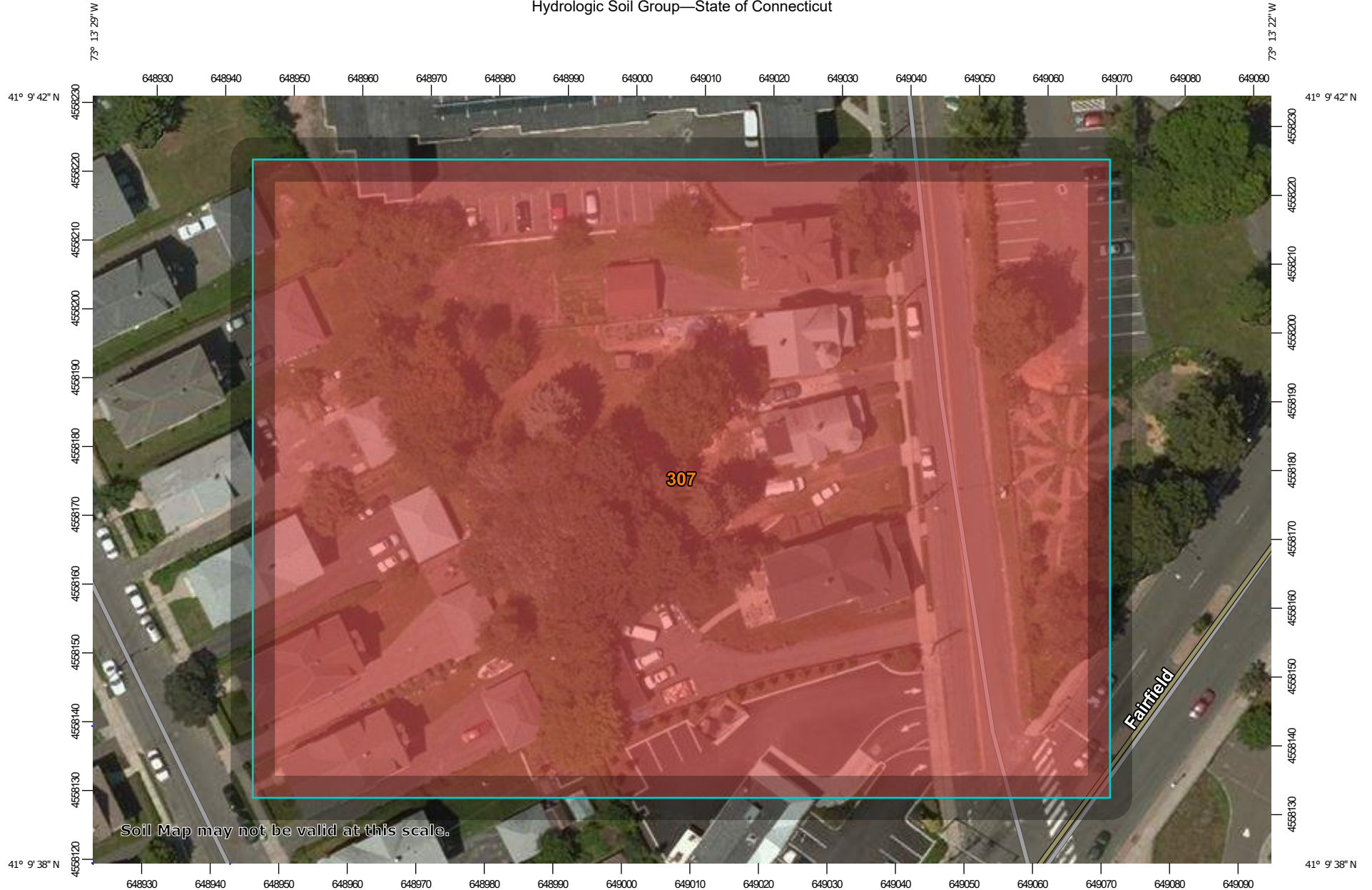
**PROPOSED RESIDENTIAL
DEVELOPMENT**

543, 547, 549, 557 ELLSWORTH ST.
BRIDGEPORT, CONNECTICUT
































Designed	T.R.J.
Drawn	T.R.J.
Checked	S.M.K.
Approved	S.M.K.
Scale	1"=200'
Project No.	2102357
Date	12/03/2021
CAD File	EXH210235702

FIGURE 2
AERIAL LOCATION MAP

Hydrologic Soil Group—State of Connecticut



MAP LEGEND

Area of Interest (AOI)		 C
Area of Interest (AOI)		 C/D
		 D
		 Not rated or not available
Soils		
Soil Rating Polygons		
 A		
 A/D		
 B		
 B/D		
 C		
 C/D		
 D		
 Not rated or not available		
Soil Rating Lines		
 A		
 A/D		
 B		
 B/D		
 C		
 C/D		
 D		
 Not rated or not available		
Soil Rating Points		
 A		
 A/D		
 B		
 B/D		
Water Features		
 Streams and Canals		
Transportation		
 Rails		
 Interstate Highways		
 US Routes		
 Major Roads		
 Local Roads		
Background		
 Aerial Photography		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
 Survey Area Data: Version 21, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 27, 2014—Jul 22, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	2.9	100.0%
Totals for Area of Interest			2.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Connecticut State Plane Zone (FIPS zone 0600). The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on FIRM panels produced for this coastal study revision was derived from United State Geological Survey 2008 High Resolution Orthophotography produced from 1 foot pixel cells from photography dated April 2008. The projection used in the preparation of this map was Connecticut State Plane Feet, FIPS Zone 0600. The horizontal datum used was North American Datum of 1983 (NAD 83).

The AE Zone category has been divided by a **Limit of Moderate Wave Action (LIMWA)**. The LIMWA represents the approximate landward limit of the 1.5 foot breaking wave. The effects of wave hazards between the VE Zone and the LIMWA (or between the shoreline and the LIMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

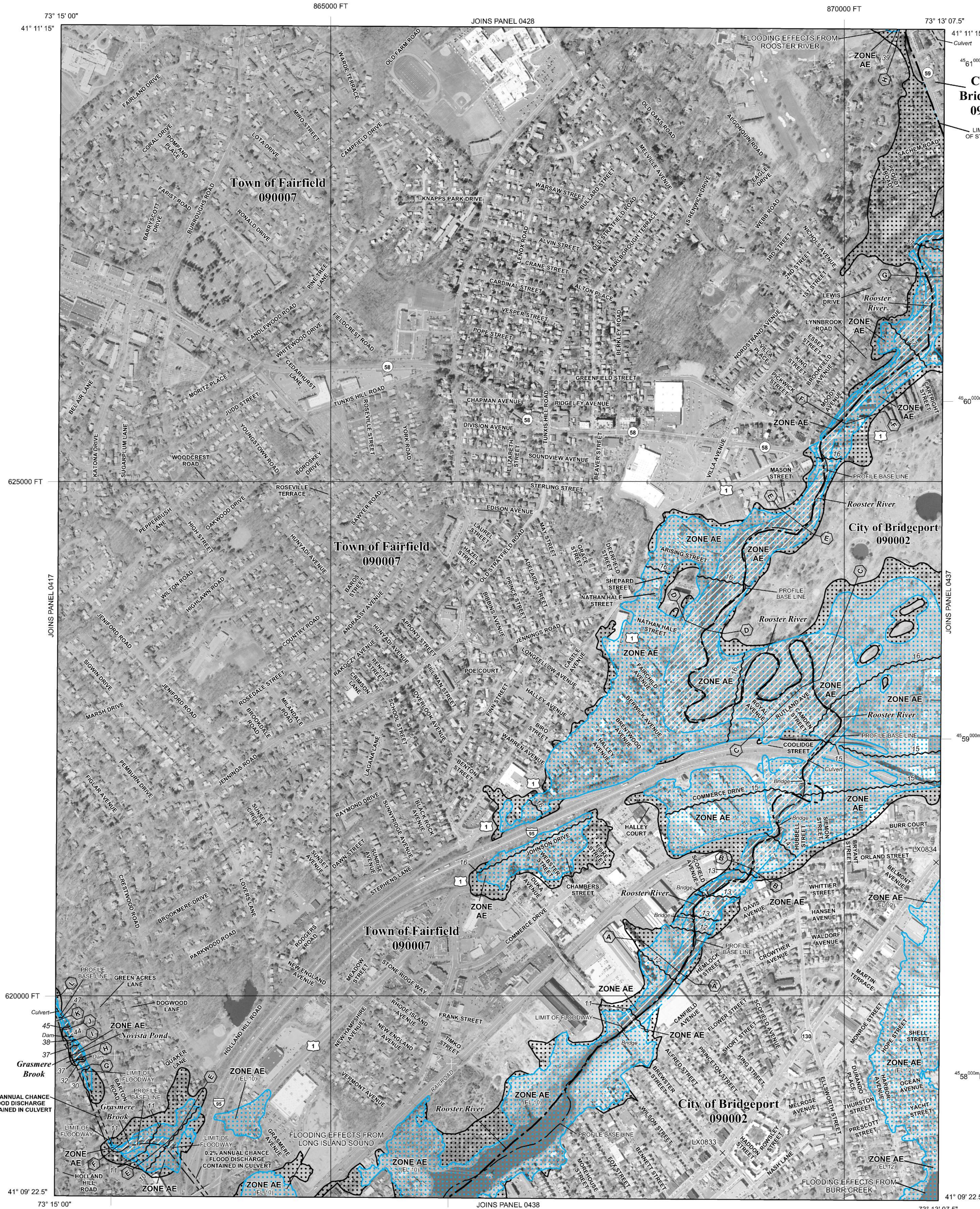
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://mfc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp>.

Only coastal structures that are certified to provide protection from the 1-percent-annual chance flood are shown on this panel. However, all structures taken into consideration for the purpose of coastal flood hazard analysis and mapping are present in the FIRM database in S_Gen_Struct.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently described. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE AV** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Limit of Moderate Wave Action
- Limit of Moderate Wave Action coincident with Zone Break
- Base Flood Elevation line and value; elevation in feet* (EL 987)
- Base Flood Elevation value where uniform within zone; elevation in feet*
- *Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- Culvert
- Bridge
- 45° 02' 08" 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT 5000-foot grid; Connecticut State Plane Feet Zone (FIPS Zone 0600), Lambert Conformal Conic projection
- 49° 00' 00" N 1000-meter Universal Transverse Mercator grid values, zone 18N
- DX5510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)
- MAP REPOSITORIES: Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP: June 18, 2010
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL: July 8, 2013 - to change Base Flood Elevations and Special Flood Hazard Areas, to change zone designations, to update the effects of wave action, to update corporate limits, to add roads and road names, to incorporate previously issued Letters of Map Revision and to modify Coastal Barrier Resources System units.
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0436G

FIRM
FLOOD INSURANCE RATE MAP
FAIRFIELD COUNTY,
CONNECTICUT
(ALL JURISDICTIONS)

PANEL 436 OF 626
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BRIDGEPORT, CITY OF	090002	0436	G
FAIRFIELD, TOWN OF	090007	0436	G

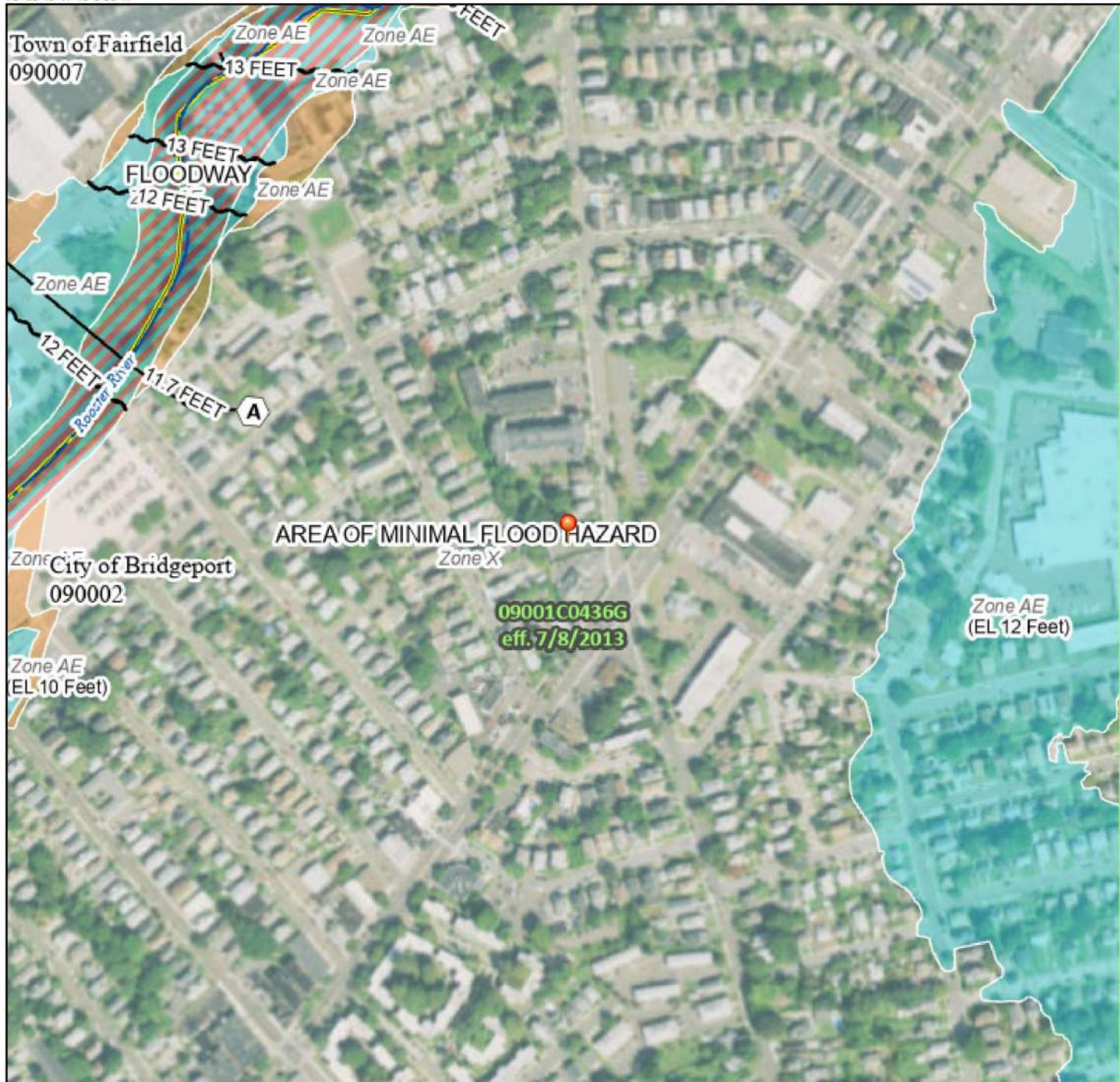
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 09001C0436G
MAP REVISED JULY 8, 2013
Federal Emergency Management Agency

National Flood Hazard Layer FIRMMette



73°13'45"W 41°9'53"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
	Profile Baseline	
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/13/2021 at 9:30 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



* source: ESRI Maps
 ** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

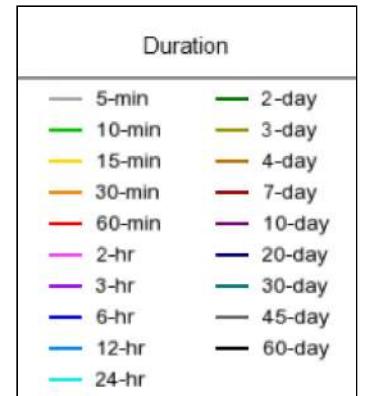
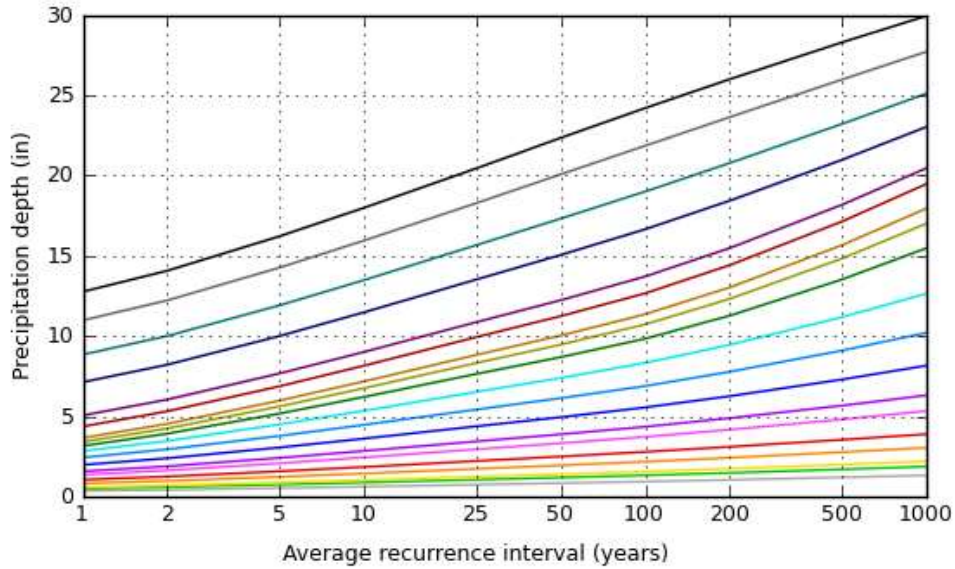
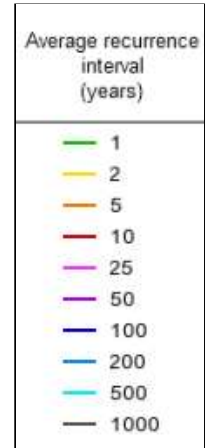
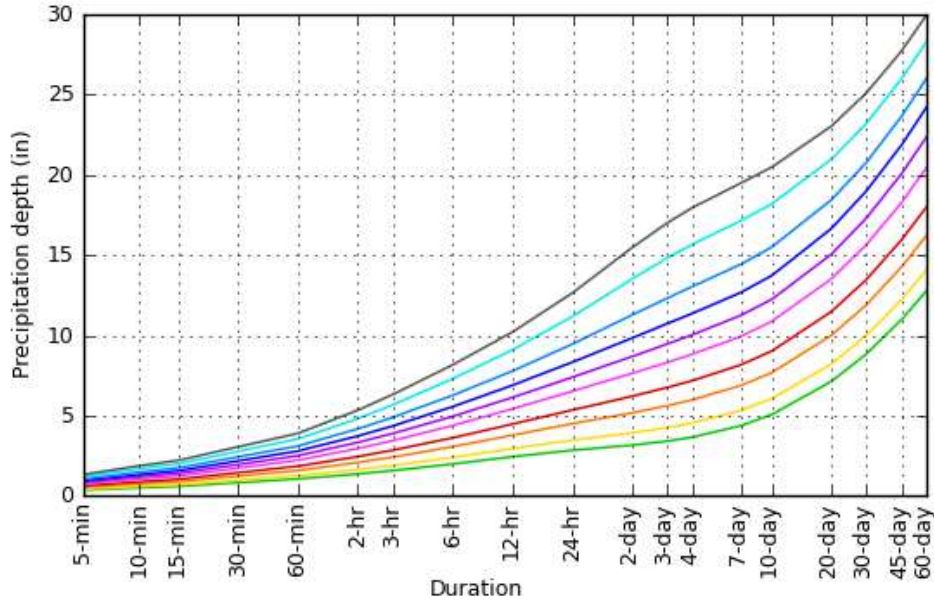
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.353 (0.281-0.438)	0.420 (0.333-0.522)	0.529 (0.419-0.660)	0.620 (0.487-0.778)	0.744 (0.564-0.973)	0.838 (0.622-1.12)	0.936 (0.671-1.29)	1.04 (0.708-1.48)	1.20 (0.778-1.75)	1.32 (0.836-1.97)
10-min	0.500 (0.398-0.621)	0.595 (0.472-0.739)	0.750 (0.594-0.936)	0.878 (0.691-1.10)	1.05 (0.799-1.38)	1.19 (0.880-1.58)	1.33 (0.950-1.83)	1.48 (1.00-2.09)	1.70 (1.10-2.48)	1.87 (1.19-2.80)
15-min	0.588 (0.468-0.731)	0.699 (0.556-0.870)	0.881 (0.698-1.10)	1.03 (0.812-1.30)	1.24 (0.940-1.62)	1.40 (1.04-1.86)	1.56 (1.12-2.16)	1.74 (1.18-2.46)	2.00 (1.30-2.92)	2.20 (1.39-3.29)
30-min	0.820 (0.653-1.02)	0.975 (0.775-1.21)	1.23 (0.973-1.53)	1.44 (1.13-1.81)	1.73 (1.31-2.26)	1.95 (1.44-2.60)	2.17 (1.56-3.00)	2.42 (1.64-3.43)	2.77 (1.80-4.05)	3.05 (1.93-4.55)
60-min	1.05 (0.837-1.31)	1.25 (0.994-1.56)	1.58 (1.25-1.97)	1.85 (1.45-2.32)	2.22 (1.68-2.90)	2.50 (1.85-3.33)	2.79 (1.99-3.84)	3.10 (2.10-4.39)	3.54 (2.30-5.18)	3.89 (2.46-5.81)
2-hr	1.36 (1.09-1.68)	1.63 (1.31-2.02)	2.07 (1.65-2.57)	2.44 (1.93-3.04)	2.95 (2.25-3.83)	3.33 (2.48-4.41)	3.72 (2.69-5.12)	4.17 (2.84-5.86)	4.81 (3.14-6.99)	5.33 (3.39-7.91)
3-hr	1.57 (1.26-1.93)	1.89 (1.52-2.32)	2.41 (1.93-2.98)	2.84 (2.26-3.53)	3.44 (2.63-4.45)	3.88 (2.91-5.14)	4.35 (3.16-5.98)	4.89 (3.33-6.85)	5.67 (3.70-8.21)	6.31 (4.01-9.32)
6-hr	1.98 (1.60-2.42)	2.39 (1.93-2.92)	3.06 (2.46-3.75)	3.61 (2.89-4.45)	4.38 (3.38-5.64)	4.95 (3.73-6.51)	5.56 (4.06-7.60)	6.26 (4.28-8.70)	7.30 (4.78-10.5)	8.16 (5.21-12.0)
12-hr	2.44 (1.99-2.95)	2.95 (2.40-3.57)	3.78 (3.07-4.60)	4.47 (3.60-5.47)	5.42 (4.21-6.94)	6.13 (4.65-8.02)	6.89 (5.06-9.37)	7.78 (5.35-10.7)	9.10 (5.98-13.0)	10.2 (6.53-14.9)
24-hr	2.84 (2.33-3.42)	3.47 (2.84-4.18)	4.50 (3.67-5.43)	5.35 (4.34-6.50)	6.52 (5.10-8.31)	7.39 (5.65-9.63)	8.33 (6.17-11.3)	9.46 (6.52-13.0)	11.2 (7.37-15.9)	12.6 (8.12-18.3)
2-day	3.16 (2.61-3.77)	3.92 (3.24-4.69)	5.17 (4.25-6.20)	6.21 (5.07-7.49)	7.64 (6.02-9.69)	8.69 (6.70-11.3)	9.84 (7.37-13.3)	11.3 (7.80-15.4)	13.5 (8.94-19.0)	15.5 (9.97-22.2)
3-day	3.41 (2.83-4.05)	4.25 (3.52-5.06)	5.62 (4.64-6.71)	6.76 (5.54-8.11)	8.32 (6.58-10.5)	9.47 (7.33-12.3)	10.7 (8.07-14.5)	12.3 (8.54-16.7)	14.8 (9.82-20.8)	17.0 (11.0-24.3)
4-day	3.65 (3.04-4.33)	4.54 (3.77-5.38)	5.98 (4.95-7.12)	7.18 (5.90-8.59)	8.82 (7.00-11.1)	10.0 (7.79-12.9)	11.4 (8.56-15.3)	13.0 (9.05-17.6)	15.7 (10.4-21.9)	18.0 (11.6-25.6)
7-day	4.37 (3.65-5.15)	5.32 (4.44-6.27)	6.87 (5.72-8.13)	8.16 (6.74-9.71)	9.93 (7.91-12.4)	11.2 (8.75-14.4)	12.7 (9.55-16.9)	14.4 (10.1-19.4)	17.1 (11.4-23.8)	19.5 (12.6-27.6)
10-day	5.06 (4.25-5.94)	6.05 (5.07-7.11)	7.67 (6.41-9.04)	9.01 (7.48-10.7)	10.9 (8.67-13.5)	12.2 (9.53-15.5)	13.7 (10.3-18.1)	15.5 (10.8-20.7)	18.2 (12.1-25.1)	20.5 (13.3-28.8)
20-day	7.13 (6.03-8.31)	8.22 (6.95-9.59)	10.0 (8.41-11.7)	11.5 (9.59-13.5)	13.5 (10.8-16.6)	15.1 (11.7-18.8)	16.7 (12.5-21.6)	18.4 (13.0-24.4)	21.0 (14.1-28.8)	23.0 (15.0-32.2)
30-day	8.85 (7.52-10.3)	10.0 (8.49-11.6)	11.9 (10.1-13.9)	13.5 (11.3-15.8)	15.7 (12.6-19.0)	17.3 (13.5-21.5)	19.0 (14.2-24.3)	20.8 (14.7-27.4)	23.2 (15.6-31.7)	25.1 (16.4-35.0)
45-day	11.0 (9.37-12.7)	12.2 (10.4-14.1)	14.3 (12.1-16.6)	16.0 (13.4-18.6)	18.3 (14.7-22.1)	20.1 (15.7-24.7)	21.9 (16.3-27.7)	23.7 (16.8-31.0)	26.0 (17.5-35.3)	27.7 (18.1-38.4)
60-day	12.8 (10.9-14.7)	14.1 (12.0-16.2)	16.2 (13.8-18.8)	18.0 (15.2-20.9)	20.4 (16.5-24.6)	22.4 (17.5-27.3)	24.2 (18.1-30.5)	26.0 (18.5-34.0)	28.3 (19.1-38.3)	30.0 (19.6-41.4)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

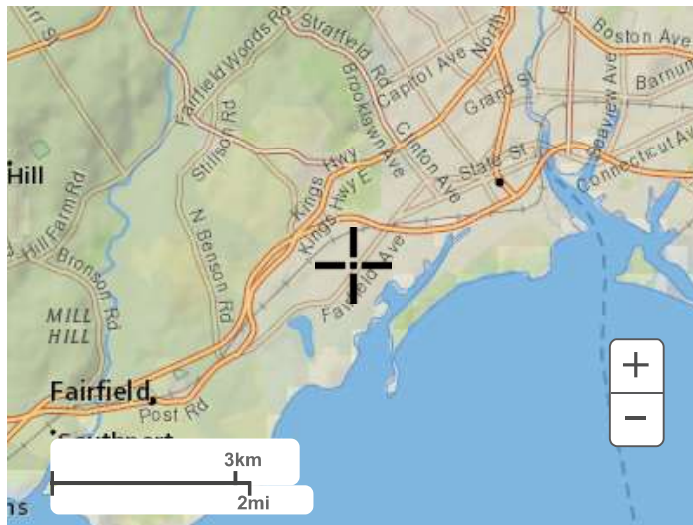
PDS-based depth-duration-frequency (DDF) curves
 Latitude: 41.1613°, Longitude: -73.2237°



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Maps & aerials

Small scale terrain



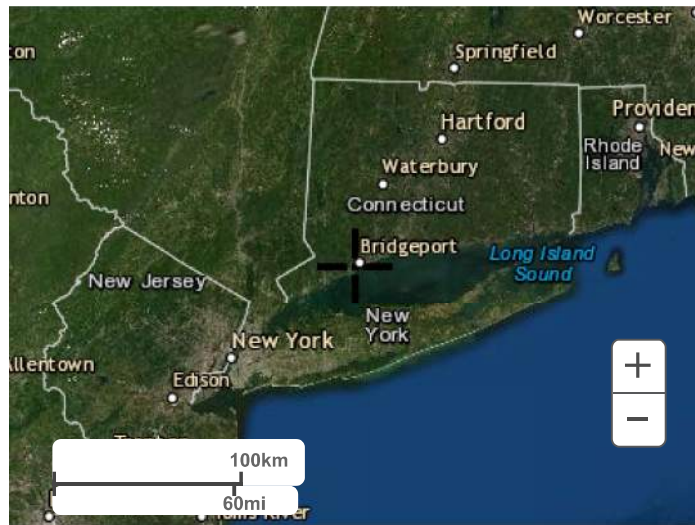
Large scale terrain



Large scale map



Large scale aerial



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Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	4.24 (3.37-5.26)	5.04 (4.00-6.26)	6.35 (5.03-7.92)	7.44 (5.84-9.34)	8.93 (6.77-11.7)	10.1 (7.46-13.4)	11.2 (8.05-15.5)	12.5 (8.50-17.7)	14.4 (9.34-21.0)	15.9 (10.0-23.7)
10-min	3.00 (2.39-3.73)	3.57 (2.83-4.43)	4.50 (3.56-5.62)	5.27 (4.15-6.61)	6.32 (4.79-8.27)	7.12 (5.28-9.50)	7.96 (5.70-11.0)	8.87 (6.02-12.6)	10.2 (6.61-14.9)	11.2 (7.11-16.8)
15-min	2.35 (1.87-2.92)	2.80 (2.22-3.48)	3.52 (2.79-4.40)	4.13 (3.25-5.18)	4.96 (3.76-6.48)	5.59 (4.14-7.46)	6.24 (4.47-8.62)	6.96 (4.72-9.85)	7.98 (5.18-11.7)	8.81 (5.58-13.2)
30-min	1.64 (1.31-2.04)	1.95 (1.55-2.43)	2.46 (1.95-3.06)	2.88 (2.26-3.61)	3.46 (2.62-4.52)	3.89 (2.88-5.19)	4.35 (3.11-6.00)	4.84 (3.28-6.85)	5.54 (3.60-8.11)	6.09 (3.86-9.10)
60-min	1.05 (0.837-1.31)	1.25 (0.994-1.56)	1.58 (1.25-1.97)	1.85 (1.45-2.32)	2.22 (1.68-2.90)	2.50 (1.85-3.33)	2.79 (1.99-3.84)	3.10 (2.10-4.39)	3.54 (2.30-5.18)	3.89 (2.46-5.81)
2-hr	0.682 (0.546-0.840)	0.816 (0.653-1.01)	1.04 (0.826-1.29)	1.22 (0.966-1.52)	1.47 (1.12-1.91)	1.66 (1.24-2.21)	1.86 (1.34-2.56)	2.09 (1.42-2.93)	2.40 (1.57-3.50)	2.67 (1.69-3.95)
3-hr	0.523 (0.421-0.643)	0.629 (0.505-0.774)	0.803 (0.642-0.991)	0.947 (0.753-1.18)	1.15 (0.877-1.48)	1.29 (0.969-1.71)	1.45 (1.05-1.99)	1.63 (1.11-2.28)	1.89 (1.23-2.73)	2.10 (1.34-3.10)
6-hr	0.330 (0.268-0.403)	0.399 (0.322-0.487)	0.511 (0.411-0.626)	0.603 (0.483-0.743)	0.731 (0.564-0.942)	0.826 (0.623-1.09)	0.928 (0.677-1.27)	1.05 (0.715-1.45)	1.22 (0.798-1.75)	1.36 (0.869-2.00)
12-hr	0.202 (0.165-0.245)	0.245 (0.199-0.296)	0.314 (0.254-0.382)	0.371 (0.299-0.454)	0.450 (0.350-0.576)	0.509 (0.386-0.666)	0.572 (0.420-0.778)	0.646 (0.444-0.892)	0.755 (0.496-1.08)	0.848 (0.542-1.23)
24-hr	0.118 (0.097-0.142)	0.145 (0.118-0.174)	0.187 (0.153-0.226)	0.223 (0.181-0.271)	0.272 (0.213-0.346)	0.308 (0.236-0.401)	0.347 (0.257-0.471)	0.394 (0.272-0.541)	0.466 (0.307-0.660)	0.527 (0.338-0.761)
2-day	0.066 (0.054-0.078)	0.082 (0.067-0.098)	0.108 (0.089-0.129)	0.129 (0.106-0.156)	0.159 (0.125-0.202)	0.181 (0.140-0.235)	0.205 (0.153-0.278)	0.235 (0.162-0.320)	0.282 (0.186-0.397)	0.323 (0.208-0.462)
3-day	0.047 (0.039-0.056)	0.059 (0.049-0.070)	0.078 (0.064-0.093)	0.094 (0.077-0.113)	0.116 (0.091-0.146)	0.132 (0.102-0.170)	0.149 (0.112-0.202)	0.171 (0.119-0.232)	0.206 (0.136-0.289)	0.236 (0.152-0.337)
4-day	0.038 (0.032-0.045)	0.047 (0.039-0.056)	0.062 (0.052-0.074)	0.075 (0.061-0.090)	0.092 (0.073-0.116)	0.105 (0.081-0.135)	0.118 (0.089-0.160)	0.136 (0.094-0.184)	0.163 (0.108-0.228)	0.187 (0.121-0.266)
7-day	0.026 (0.022-0.031)	0.032 (0.026-0.037)	0.041 (0.034-0.048)	0.049 (0.040-0.058)	0.059 (0.047-0.074)	0.067 (0.052-0.086)	0.075 (0.057-0.101)	0.086 (0.060-0.115)	0.102 (0.068-0.142)	0.116 (0.075-0.164)
10-day	0.021 (0.018-0.025)	0.025 (0.021-0.030)	0.032 (0.027-0.038)	0.038 (0.031-0.045)	0.045 (0.036-0.056)	0.051 (0.040-0.065)	0.057 (0.043-0.076)	0.065 (0.045-0.086)	0.076 (0.051-0.105)	0.085 (0.055-0.120)
20-day	0.015 (0.013-0.017)	0.017 (0.014-0.020)	0.021 (0.018-0.024)	0.024 (0.020-0.028)	0.028 (0.023-0.035)	0.031 (0.024-0.039)	0.035 (0.026-0.045)	0.038 (0.027-0.051)	0.044 (0.029-0.060)	0.048 (0.031-0.067)
30-day	0.012 (0.010-0.014)	0.014 (0.012-0.016)	0.017 (0.014-0.019)	0.019 (0.016-0.022)	0.022 (0.017-0.026)	0.024 (0.019-0.030)	0.026 (0.020-0.034)	0.029 (0.020-0.038)	0.032 (0.022-0.044)	0.035 (0.023-0.049)
45-day	0.010 (0.009-0.012)	0.011 (0.010-0.013)	0.013 (0.011-0.015)	0.015 (0.012-0.017)	0.017 (0.014-0.020)	0.019 (0.015-0.023)	0.020 (0.015-0.026)	0.022 (0.016-0.029)	0.024 (0.016-0.033)	0.026 (0.017-0.036)
60-day	0.009 (0.008-0.010)	0.010 (0.008-0.011)	0.011 (0.010-0.013)	0.012 (0.011-0.015)	0.014 (0.011-0.017)	0.016 (0.012-0.019)	0.017 (0.013-0.021)	0.018 (0.013-0.024)	0.020 (0.013-0.027)	0.021 (0.014-0.029)

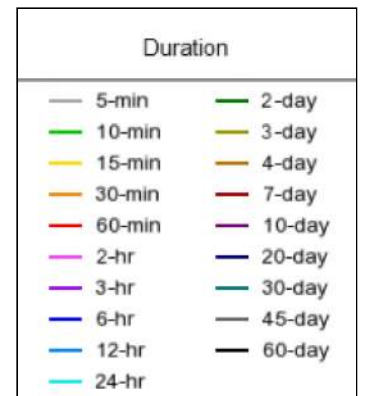
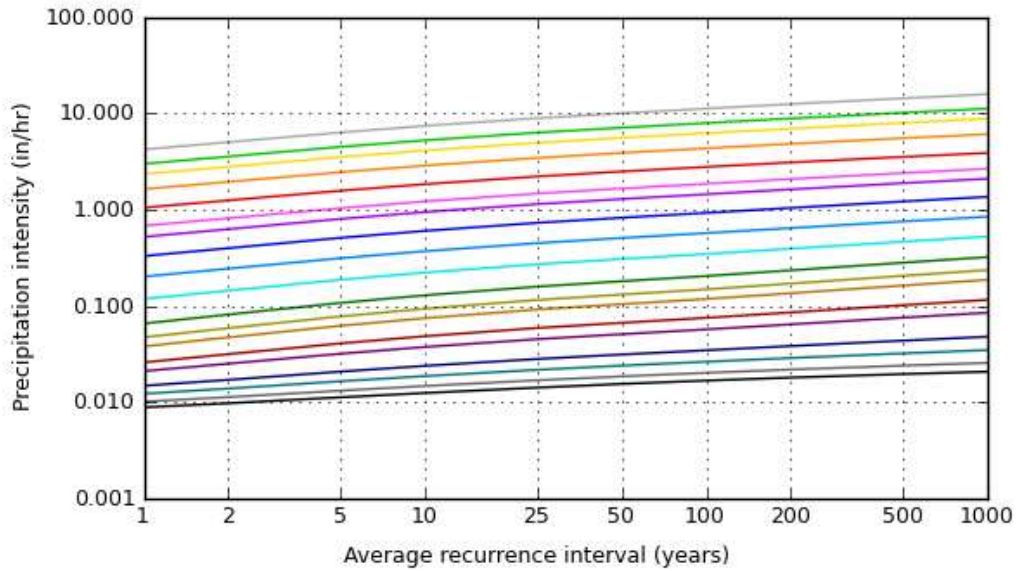
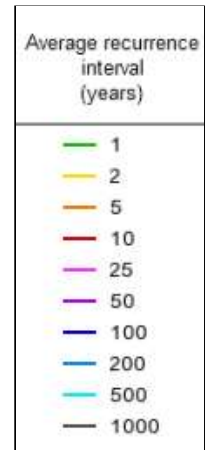
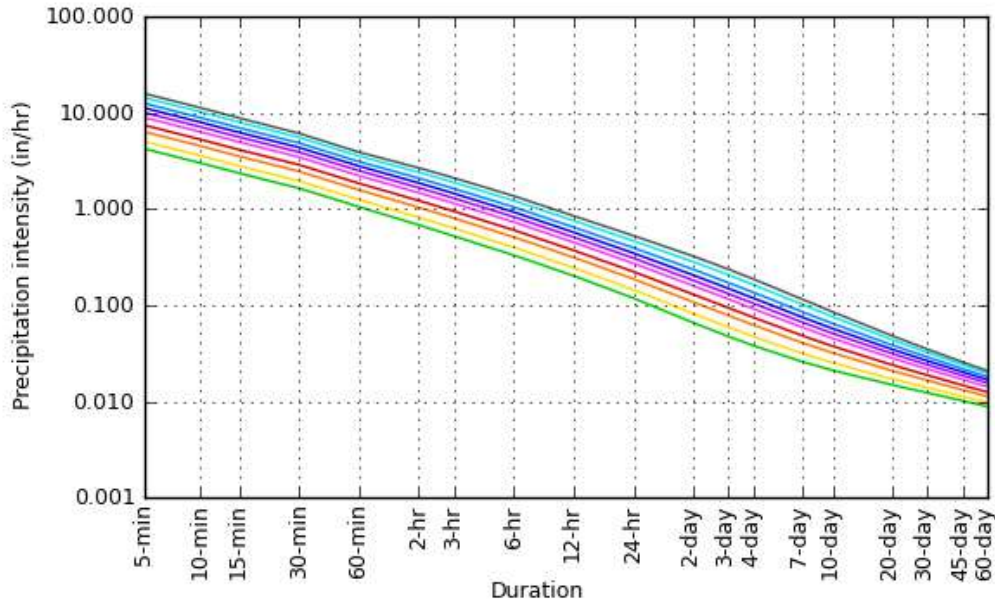
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based intensity-duration-frequency (IDF) curves

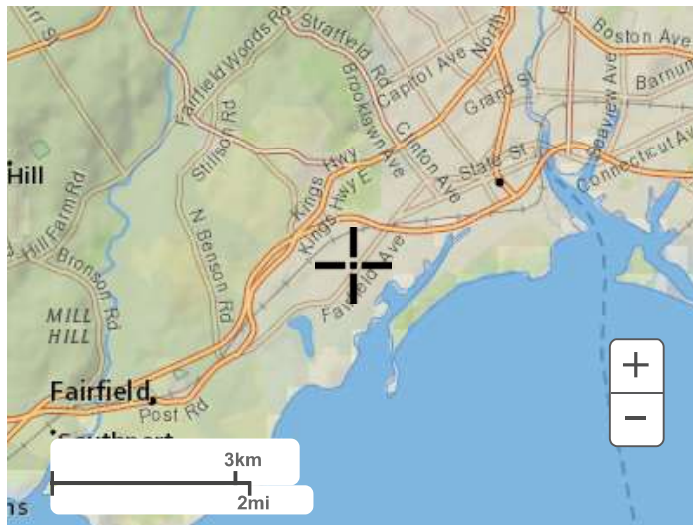
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Maps & aerials

Small scale terrain



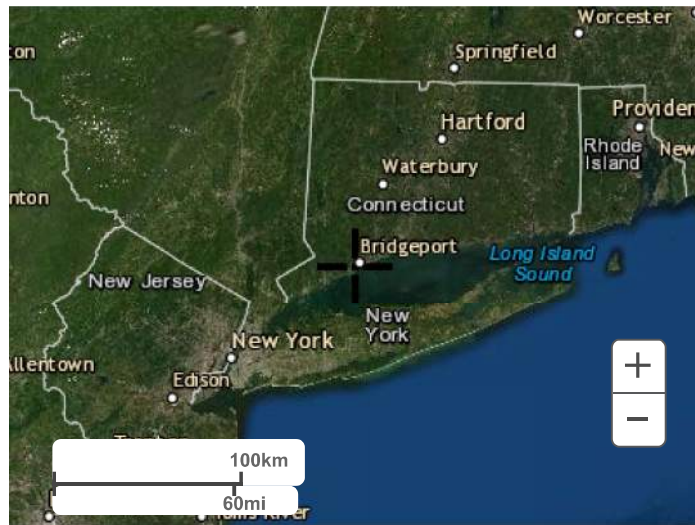
Large scale terrain



Large scale map



Large scale aerial

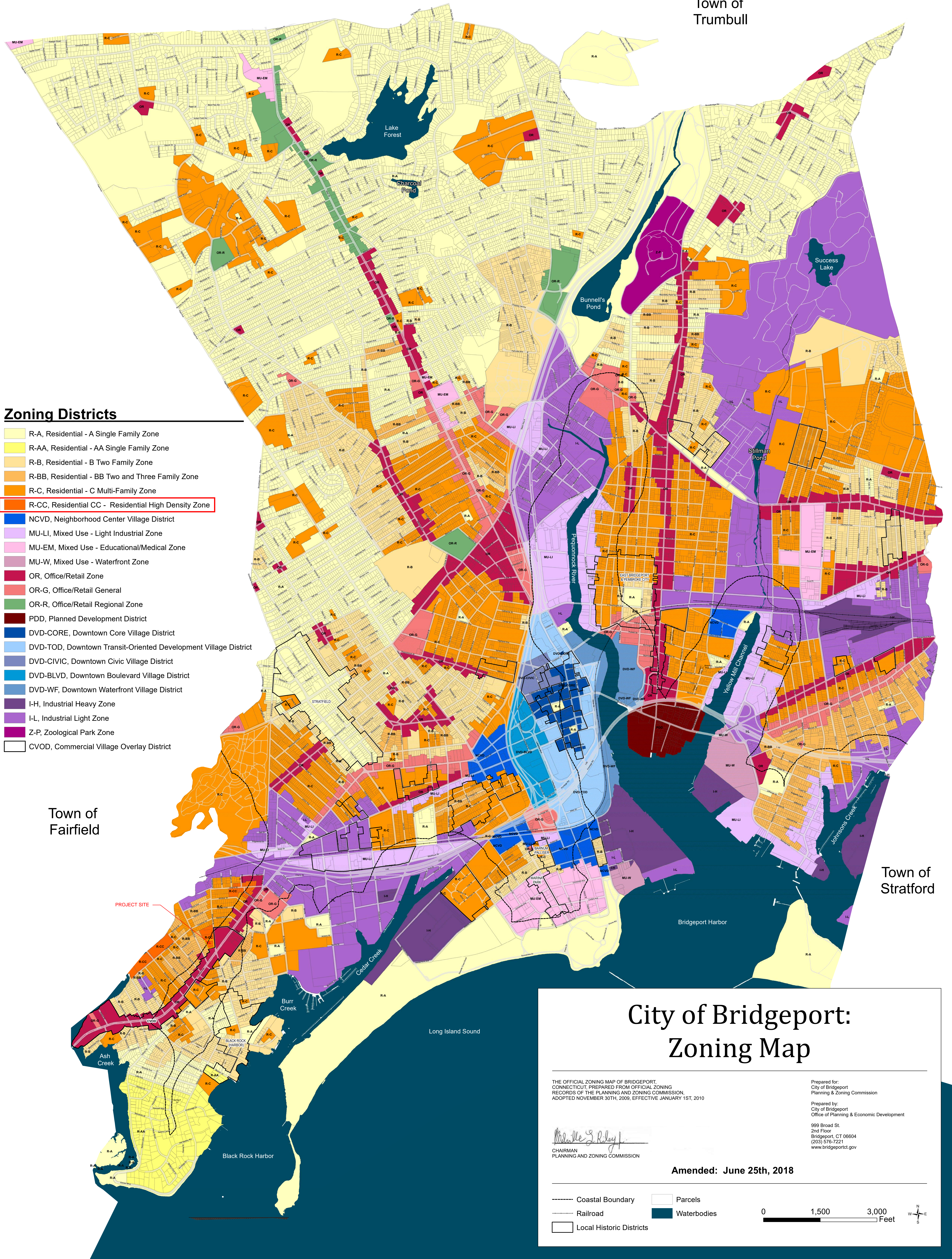


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Town of Trumbull



Zoning Districts

- R-A, Residential - A Single Family Zone
- R-AA, Residential - AA Single Family Zone
- R-B, Residential - B Two Family Zone
- R-BB, Residential - BB Two and Three Family Zone
- R-C, Residential - C Multi-Family Zone
- R-CC, Residential CC - Residential High Density Zone
- NCVD, Neighborhood Center Village District
- MU-LI, Mixed Use - Light Industrial Zone
- MU-EM, Mixed Use - Educational/Medical Zone
- MU-W, Mixed Use - Waterfront Zone
- OR, Office/Retail Zone
- OR-G, Office/Retail General
- OR-R, Office/Retail Regional Zone
- PDD, Planned Development District
- DVD-CORE, Downtown Core Village District
- DVD-TOD, Downtown Transit-Oriented Development Village District
- DVD-CIVIC, Downtown Civic Village District
- DVD-BLVD, Downtown Boulevard Village District
- DVD-WF, Downtown Waterfront Village District
- I-H, Industrial Heavy Zone
- I-L, Industrial Light Zone
- Z-P, Zoological Park Zone
- CVOD, Commercial Village Overlay District

Town of Fairfield

Town of Stratford

City of Bridgeport: Zoning Map

THE OFFICIAL ZONING MAP OF BRIDGEPORT, CONNECTICUT, PREPARED FROM OFFICIAL ZONING RECORDS OF THE PLANNING AND ZONING COMMISSION, ADOPTED NOVEMBER 30TH, 2009, EFFECTIVE JANUARY 1ST, 2010

Prepared for:
City of Bridgeport
Planning & Zoning Commission

Prepared by:
City of Bridgeport
Office of Planning & Economic Development

999 Broad St.
2nd Floor
Bridgeport, CT 06604
(203) 576-7221
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Michelle S. Riley
CHAIRMAN
PLANNING AND ZONING COMMISSION

Amended: June 25th, 2018



APPENDIX B

PRE-DEVELOPMENT HYDROLOGY (2-, 10-,25-, and 100-year storms)



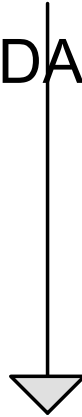
EDA-1



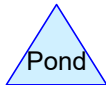
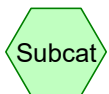
DP-1



EDA-2



DP-2



C-DAT-2102357-EX HYDRO-EAE

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Project Notes

Copied 10 events from CT-BRIDGEPORT_NOAA14 24-hr S1 storm

C-DAT-2102357-EX HYDRO-EAE

Prepared by BL Companies

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Page 3

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
33,442	80	>75% Grass cover, Good, HSG D (EDA-1, EDA-2)
7,441	98	Paved parking, HSG D (EDA-1, EDA-2)
7,175	98	Unconnected roofs, HSG D (EDA-1)
48,058	85	TOTAL AREA

C-DAT-2102357-EX HYDRO-EAE

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Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
48,058	HSG D	EDA-1, EDA-2
0	Other	
48,058		TOTAL AREA

C-DAT-2102357-EX HYDRO-EAE

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Page 5

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
0	0	0	33,442	0	33,442	>75% Grass cover, Good
0	0	0	7,441	0	7,441	Paved parking
0	0	0	7,175	0	7,175	Unconnected roofs
0	0	0	48,058	0	48,058	TOTAL AREA

Summary for Subcatchment EDA-1: EDA-1

Runoff = 2.00 cfs @ 12.12 hrs, Volume= 7,356 cf, Depth= 1.91"

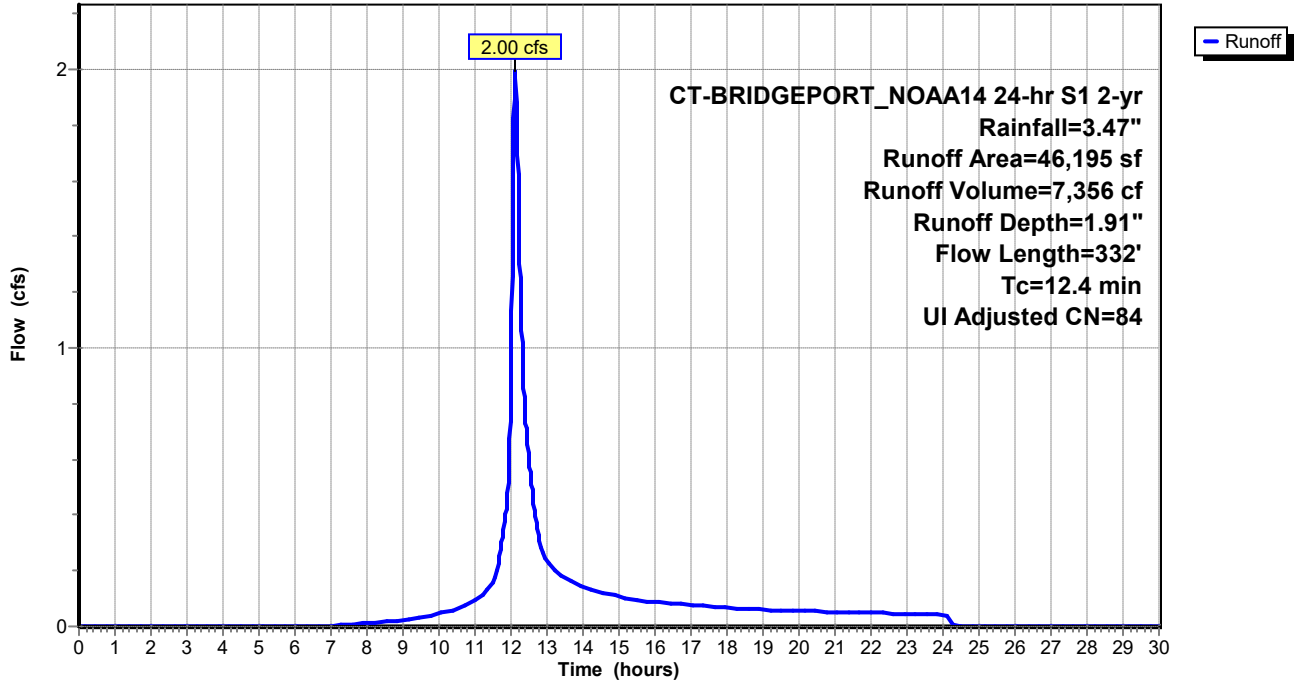
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 2-yr Rainfall=3.47"

Area (sf)	CN	Adj	Description
6,180	98		Paved parking, HSG D
7,175	98		Unconnected roofs, HSG D
32,840	80		>75% Grass cover, Good, HSG D
46,195	85	84	Weighted Average, UI Adjusted
32,840			71.09% Pervious Area
13,355			28.91% Impervious Area
7,175			53.73% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	11	0.0450	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.3	15	0.0670	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.4	16	0.0625	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.0	12	0.0830	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
2.1	23	0.0430	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.2	14	0.0710	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
0.8	9	0.0670	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
0.1	6	0.0670	1.81		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	32	0.6250	5.53		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	14	0.0710	1.87		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	11	0.0910	2.11		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.2	21	0.0476	1.53		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.3	27	0.0370	1.35		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	29	0.0340	1.29		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
2.1	92	0.0110	0.73		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
12.4	332	Total			

Subcatchment EDA-1: EDA-1

Hydrograph



Summary for Subcatchment EDA-2: EDA-2

Runoff = 0.15 cfs @ 12.03 hrs, Volume= 405 cf, Depth= 2.61"

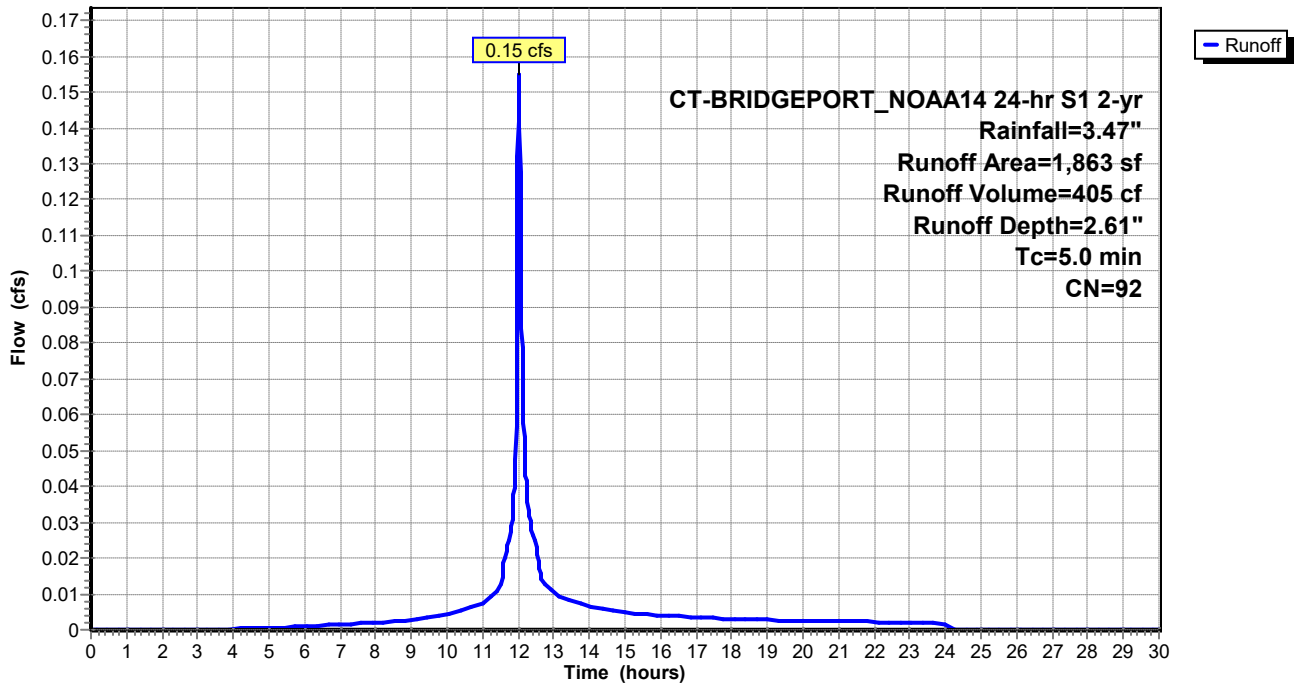
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 2-yr Rainfall=3.47"

Area (sf)	CN	Description
1,261	98	Paved parking, HSG D
602	80	>75% Grass cover, Good, HSG D
1,863	92	Weighted Average
602		32.31% Pervious Area
1,261		67.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment EDA-2: EDA-2

Hydrograph



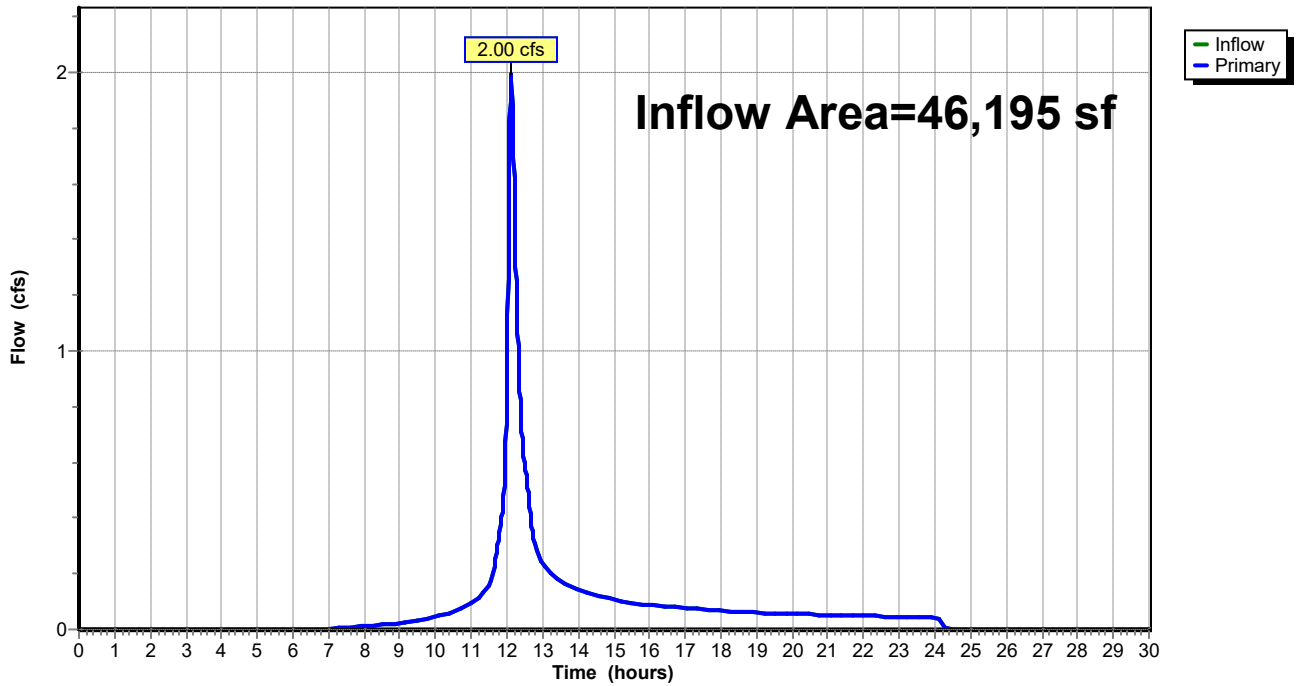
Summary for Link DP-1: DP-1

Inflow Area = 46,195 sf, 28.91% Impervious, Inflow Depth = 1.91" for 2-yr event
Inflow = 2.00 cfs @ 12.12 hrs, Volume= 7,356 cf
Primary = 2.00 cfs @ 12.12 hrs, Volume= 7,356 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-1: DP-1

Hydrograph



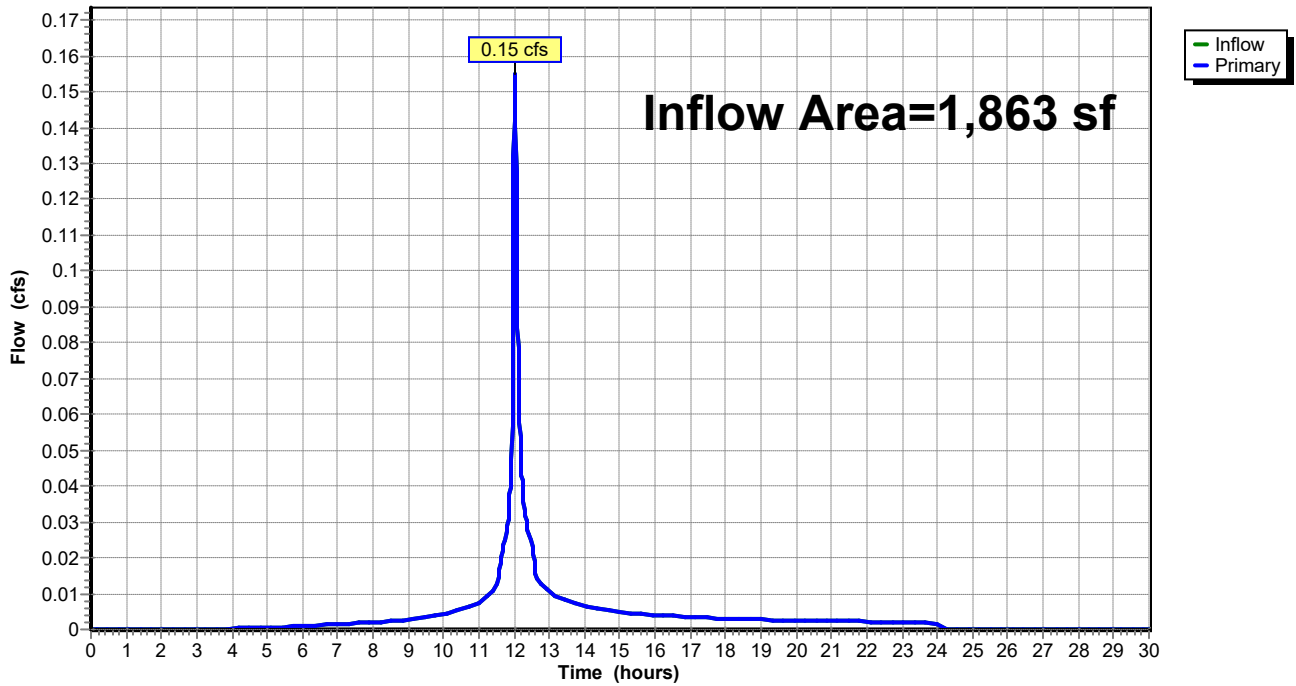
Summary for Link DP-2: DP-2

Inflow Area = 1,863 sf, 67.69% Impervious, Inflow Depth = 2.61" for 2-yr event
Inflow = 0.15 cfs @ 12.03 hrs, Volume= 405 cf
Primary = 0.15 cfs @ 12.03 hrs, Volume= 405 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-2: DP-2

Hydrograph



Summary for Subcatchment EDA-1: EDA-1

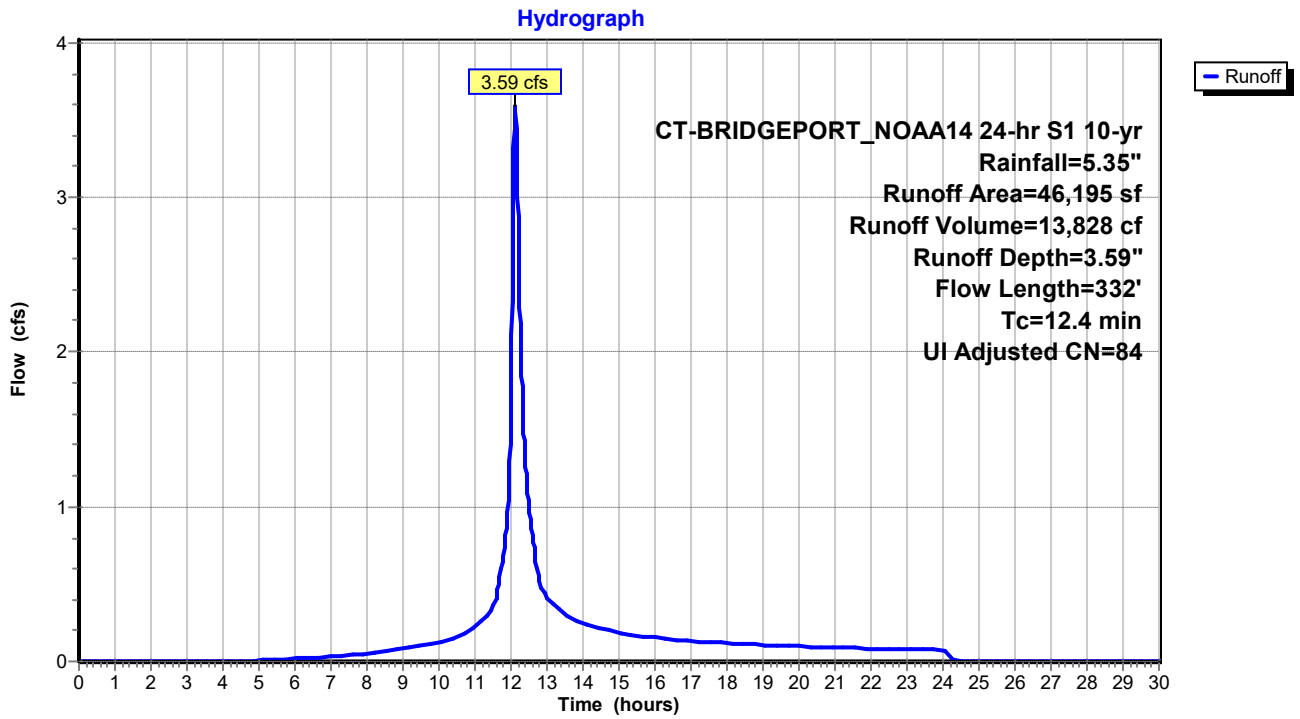
Runoff = 3.59 cfs @ 12.12 hrs, Volume= 13,828 cf, Depth= 3.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 10-yr Rainfall=5.35"

Area (sf)	CN	Adj	Description
6,180	98		Paved parking, HSG D
7,175	98		Unconnected roofs, HSG D
32,840	80		>75% Grass cover, Good, HSG D
46,195	85	84	Weighted Average, UI Adjusted
32,840			71.09% Pervious Area
13,355			28.91% Impervious Area
7,175			53.73% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	11	0.0450	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.3	15	0.0670	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.4	16	0.0625	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.0	12	0.0830	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
2.1	23	0.0430	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.2	14	0.0710	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
0.8	9	0.0670	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
0.1	6	0.0670	1.81		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	32	0.6250	5.53		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	14	0.0710	1.87		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	11	0.0910	2.11		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.2	21	0.0476	1.53		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.3	27	0.0370	1.35		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	29	0.0340	1.29		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
2.1	92	0.0110	0.73		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
12.4	332	Total			

Subcatchment EDA-1: EDA-1



Summary for Subcatchment EDA-2: EDA-2

Runoff = 0.25 cfs @ 12.03 hrs, Volume= 688 cf, Depth= 4.43"

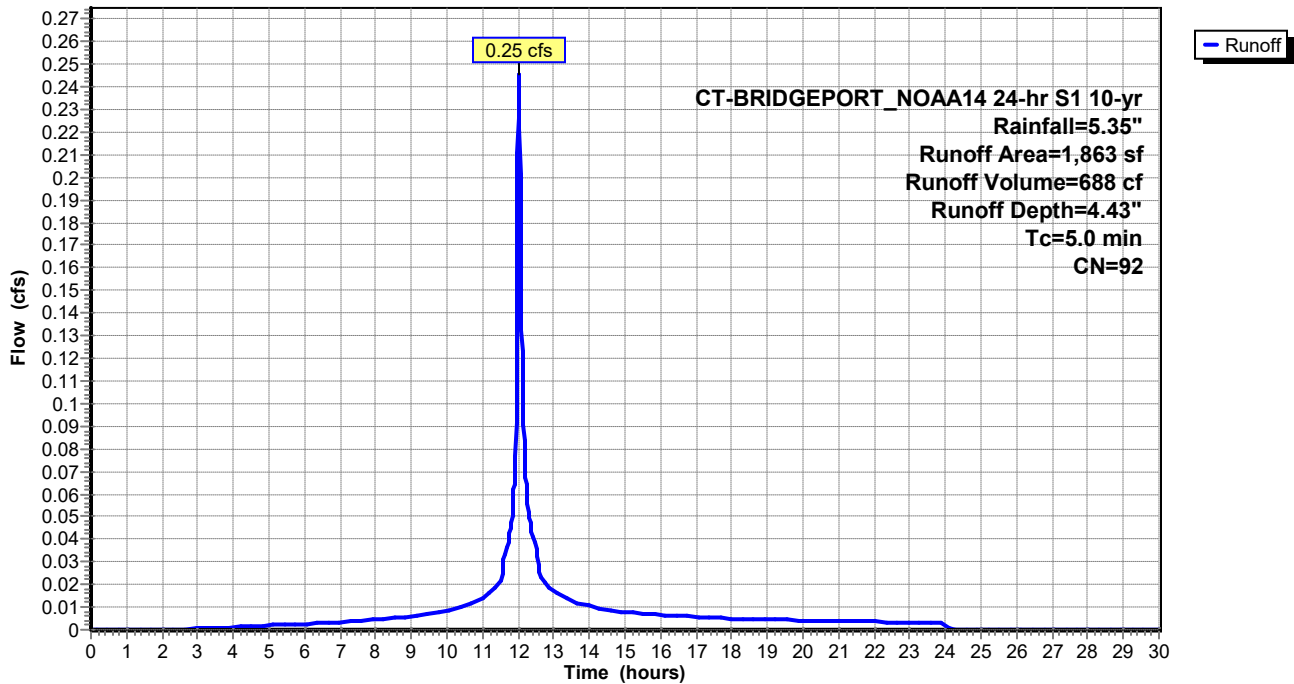
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 10-yr Rainfall=5.35"

Area (sf)	CN	Description
1,261	98	Paved parking, HSG D
602	80	>75% Grass cover, Good, HSG D
1,863	92	Weighted Average
602		32.31% Pervious Area
1,261		67.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment EDA-2: EDA-2

Hydrograph



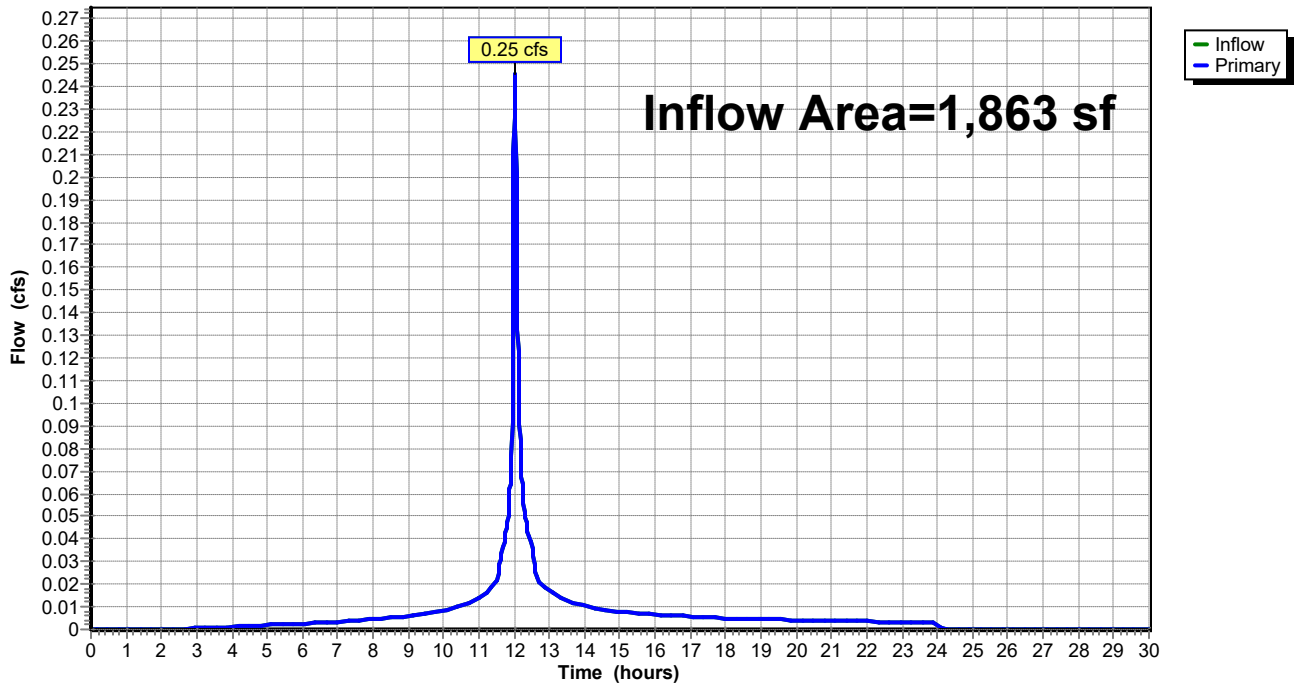
Summary for Link DP-2: DP-2

Inflow Area = 1,863 sf, 67.69% Impervious, Inflow Depth = 4.43" for 10-yr event
 Inflow = 0.25 cfs @ 12.03 hrs, Volume= 688 cf
 Primary = 0.25 cfs @ 12.03 hrs, Volume= 688 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-2: DP-2

Hydrograph



Summary for Subcatchment EDA-1: EDA-1

Runoff = 4.58 cfs @ 12.12 hrs, Volume= 18,037 cf, Depth= 4.69"

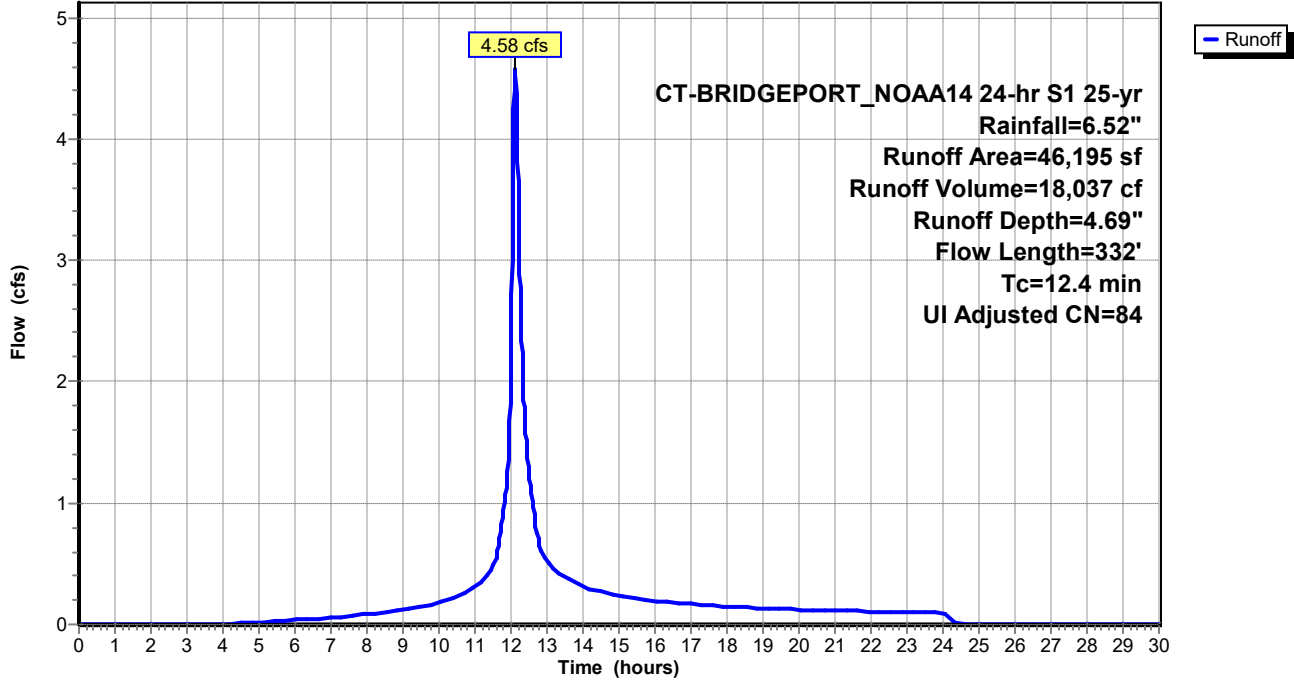
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 25-yr Rainfall=6.52"

Area (sf)	CN	Adj	Description
6,180	98		Paved parking, HSG D
7,175	98		Unconnected roofs, HSG D
32,840	80		>75% Grass cover, Good, HSG D
46,195	85	84	Weighted Average, UI Adjusted
32,840			71.09% Pervious Area
13,355			28.91% Impervious Area
7,175			53.73% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	11	0.0450	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.3	15	0.0670	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.4	16	0.0625	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.0	12	0.0830	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
2.1	23	0.0430	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.2	14	0.0710	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
0.8	9	0.0670	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
0.1	6	0.0670	1.81		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	32	0.6250	5.53		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	14	0.0710	1.87		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	11	0.0910	2.11		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.2	21	0.0476	1.53		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.3	27	0.0370	1.35		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	29	0.0340	1.29		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
2.1	92	0.0110	0.73		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
12.4	332	Total			

Subcatchment EDA-1: EDA-1

Hydrograph



Summary for Subcatchment EDA-2: EDA-2

Runoff = 0.30 cfs @ 12.03 hrs, Volume= 866 cf, Depth= 5.58"

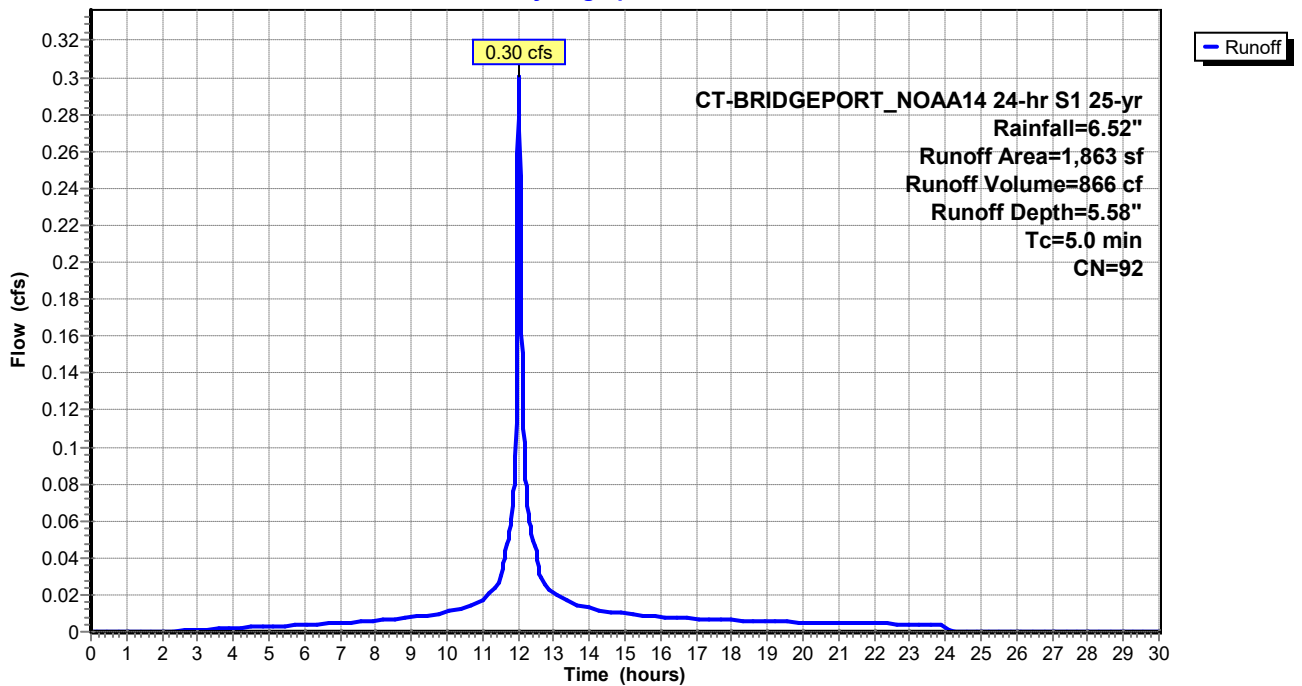
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 25-yr Rainfall=6.52"

Area (sf)	CN	Description
1,261	98	Paved parking, HSG D
602	80	>75% Grass cover, Good, HSG D
1,863	92	Weighted Average
602		32.31% Pervious Area
1,261		67.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment EDA-2: EDA-2

Hydrograph



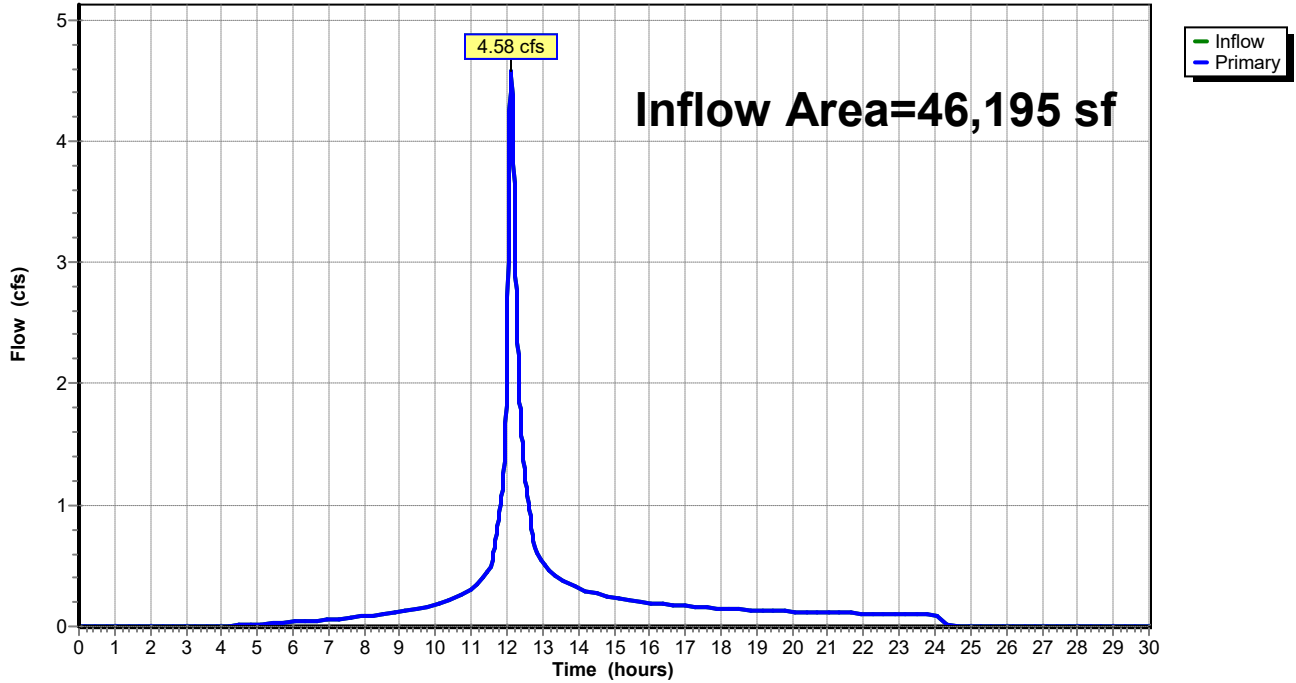
Summary for Link DP-1: DP-1

Inflow Area = 46,195 sf, 28.91% Impervious, Inflow Depth = 4.69" for 25-yr event
Inflow = 4.58 cfs @ 12.12 hrs, Volume= 18,037 cf
Primary = 4.58 cfs @ 12.12 hrs, Volume= 18,037 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-1: DP-1

Hydrograph



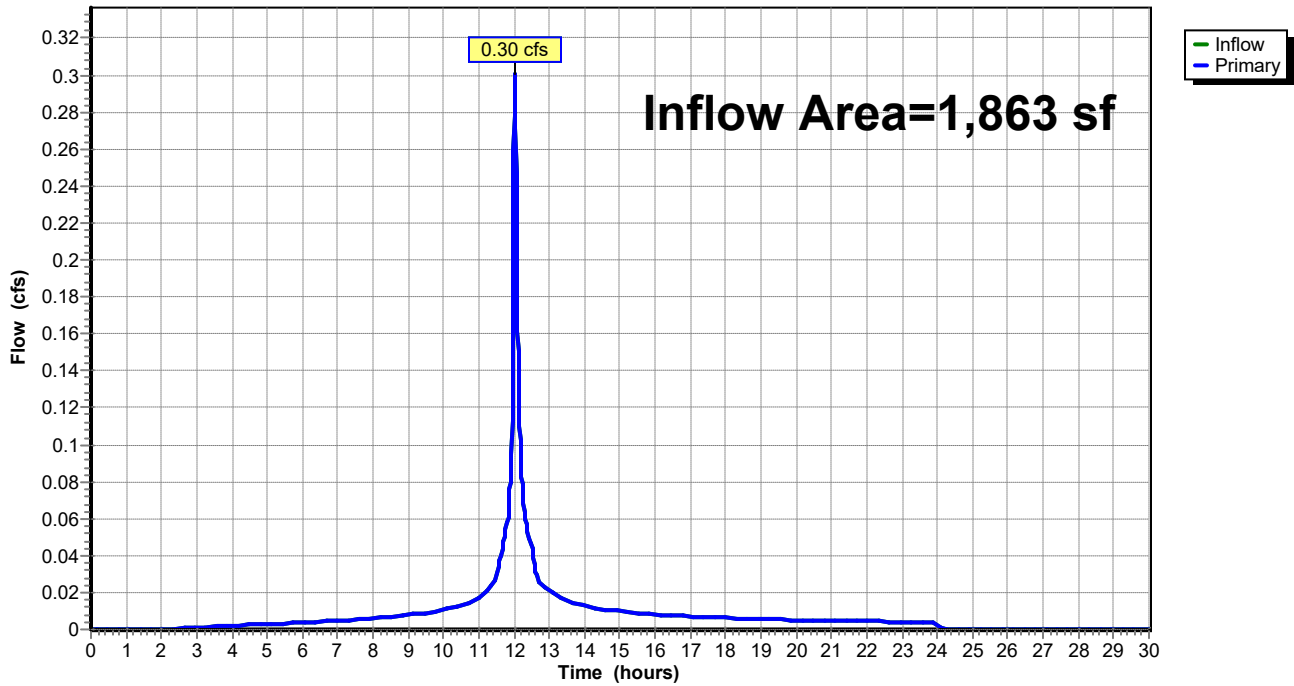
Summary for Link DP-2: DP-2

Inflow Area = 1,863 sf, 67.69% Impervious, Inflow Depth = 5.58" for 25-yr event
Inflow = 0.30 cfs @ 12.03 hrs, Volume= 866 cf
Primary = 0.30 cfs @ 12.03 hrs, Volume= 866 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-2: DP-2

Hydrograph



Summary for Subcatchment EDA-1: EDA-1

Runoff = 6.09 cfs @ 12.12 hrs, Volume= 24,685 cf, Depth= 6.41"

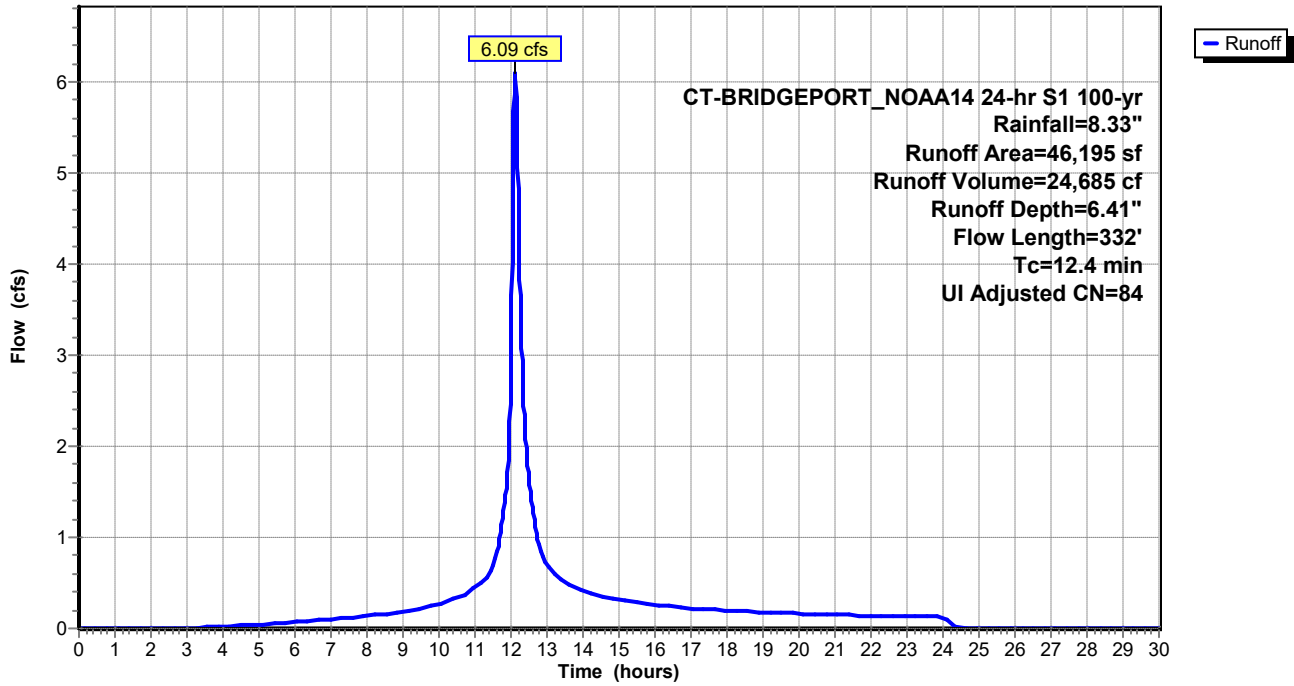
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 100-yr Rainfall=8.33"

Area (sf)	CN	Adj	Description
6,180	98		Paved parking, HSG D
7,175	98		Unconnected roofs, HSG D
32,840	80		>75% Grass cover, Good, HSG D
46,195	85	84	Weighted Average, UI Adjusted
32,840			71.09% Pervious Area
13,355			28.91% Impervious Area
7,175			53.73% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	11	0.0450	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.3	15	0.0670	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.4	16	0.0625	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.0	12	0.0830	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
2.1	23	0.0430	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.2	14	0.0710	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
0.8	9	0.0670	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
0.1	6	0.0670	1.81		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	32	0.6250	5.53		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	14	0.0710	1.87		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	11	0.0910	2.11		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.2	21	0.0476	1.53		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.3	27	0.0370	1.35		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	29	0.0340	1.29		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
2.1	92	0.0110	0.73		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
12.4	332	Total			

Subcatchment EDA-1: EDA-1

Hydrograph



Summary for Subcatchment EDA-2: EDA-2

Runoff = 0.38 cfs @ 12.03 hrs, Volume= 1,144 cf, Depth= 7.37"

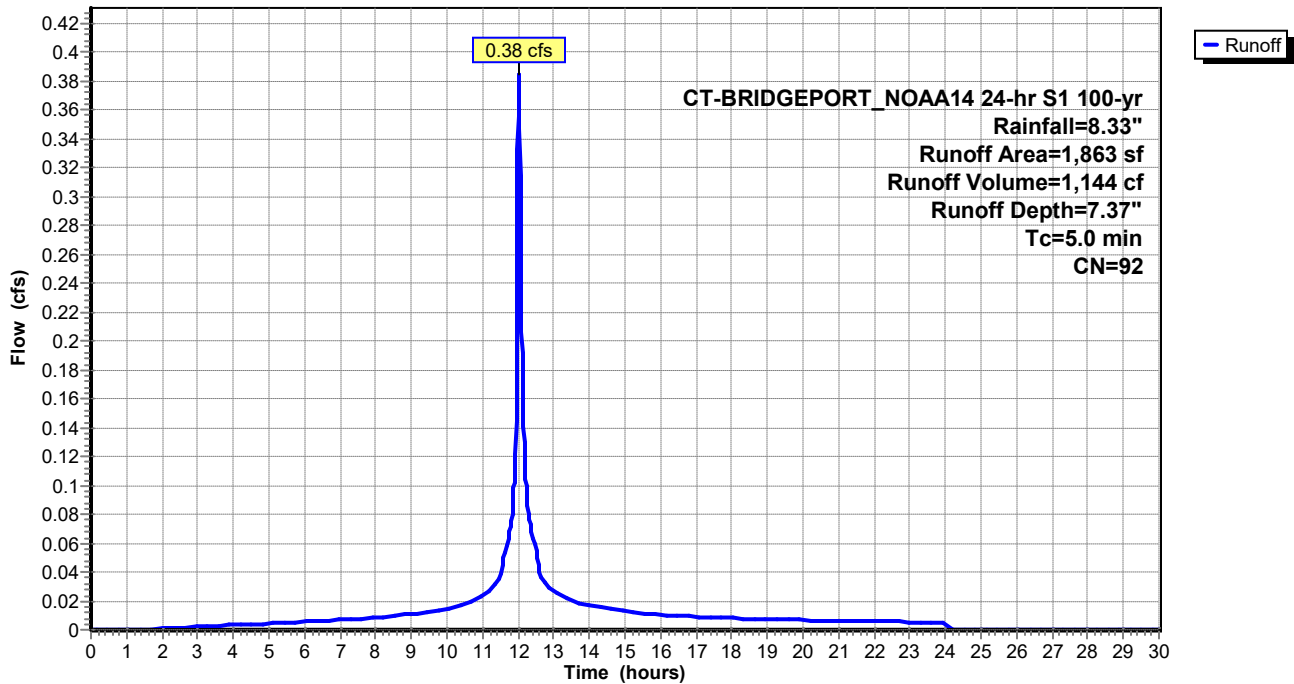
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 100-yr Rainfall=8.33"

Area (sf)	CN	Description
1,261	98	Paved parking, HSG D
602	80	>75% Grass cover, Good, HSG D
1,863	92	Weighted Average
602		32.31% Pervious Area
1,261		67.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment EDA-2: EDA-2

Hydrograph



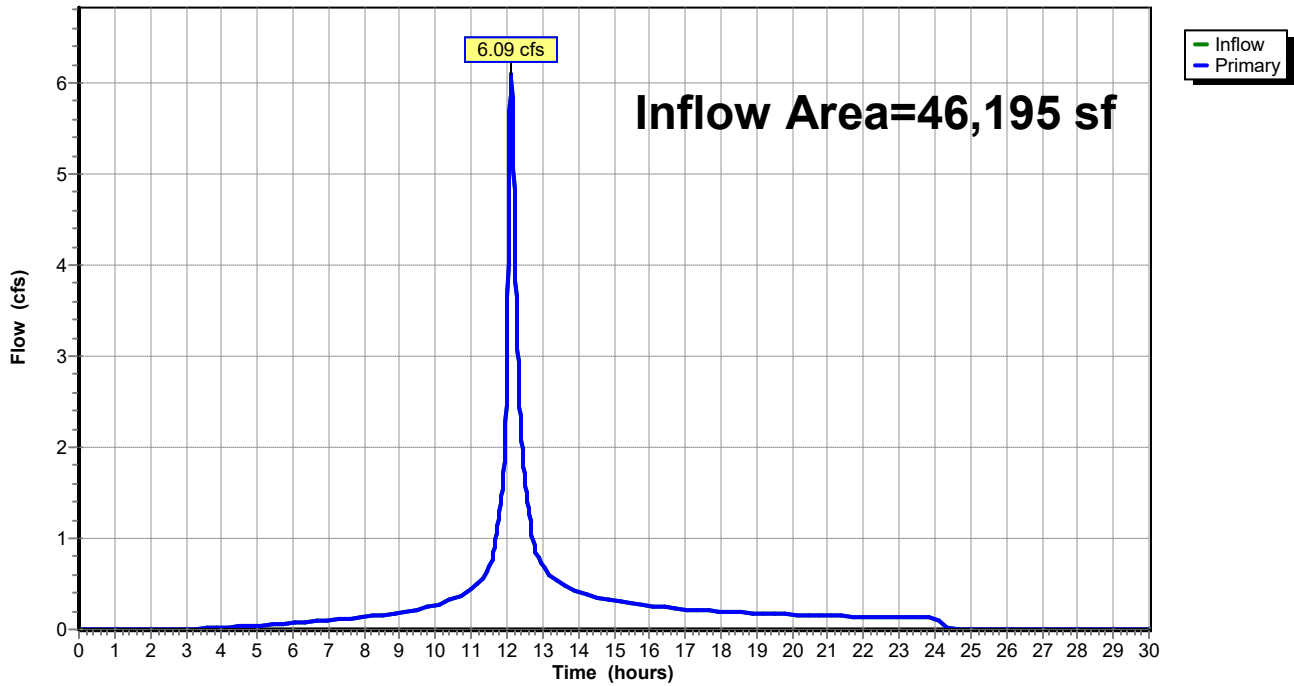
Summary for Link DP-1: DP-1

Inflow Area = 46,195 sf, 28.91% Impervious, Inflow Depth = 6.41" for 100-yr event
Inflow = 6.09 cfs @ 12.12 hrs, Volume= 24,685 cf
Primary = 6.09 cfs @ 12.12 hrs, Volume= 24,685 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-1: DP-1

Hydrograph



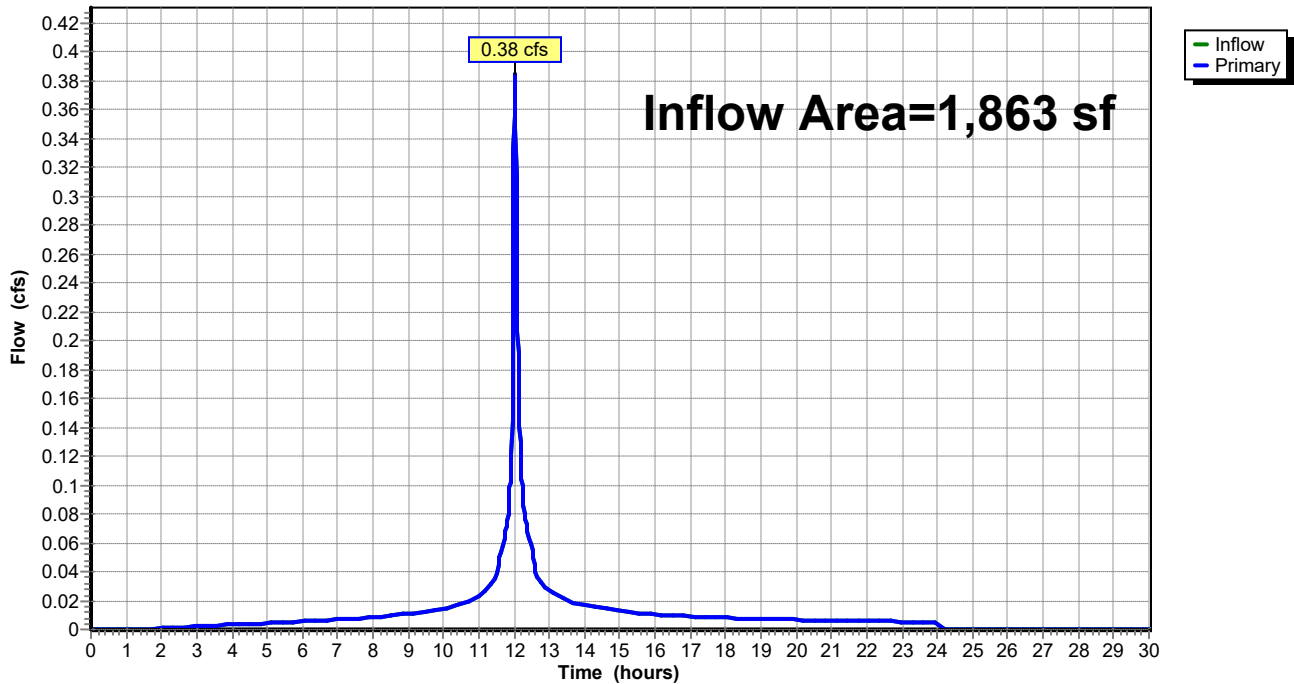
Summary for Link DP-2: DP-2

Inflow Area = 1,863 sf, 67.69% Impervious, Inflow Depth = 7.37" for 100-yr event
Inflow = 0.38 cfs @ 12.03 hrs, Volume= 1,144 cf
Primary = 0.38 cfs @ 12.03 hrs, Volume= 1,144 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

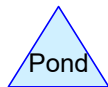
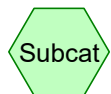
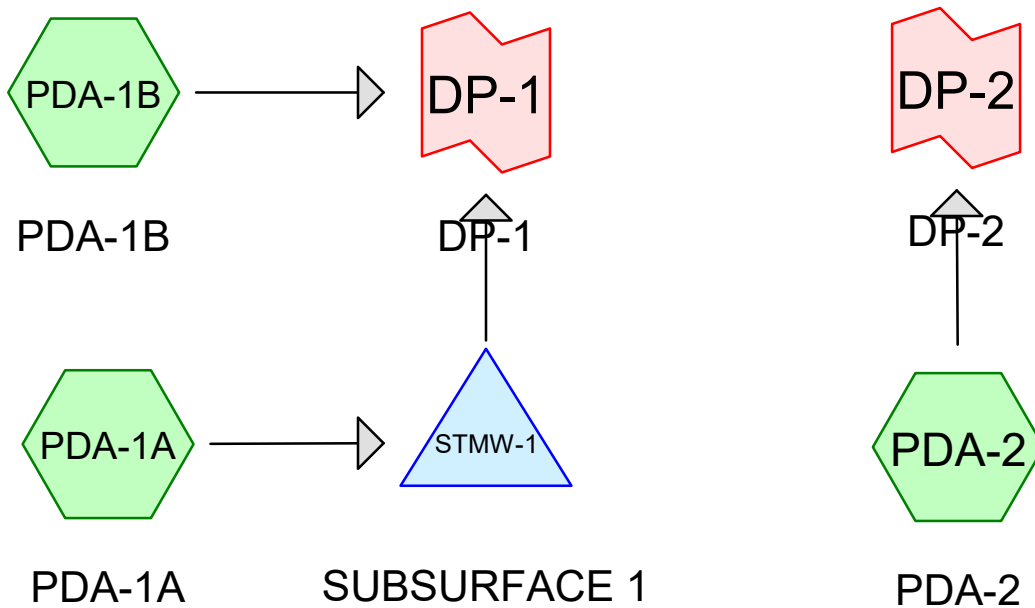
Link DP-2: DP-2

Hydrograph



APPENDIX C

POST-DEVELOPMENT HYDROLOGY (2-, 10-,25-, and 100-year storms)



Project Notes

Copied 10 events from CT-BRIDGEPORT_NOAA14 24-hr S1 storm

C-DAT-2102357-PR HYDRO

Prepared by BL Companies

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Page 3

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
10,329	80	>75% Grass cover, Good, HSG D (PDA-1B, PDA-2)
6,793	98	Courtyard (PDA-1A)
5,397	98	Paved parking, HSG D (PDA-1A, PDA-2)
25,539	98	Unconnected roofs, HSG D (PDA-1A, PDA-1B)
48,058	94	TOTAL AREA

C-DAT-2102357-PR HYDRO

Prepared by BL Companies

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Page 4

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
41,265	HSG D	PDA-1A, PDA-1B, PDA-2
6,793	Other	PDA-1A
48,058		TOTAL AREA

C-DAT-2102357-PR HYDRO

Prepared by BL Companies

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Page 5

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
0	0	0	10,329	0	10,329	>75% Grass cover, Good
0	0	0	0	6,793	6,793	Courtyard
0	0	0	5,397	0	5,397	Paved parking
0	0	0	25,539	0	25,539	Unconnected roofs
0	0	0	41,265	6,793	48,058	TOTAL AREA

Summary for Subcatchment PDA-1A: PDA-1A

Runoff = 3.43 cfs @ 12.03 hrs, Volume= 9,760 cf, Depth= 3.24"

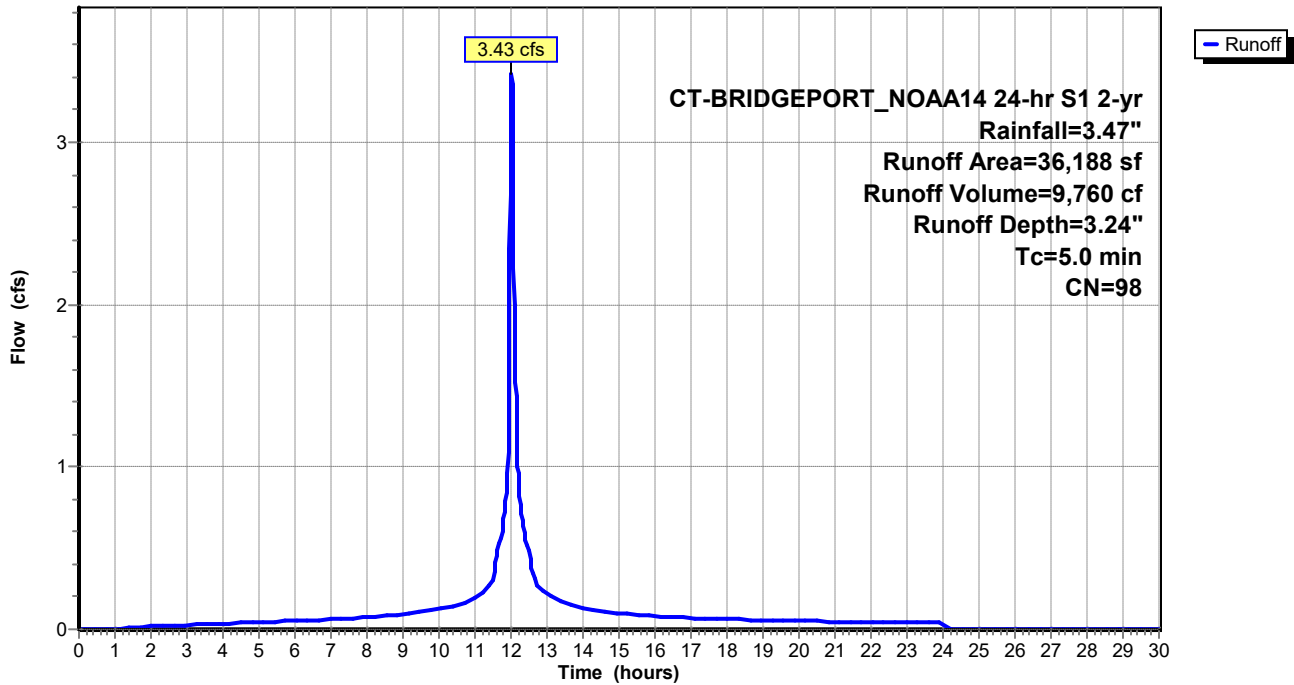
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 2-yr Rainfall=3.47"

Area (sf)	CN	Description
3,905	98	Paved parking, HSG D
25,490	98	Unconnected roofs, HSG D
* 6,793	98	Courtyard
36,188	98	Weighted Average
36,188		100.00% Impervious Area
25,490		70.44% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PDA-1A: PDA-1A

Hydrograph



Summary for Subcatchment PDA-1B: PDA-1B

Runoff = 0.32 cfs @ 12.09 hrs, Volume= 1,090 cf, Depth= 1.61"

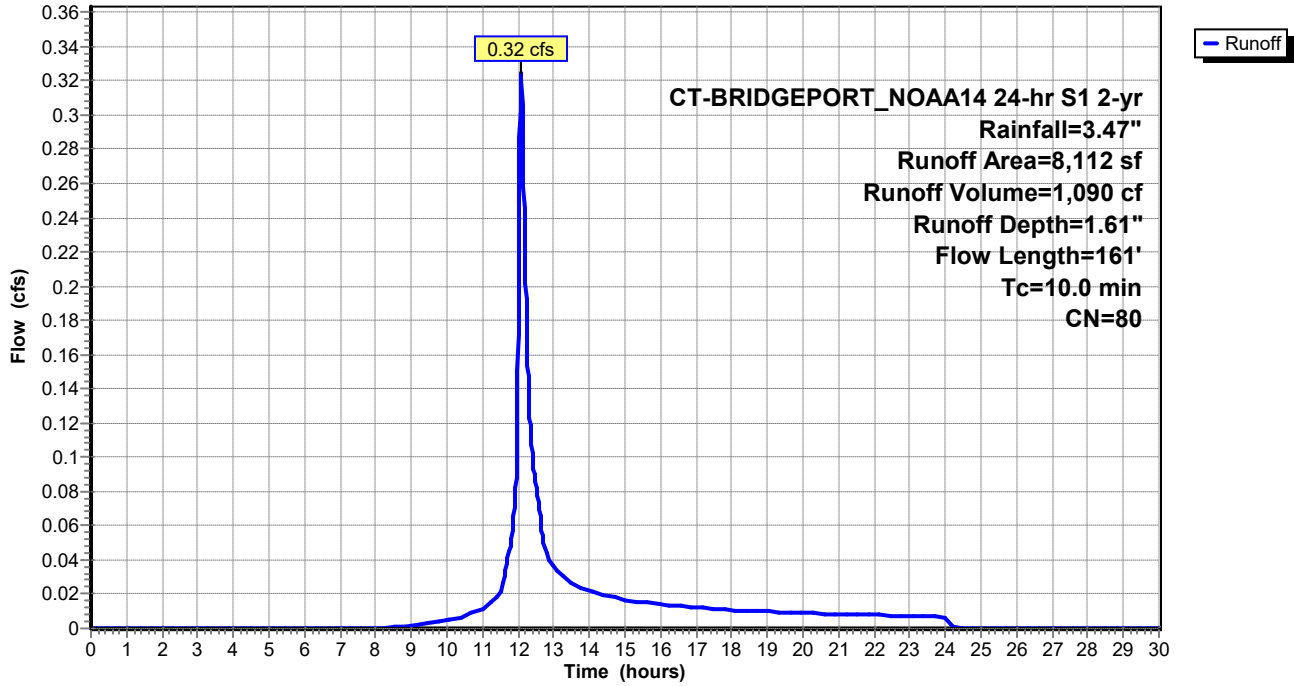
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 2-yr Rainfall=3.47"

Area (sf)	CN	Description
8,063	80	>75% Grass cover, Good, HSG D
49	98	Unconnected roofs, HSG D
8,112	80	Weighted Average
8,063		99.40% Pervious Area
49		0.60% Impervious Area
49		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	5	0.1110	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.0	12	0.0830	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
3.9	48	0.0416	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
3.6	36	0.0277	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.1	60	0.0166	0.90		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
10.0	161	Total			

Subcatchment PDA-1B: PDA-1B

Hydrograph



Summary for Subcatchment PDA-2: PDA-2

Runoff = 0.20 cfs @ 12.09 hrs, Volume= 675 cf, Depth= 2.16"

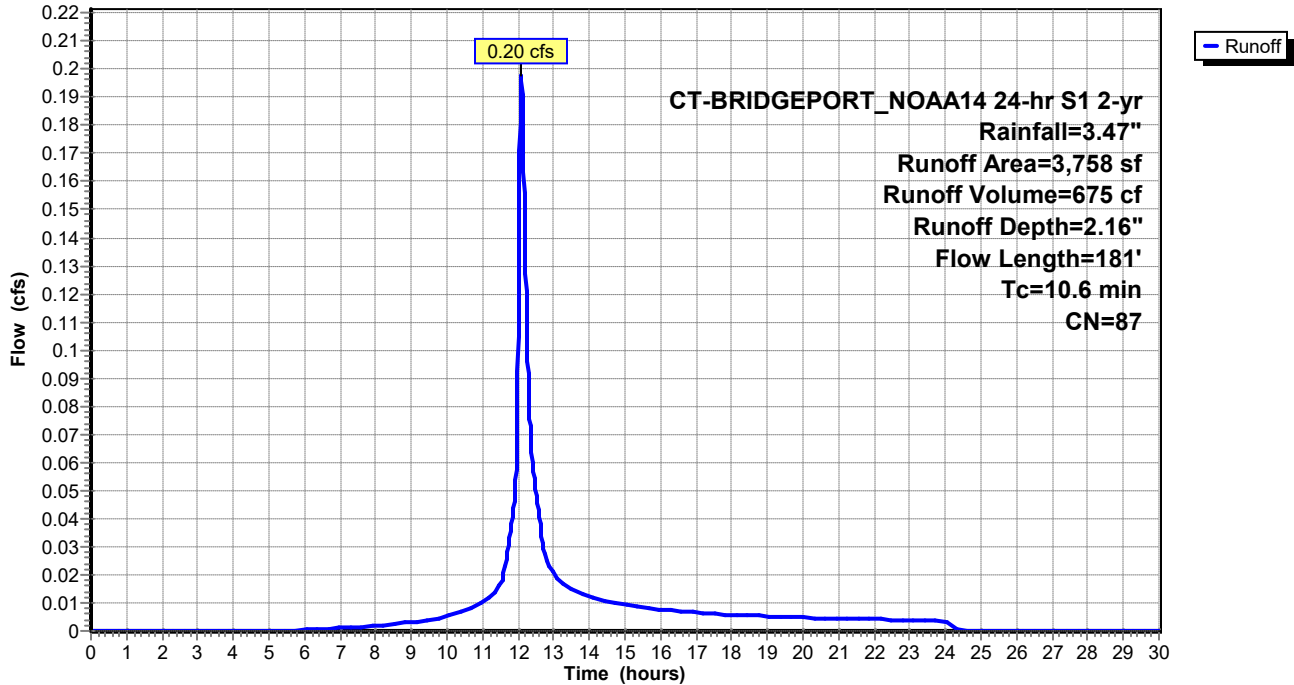
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 2-yr Rainfall=3.47"

Area (sf)	CN	Description
1,492	98	Paved parking, HSG D
2,266	80	>75% Grass cover, Good, HSG D
3,758	87	Weighted Average
2,266		60.30% Pervious Area
1,492		39.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	100	0.0200	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.1	63	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	18	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.6	181	Total			

Subcatchment PDA-2: PDA-2

Hydrograph



Summary for Pond STMW-1: SUBSURFACE 1

Inflow Area = 36,188 sf, 100.00% Impervious, Inflow Depth = 3.24" for 2-yr event
 Inflow = 3.43 cfs @ 12.03 hrs, Volume= 9,760 cf
 Outflow = 1.11 cfs @ 12.18 hrs, Volume= 5,923 cf, Atten= 68%, Lag= 9.0 min
 Discarded = 0.01 cfs @ 12.18 hrs, Volume= 790 cf
 Primary = 1.10 cfs @ 12.18 hrs, Volume= 5,133 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 38.79' @ 12.18 hrs Surf.Area= 2,043 sf Storage= 4,908 cf

Plug-Flow detention time= 297.0 min calculated for 5,921 cf (61% of inflow)
 Center-of-Mass det. time= 164.4 min (920.2 - 755.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	36.00'	0 cf	6.90'W x 296.31'L x 4.67'H Field A 9,536 cf Overall - 9,536 cf Embedded = 0 cf x 40.0% Voids
#2A	36.00'	7,025 cf	StormTrap ST1 SingleTrap 4-0 x 21 Inside #1 Inside= 82.7"W x 48.0"H => 23.79 sf x 14.06'L = 334.5 cf Outside= 82.7"W x 56.0"H => 32.18 sf x 14.06'L = 452.5 cf 6.90' x 295.31' Core + 0.00' x 0.50' Border = 6.90' x 296.31' System
		7,025 cf	Total Available Storage

Storage Group A created with Chamber Wizard

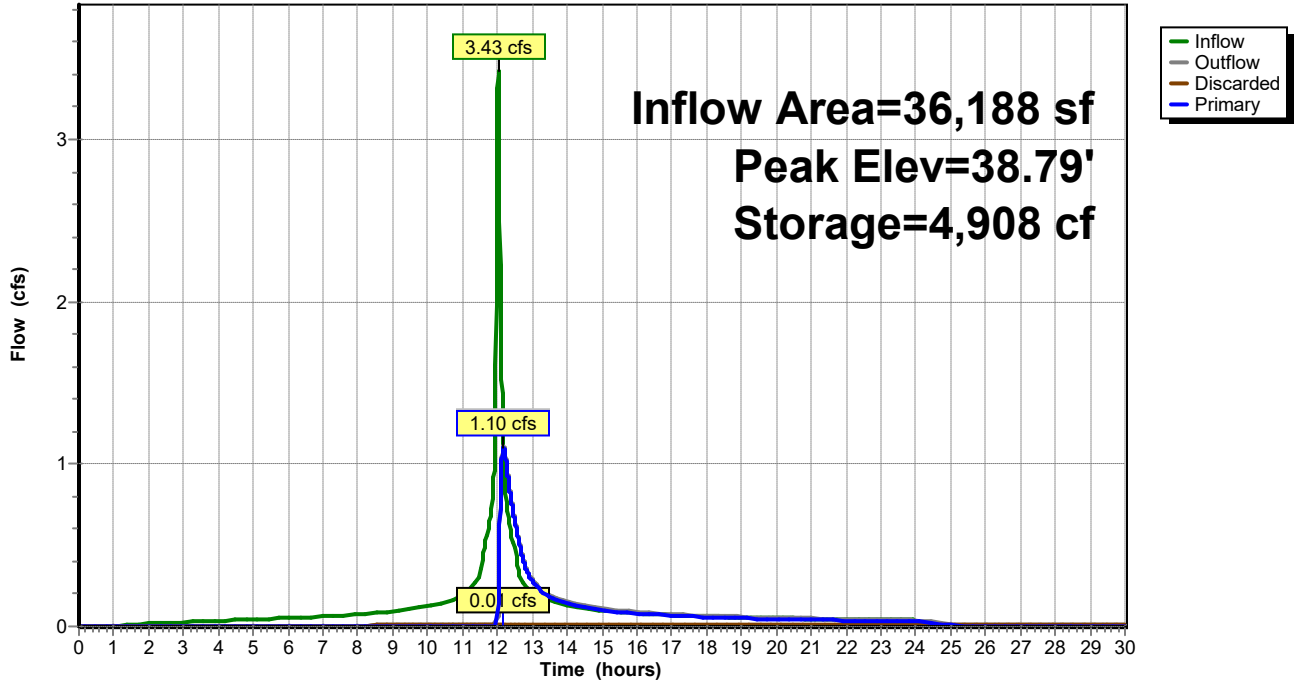
Device	Routing	Invert	Outlet Devices
#1	Discarded	36.00'	0.090 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 34.00'
#2	Primary	38.25'	12.0" Round Culvert L= 8.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 38.25' / 36.00' S= 0.2813 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Discarded OutFlow Max=0.01 cfs @ 12.18 hrs HW=38.79' (Free Discharge)
 ↑1=Exfiltration (Controls 0.01 cfs)

Primary OutFlow Max=1.10 cfs @ 12.18 hrs HW=38.79' (Free Discharge)
 ↑2=Culvert (Inlet Controls 1.10 cfs @ 2.51 fps)

Pond STMW-1: SUBSURFACE 1

Hydrograph



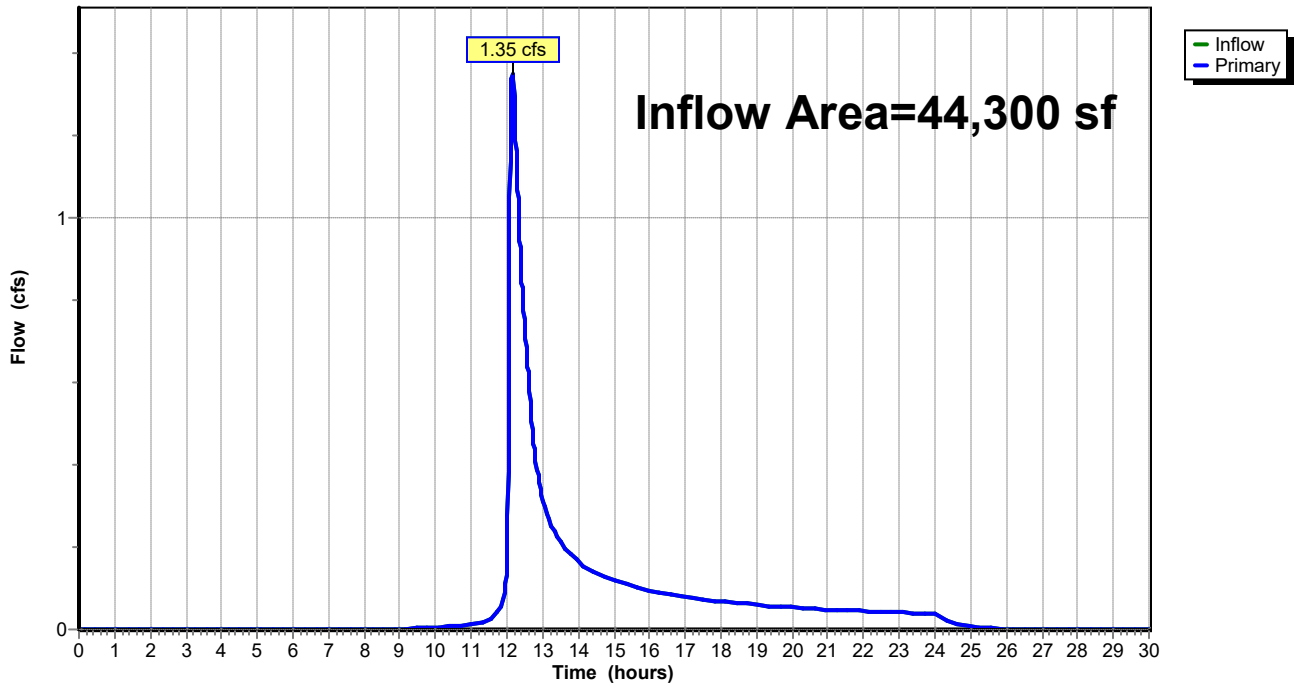
Summary for Link DP-1: DP-1

Inflow Area = 44,300 sf, 81.80% Impervious, Inflow Depth = 1.69" for 2-yr event
Inflow = 1.35 cfs @ 12.16 hrs, Volume= 6,223 cf
Primary = 1.35 cfs @ 12.16 hrs, Volume= 6,223 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-1: DP-1

Hydrograph



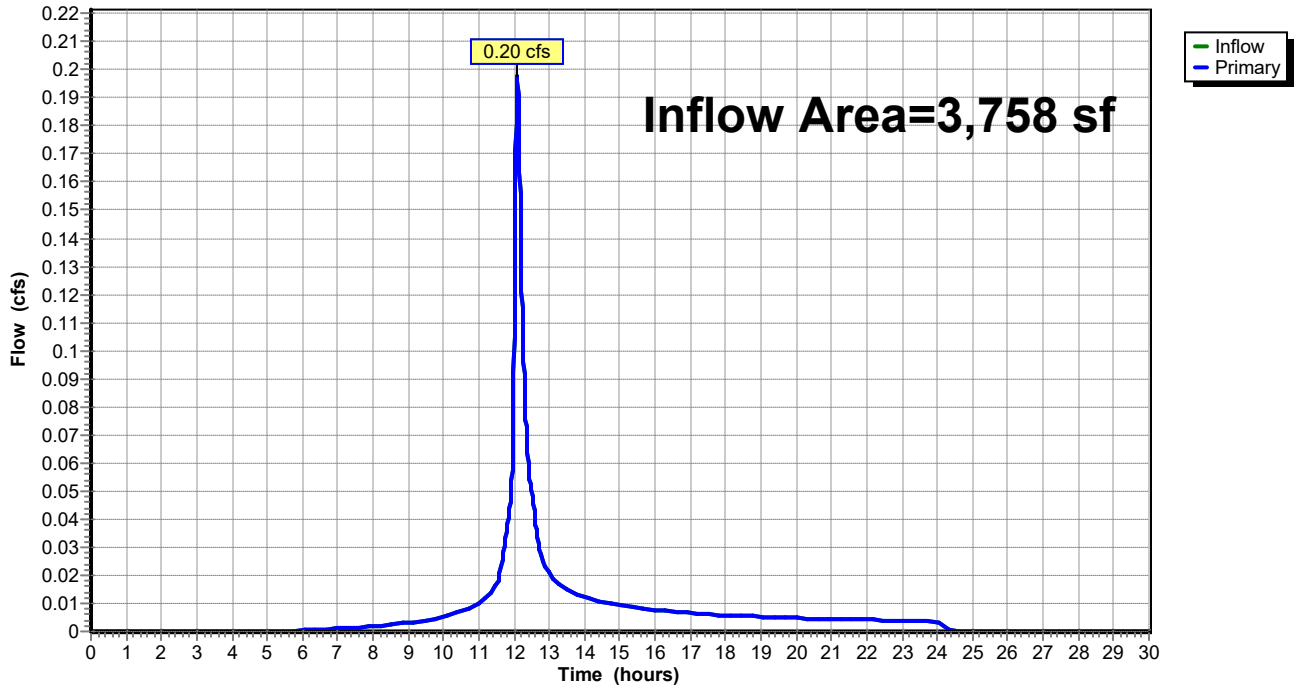
Summary for Link DP-2: DP-2

Inflow Area = 3,758 sf, 39.70% Impervious, Inflow Depth = 2.16" for 2-yr event
Inflow = 0.20 cfs @ 12.09 hrs, Volume= 675 cf
Primary = 0.20 cfs @ 12.09 hrs, Volume= 675 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-2: DP-2

Hydrograph



Summary for Subcatchment PDA-1A: PDA-1A

Runoff = 5.09 cfs @ 12.03 hrs, Volume= 15,418 cf, Depth= 5.11"

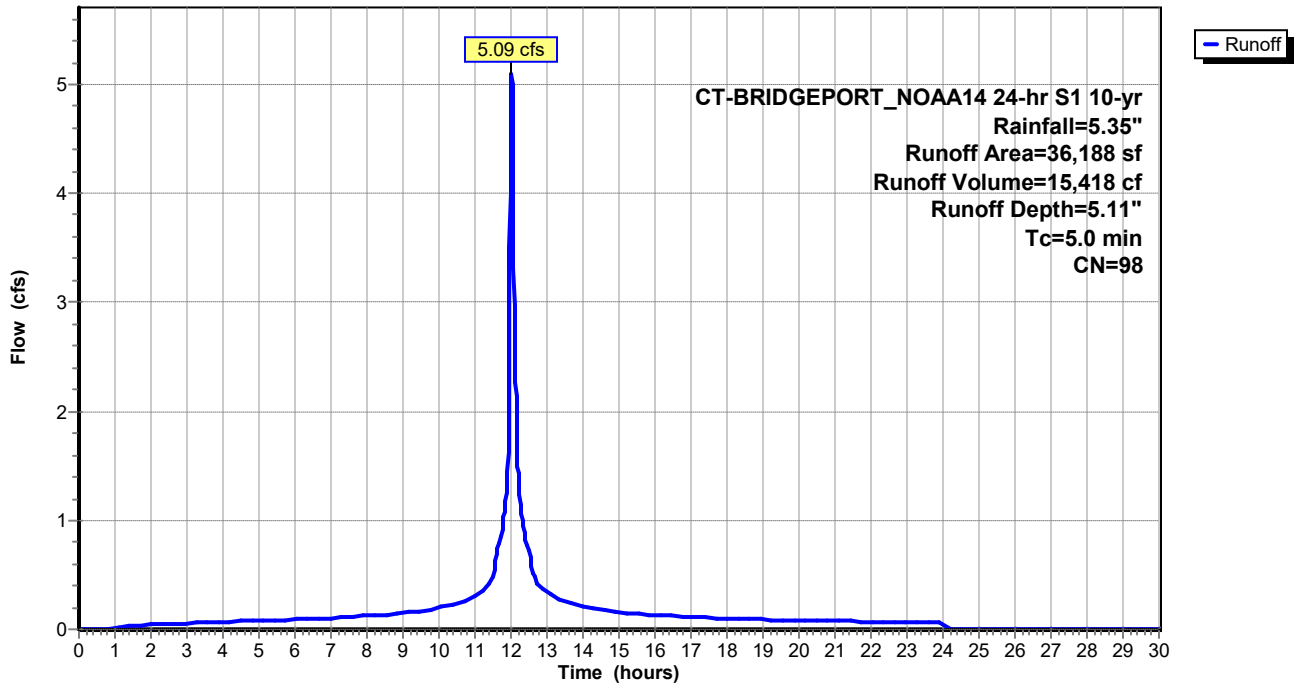
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 10-yr Rainfall=5.35"

Area (sf)	CN	Description
3,905	98	Paved parking, HSG D
25,490	98	Unconnected roofs, HSG D
* 6,793	98	Courtyard
36,188	98	Weighted Average
36,188		100.00% Impervious Area
25,490		70.44% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PDA-1A: PDA-1A

Hydrograph



Summary for Subcatchment PDA-1B: PDA-1B

Runoff = 0.63 cfs @ 12.09 hrs, Volume= 2,163 cf, Depth= 3.20"

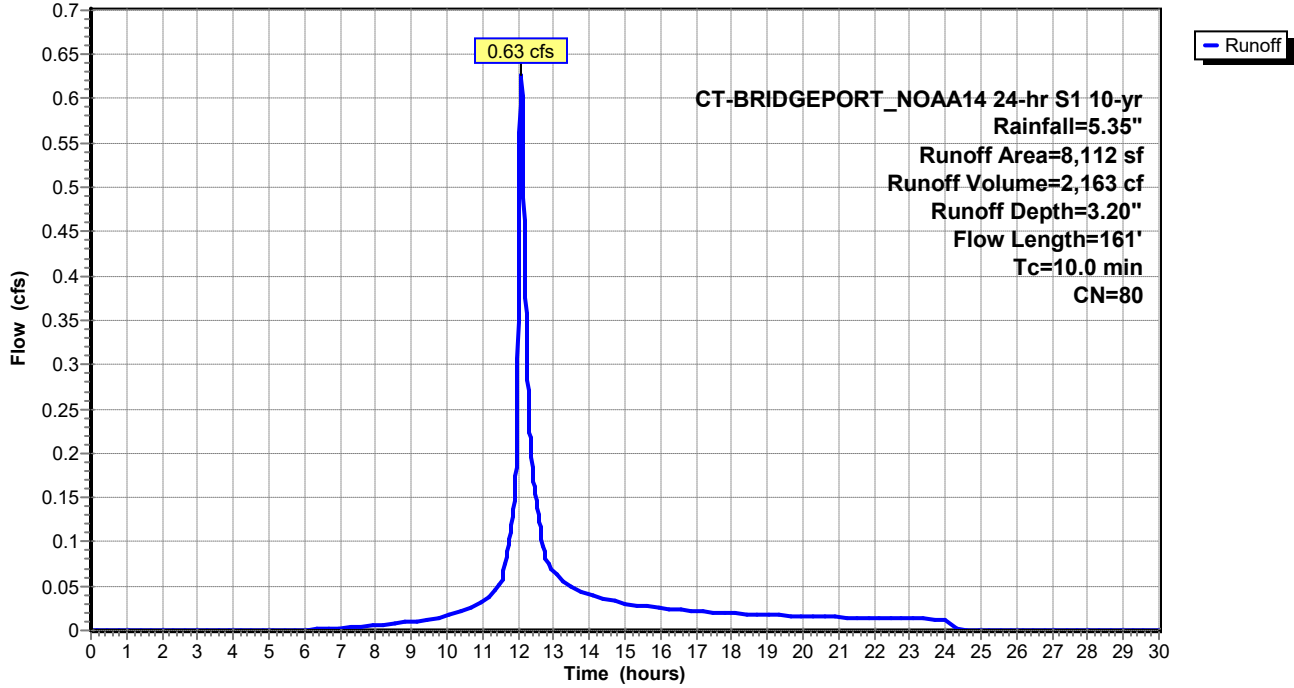
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 10-yr Rainfall=5.35"

Area (sf)	CN	Description
8,063	80	>75% Grass cover, Good, HSG D
49	98	Unconnected roofs, HSG D
8,112	80	Weighted Average
8,063		99.40% Pervious Area
49		0.60% Impervious Area
49		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	5	0.1110	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.0	12	0.0830	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
3.9	48	0.0416	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
3.6	36	0.0277	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.1	60	0.0166	0.90		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
10.0	161	Total			

Subcatchment PDA-1B: PDA-1B

Hydrograph



Summary for Subcatchment PDA-2: PDA-2

Runoff = 0.34 cfs @ 12.09 hrs, Volume= 1,221 cf, Depth= 3.90"

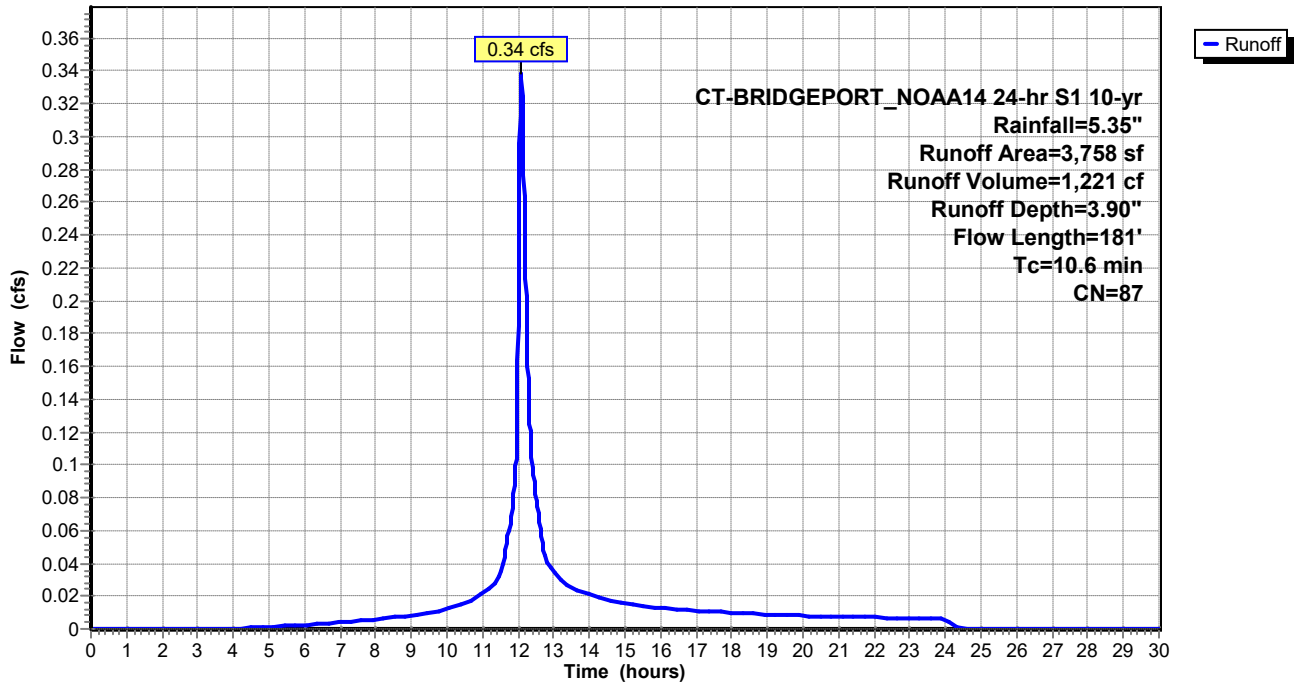
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 10-yr Rainfall=5.35"

Area (sf)	CN	Description
1,492	98	Paved parking, HSG D
2,266	80	>75% Grass cover, Good, HSG D
3,758	87	Weighted Average
2,266		60.30% Pervious Area
1,492		39.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	100	0.0200	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.1	63	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	18	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.6	181	Total			

Subcatchment PDA-2: PDA-2

Hydrograph



Summary for Pond STMW-1: SUBSURFACE 1

Inflow Area = 36,188 sf, 100.00% Impervious, Inflow Depth = 5.11" for 10-yr event
 Inflow = 5.09 cfs @ 12.03 hrs, Volume= 15,418 cf
 Outflow = 2.95 cfs @ 12.09 hrs, Volume= 11,573 cf, Atten= 42%, Lag= 4.0 min
 Discarded = 0.01 cfs @ 12.09 hrs, Volume= 840 cf
 Primary = 2.94 cfs @ 12.09 hrs, Volume= 10,733 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 39.35' @ 12.09 hrs Surf.Area= 2,043 sf Storage= 5,888 cf

Plug-Flow detention time= 234.7 min calculated for 11,573 cf (75% of inflow)
 Center-of-Mass det. time= 126.2 min (873.2 - 747.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	36.00'	0 cf	6.90'W x 296.31'L x 4.67'H Field A 9,536 cf Overall - 9,536 cf Embedded = 0 cf x 40.0% Voids
#2A	36.00'	7,025 cf	StormTrap ST1 SingleTrap 4-0 x 21 Inside #1 Inside= 82.7"W x 48.0"H => 23.79 sf x 14.06'L = 334.5 cf Outside= 82.7"W x 56.0"H => 32.18 sf x 14.06'L = 452.5 cf 6.90' x 295.31' Core + 0.00' x 0.50' Border = 6.90' x 296.31' System
		7,025 cf	Total Available Storage

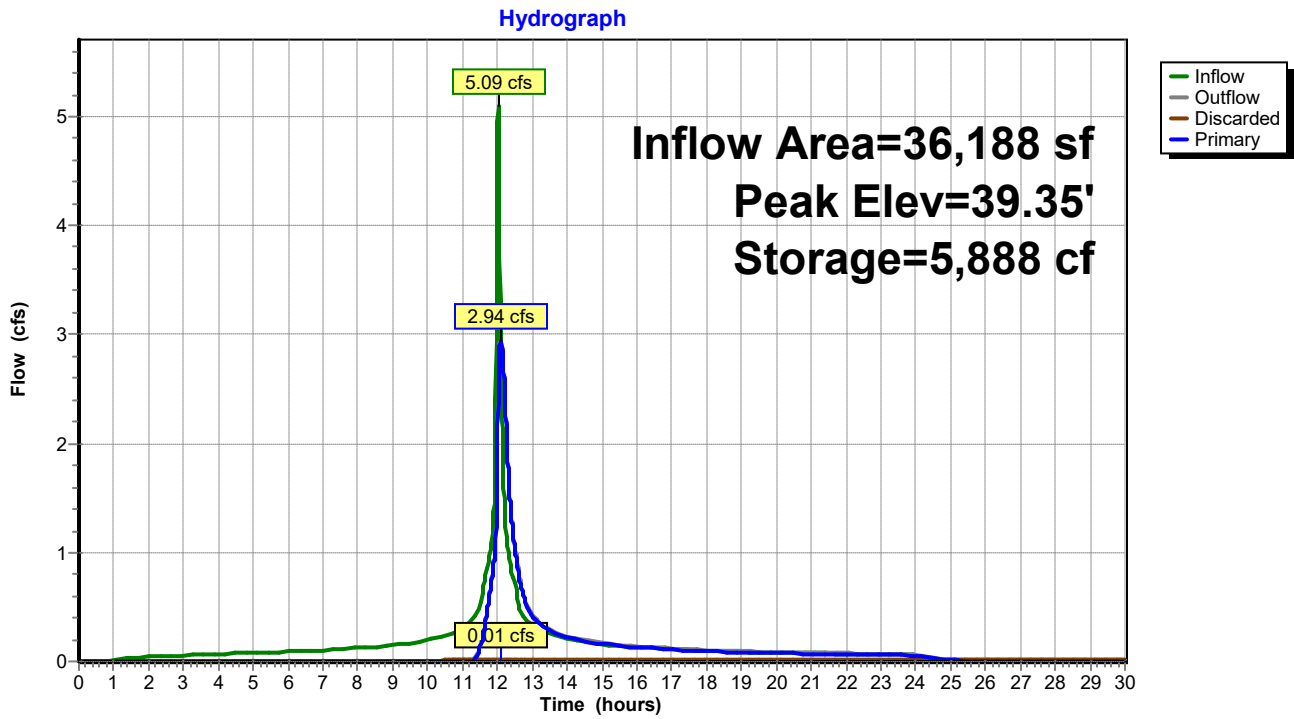
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	36.00'	0.090 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 34.00'
#2	Primary	38.25'	12.0" Round Culvert L= 8.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 38.25' / 36.00' S= 0.2813 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Discarded OutFlow Max=0.01 cfs @ 12.09 hrs HW=39.35' (Free Discharge)
 ↑1=Exfiltration (Controls 0.01 cfs)

Primary OutFlow Max=2.94 cfs @ 12.09 hrs HW=39.35' (Free Discharge)
 ↑2=Culvert (Inlet Controls 2.94 cfs @ 3.74 fps)

Pond STMW-1: SUBSURFACE 1



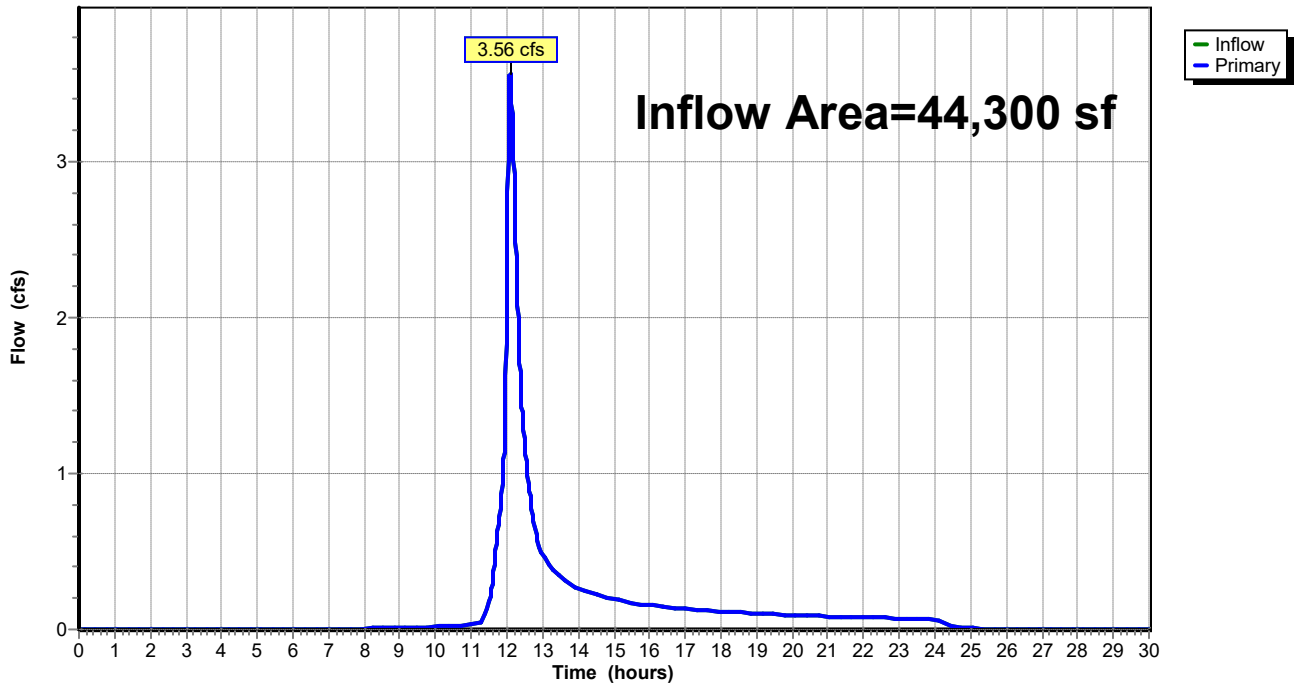
Summary for Link DP-1: DP-1

Inflow Area = 44,300 sf, 81.80% Impervious, Inflow Depth = 3.49" for 10-yr event
Inflow = 3.56 cfs @ 12.09 hrs, Volume= 12,896 cf
Primary = 3.56 cfs @ 12.09 hrs, Volume= 12,896 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-1: DP-1

Hydrograph



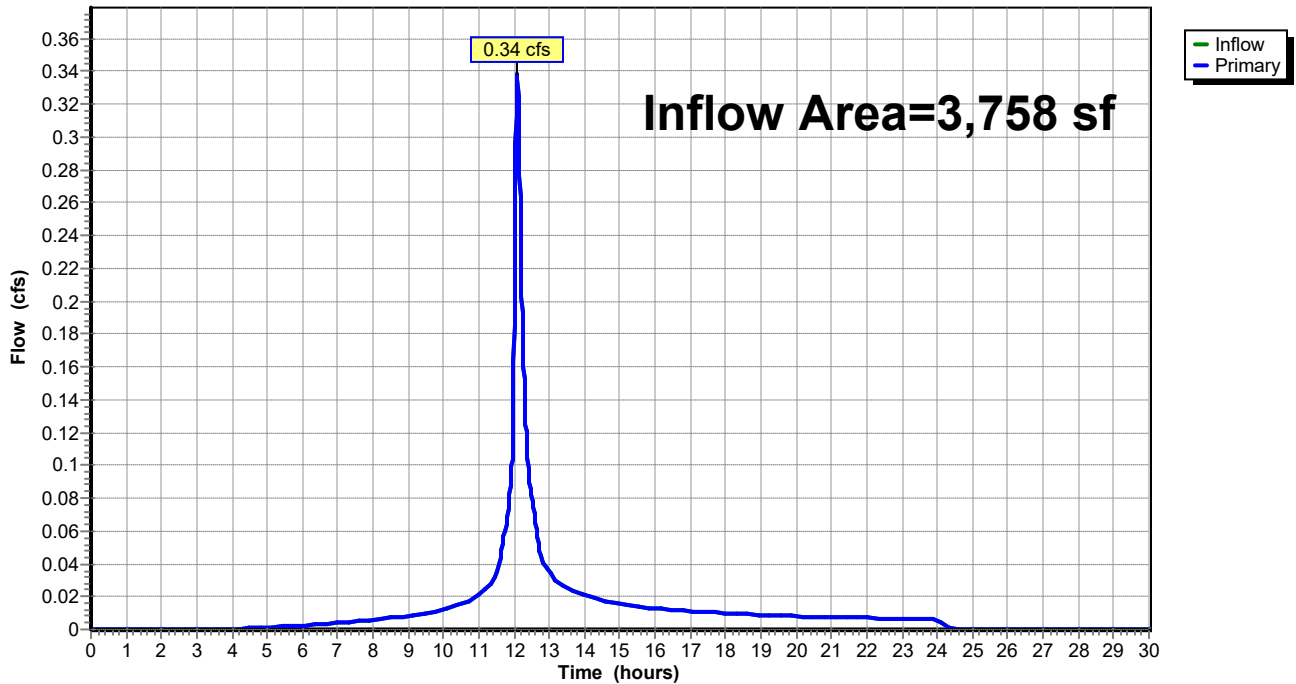
Summary for Link DP-2: DP-2

Inflow Area = 3,758 sf, 39.70% Impervious, Inflow Depth = 3.90" for 10-yr event
Inflow = 0.34 cfs @ 12.09 hrs, Volume= 1,221 cf
Primary = 0.34 cfs @ 12.09 hrs, Volume= 1,221 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-2: DP-2

Hydrograph



Summary for Subcatchment PDA-1A: PDA-1A

Runoff = 6.12 cfs @ 12.03 hrs, Volume= 18,942 cf, Depth= 6.28"

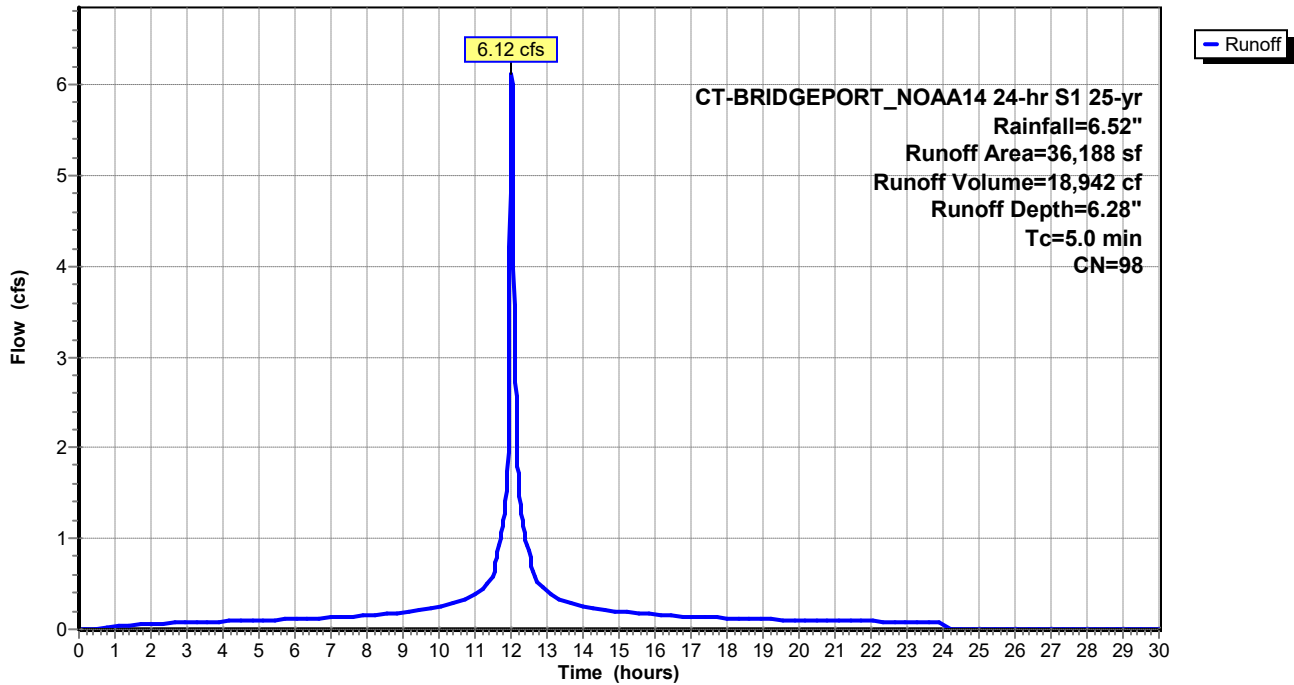
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 25-yr Rainfall=6.52"

Area (sf)	CN	Description
3,905	98	Paved parking, HSG D
25,490	98	Unconnected roofs, HSG D
* 6,793	98	Courtyard
36,188	98	Weighted Average
36,188		100.00% Impervious Area
25,490		70.44% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PDA-1A: PDA-1A

Hydrograph



Summary for Subcatchment PDA-1B: PDA-1B

Runoff = 0.82 cfs @ 12.08 hrs, Volume= 2,875 cf, Depth= 4.25"

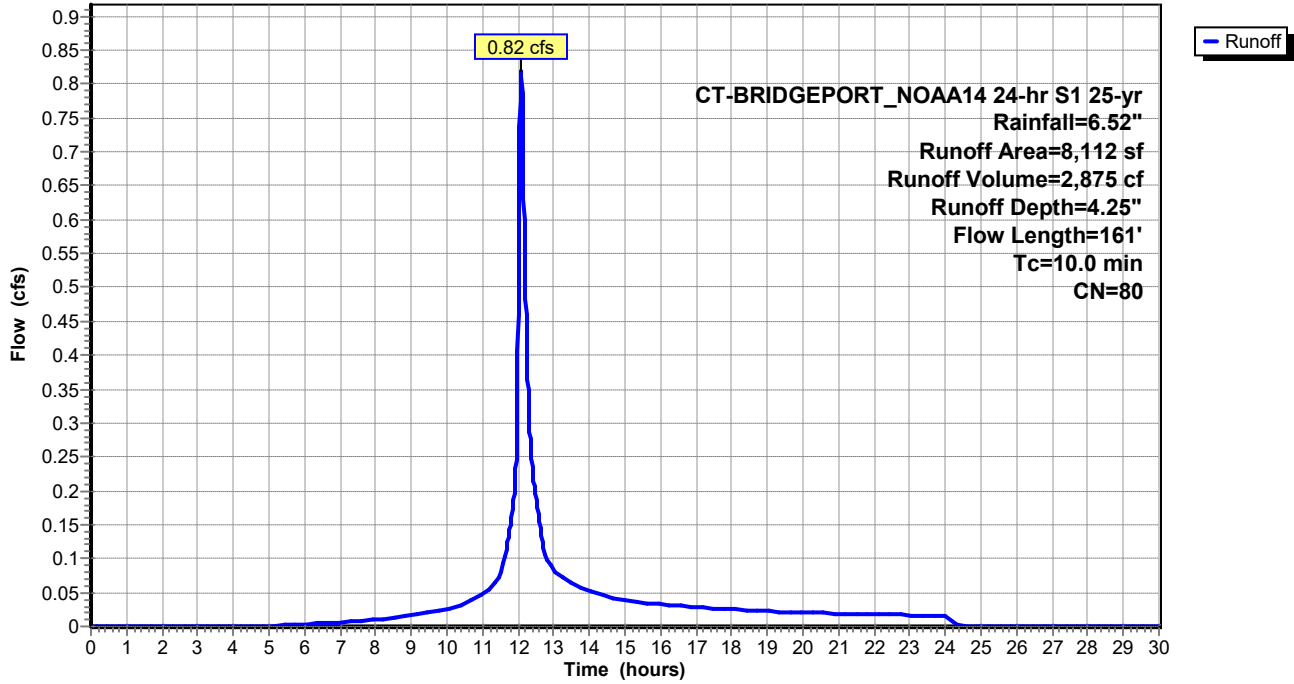
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 25-yr Rainfall=6.52"

Area (sf)	CN	Description
8,063	80	>75% Grass cover, Good, HSG D
49	98	Unconnected roofs, HSG D
8,112	80	Weighted Average
8,063		99.40% Pervious Area
49		0.60% Impervious Area
49		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	5	0.1110	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.0	12	0.0830	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
3.9	48	0.0416	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
3.6	36	0.0277	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.1	60	0.0166	0.90		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
10.0	161	Total			

Subcatchment PDA-1B: PDA-1B

Hydrograph



Summary for Subcatchment PDA-2: PDA-2

Runoff = 0.42 cfs @ 12.09 hrs, Volume= 1,571 cf, Depth= 5.02"

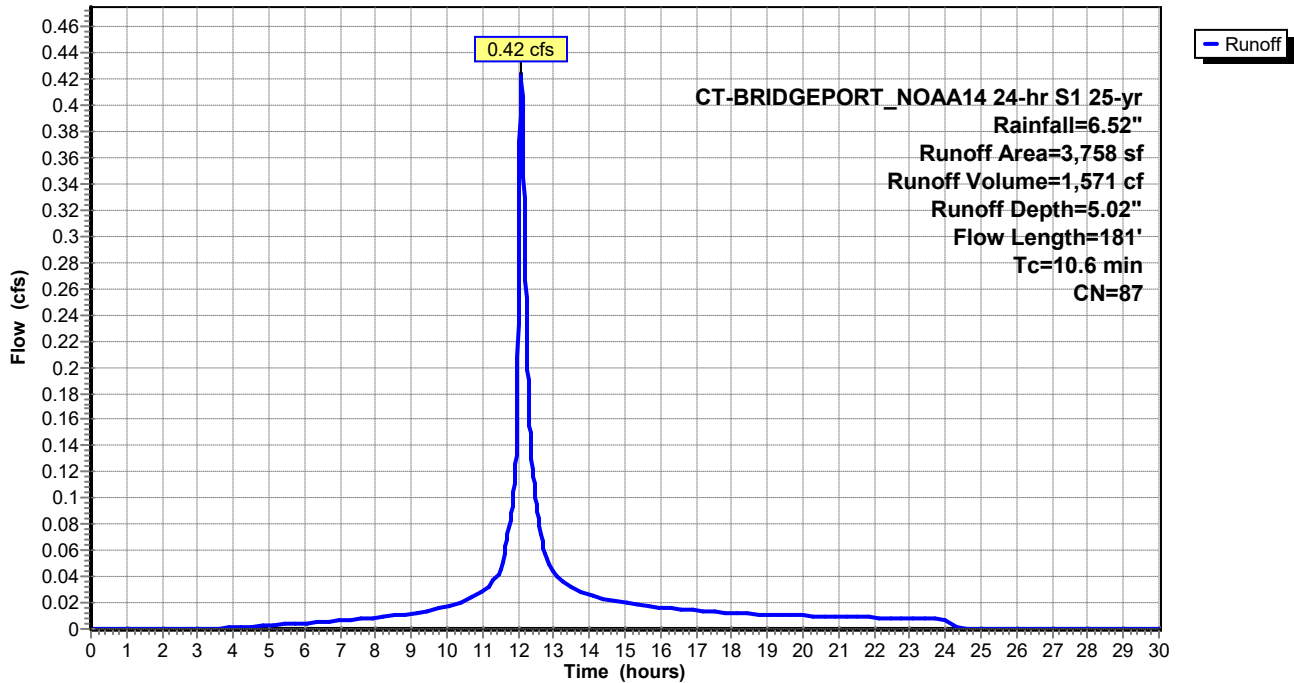
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 25-yr Rainfall=6.52"

Area (sf)	CN	Description
1,492	98	Paved parking, HSG D
2,266	80	>75% Grass cover, Good, HSG D
3,758	87	Weighted Average
2,266		60.30% Pervious Area
1,492		39.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	100	0.0200	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.1	63	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	18	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.6	181	Total			

Subcatchment PDA-2: PDA-2

Hydrograph



Summary for Pond STMW-1: SUBSURFACE 1

Inflow Area = 36,188 sf, 100.00% Impervious, Inflow Depth = 6.28" for 25-yr event
 Inflow = 6.12 cfs @ 12.03 hrs, Volume= 18,942 cf
 Outflow = 3.41 cfs @ 12.10 hrs, Volume= 15,093 cf, Atten= 44%, Lag= 4.2 min
 Discarded = 0.01 cfs @ 12.10 hrs, Volume= 864 cf
 Primary = 3.40 cfs @ 12.10 hrs, Volume= 14,229 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 39.56' @ 12.10 hrs Surf.Area= 2,043 sf Storage= 6,252 cf

Plug-Flow detention time= 211.8 min calculated for 15,093 cf (80% of inflow)
 Center-of-Mass det. time= 114.8 min (858.5 - 743.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	36.00'	0 cf	6.90'W x 296.31'L x 4.67'H Field A 9,536 cf Overall - 9,536 cf Embedded = 0 cf x 40.0% Voids
#2A	36.00'	7,025 cf	StormTrap ST1 SingleTrap 4-0 x 21 Inside #1 Inside= 82.7"W x 48.0"H => 23.79 sf x 14.06'L = 334.5 cf Outside= 82.7"W x 56.0"H => 32.18 sf x 14.06'L = 452.5 cf 6.90' x 295.31' Core + 0.00' x 0.50' Border = 6.90' x 296.31' System
		7,025 cf	Total Available Storage

Storage Group A created with Chamber Wizard

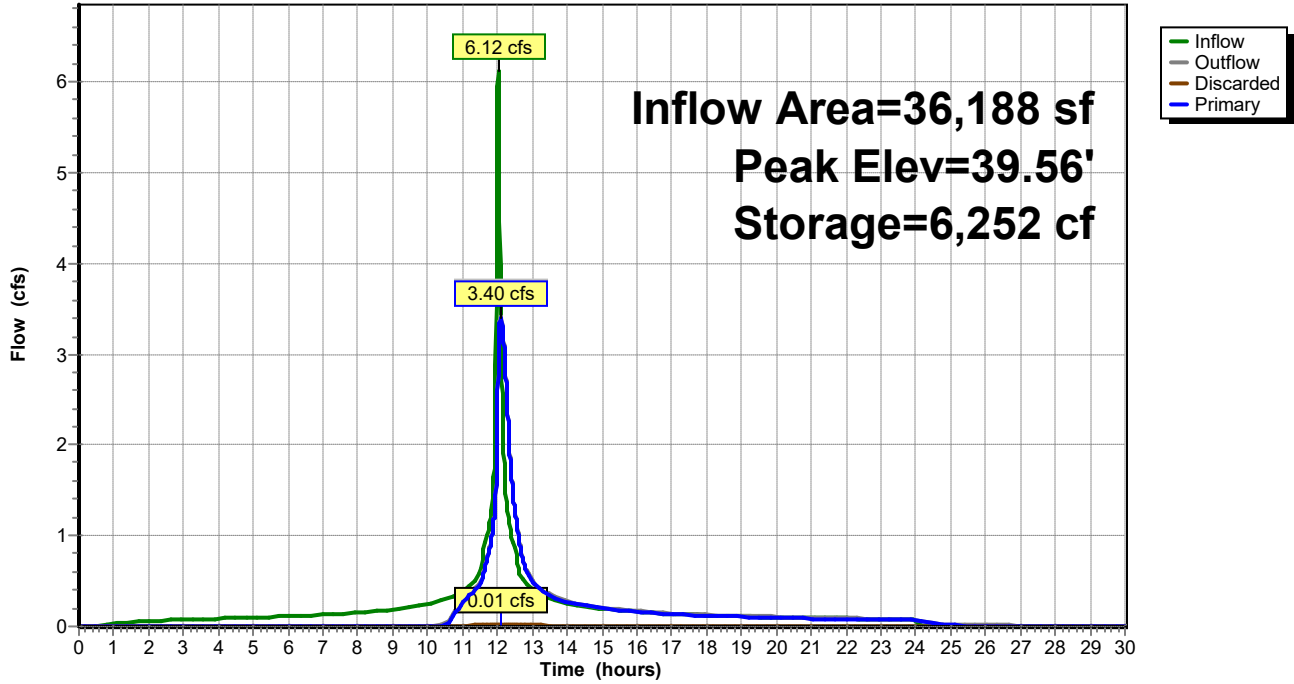
Device	Routing	Invert	Outlet Devices
#1	Discarded	36.00'	0.090 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 34.00'
#2	Primary	38.25'	12.0" Round Culvert L= 8.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 38.25' / 36.00' S= 0.2813 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Discarded OutFlow Max=0.01 cfs @ 12.10 hrs HW=39.56' (Free Discharge)
 ↑1=Exfiltration (Controls 0.01 cfs)

Primary OutFlow Max=3.40 cfs @ 12.10 hrs HW=39.56' (Free Discharge)
 ↑2=Culvert (Inlet Controls 3.40 cfs @ 4.33 fps)

Pond STMW-1: SUBSURFACE 1

Hydrograph



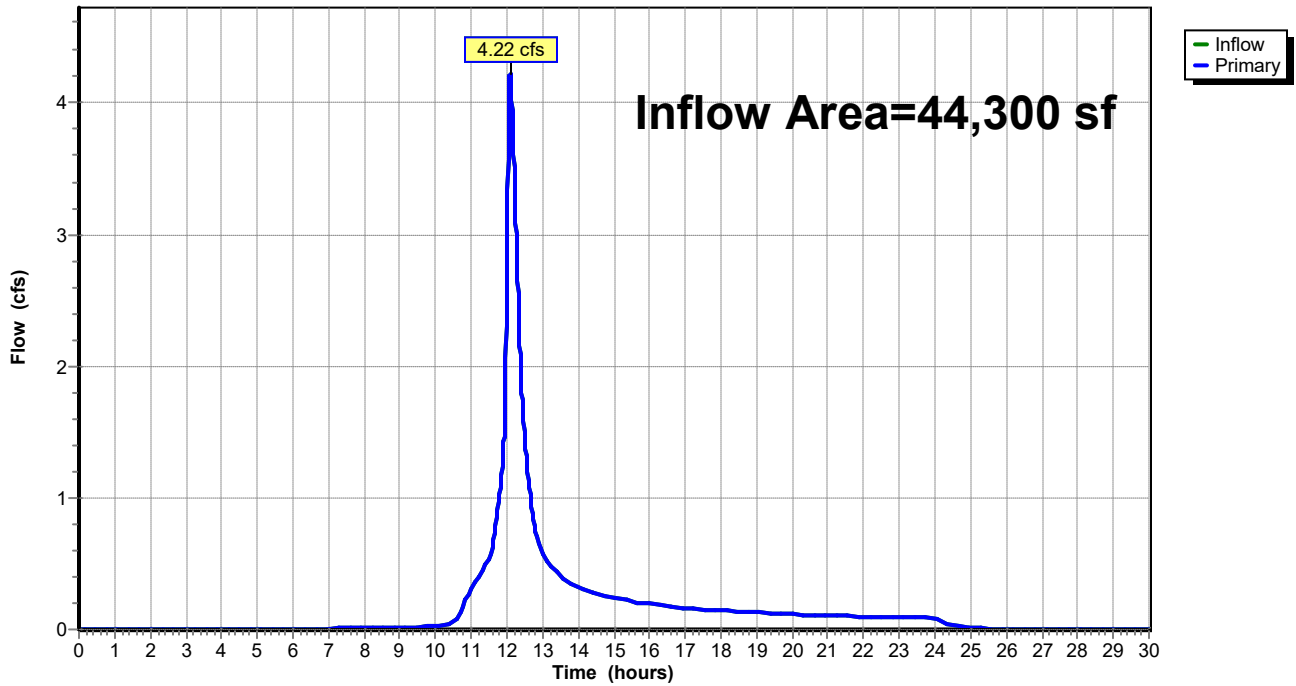
Summary for Link DP-1: DP-1

Inflow Area = 44,300 sf, 81.80% Impervious, Inflow Depth = 4.63" for 25-yr event
Inflow = 4.22 cfs @ 12.09 hrs, Volume= 17,104 cf
Primary = 4.22 cfs @ 12.09 hrs, Volume= 17,104 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-1: DP-1

Hydrograph



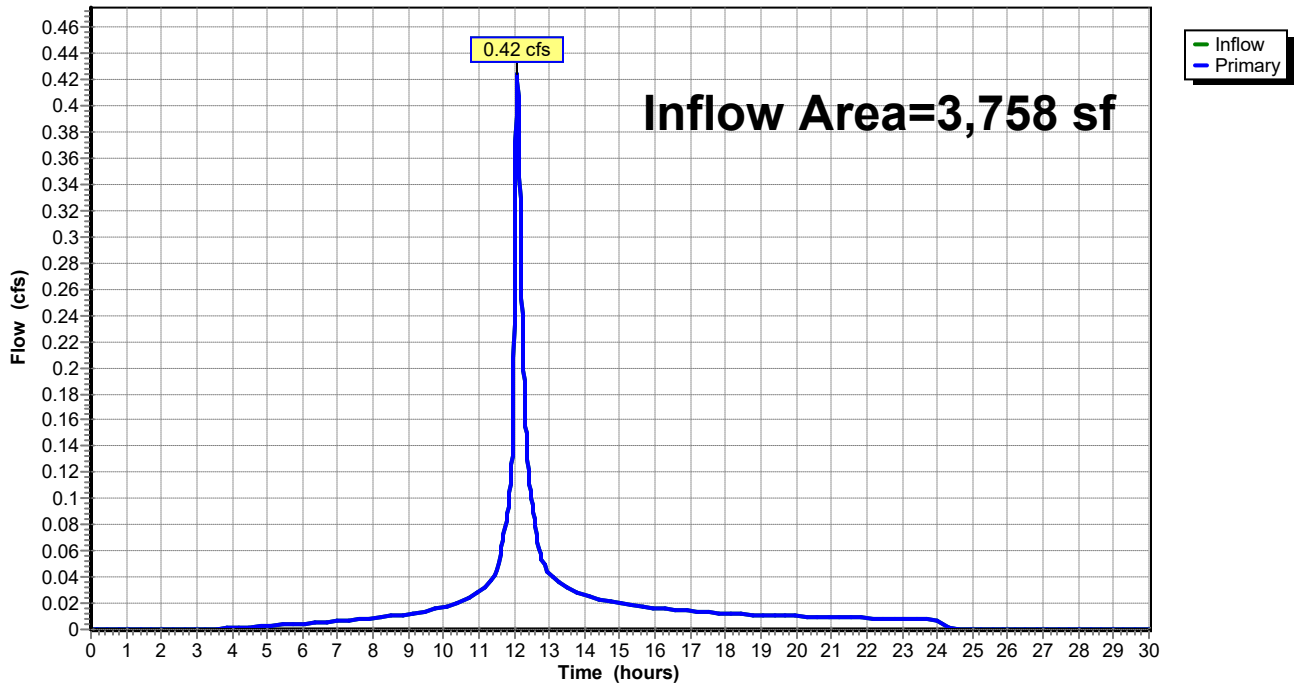
Summary for Link DP-2: DP-2

Inflow Area = 3,758 sf, 39.70% Impervious, Inflow Depth = 5.02" for 25-yr event
Inflow = 0.42 cfs @ 12.09 hrs, Volume= 1,571 cf
Primary = 0.42 cfs @ 12.09 hrs, Volume= 1,571 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-2: DP-2

Hydrograph



Summary for Subcatchment PDA-1A: PDA-1A

Runoff = 7.71 cfs @ 12.03 hrs, Volume= 24,397 cf, Depth= 8.09"

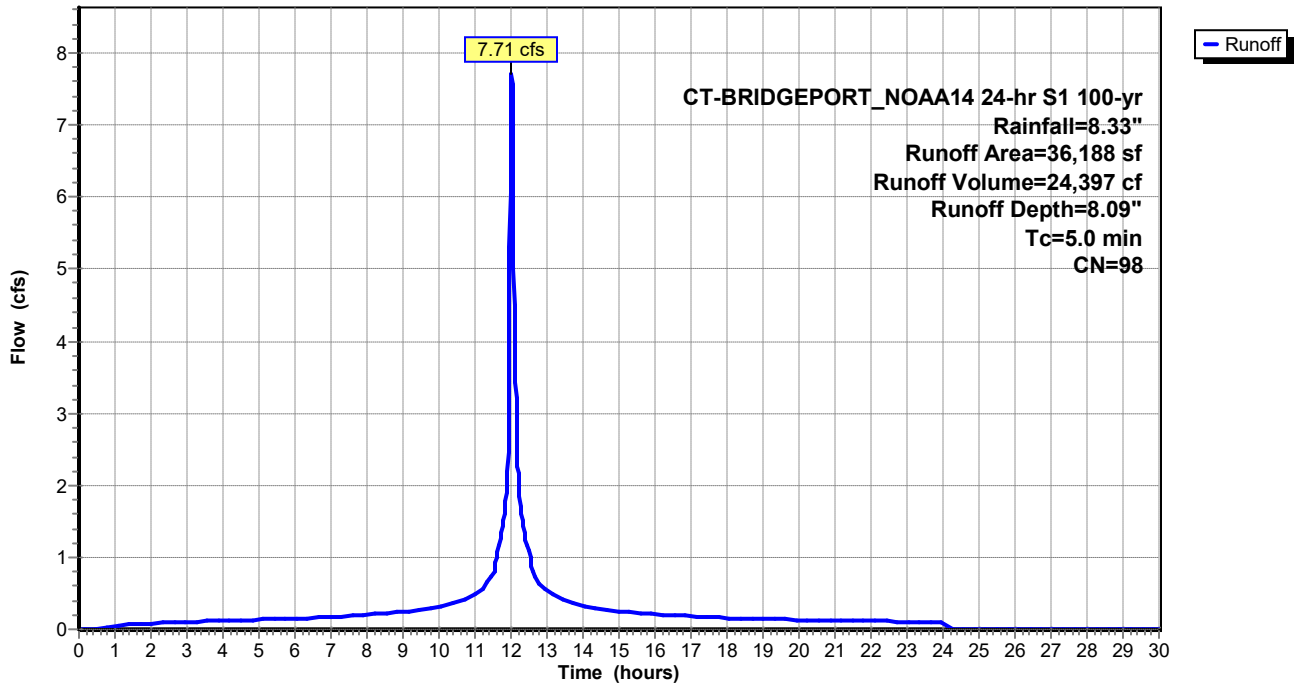
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 100-yr Rainfall=8.33"

Area (sf)	CN	Description
3,905	98	Paved parking, HSG D
25,490	98	Unconnected roofs, HSG D
* 6,793	98	Courtyard
36,188	98	Weighted Average
36,188		100.00% Impervious Area
25,490		70.44% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PDA-1A: PDA-1A

Hydrograph



Summary for Subcatchment PDA-1B: PDA-1B

Runoff = 1.12 cfs @ 12.08 hrs, Volume= 4,012 cf, Depth= 5.94"

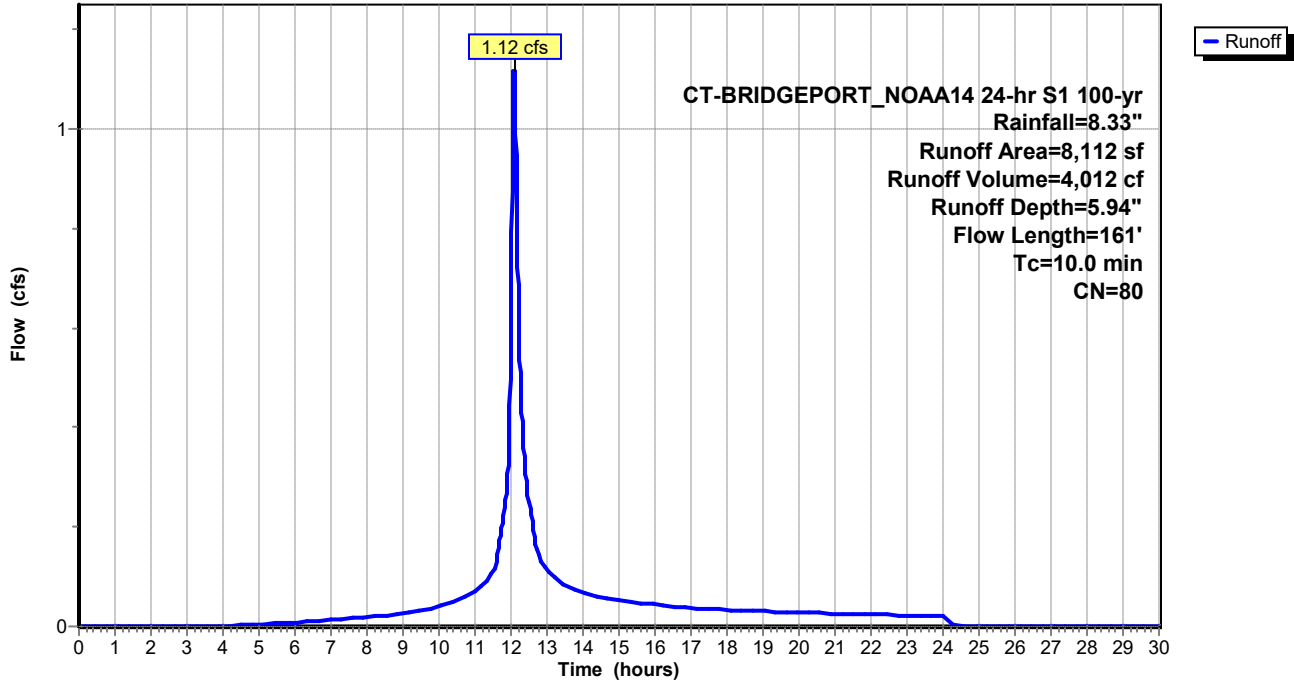
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 100-yr Rainfall=8.33"

Area (sf)	CN	Description
8,063	80	>75% Grass cover, Good, HSG D
49	98	Unconnected roofs, HSG D
8,112	80	Weighted Average
8,063		99.40% Pervious Area
49		0.60% Impervious Area
49		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	5	0.1110	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.0	12	0.0830	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
3.9	48	0.0416	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
3.6	36	0.0277	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.1	60	0.0166	0.90		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
10.0	161	Total			

Subcatchment PDA-1B: PDA-1B

Hydrograph



Summary for Subcatchment PDA-2: PDA-2

Runoff = 0.56 cfs @ 12.09 hrs, Volume= 2,121 cf, Depth= 6.77"

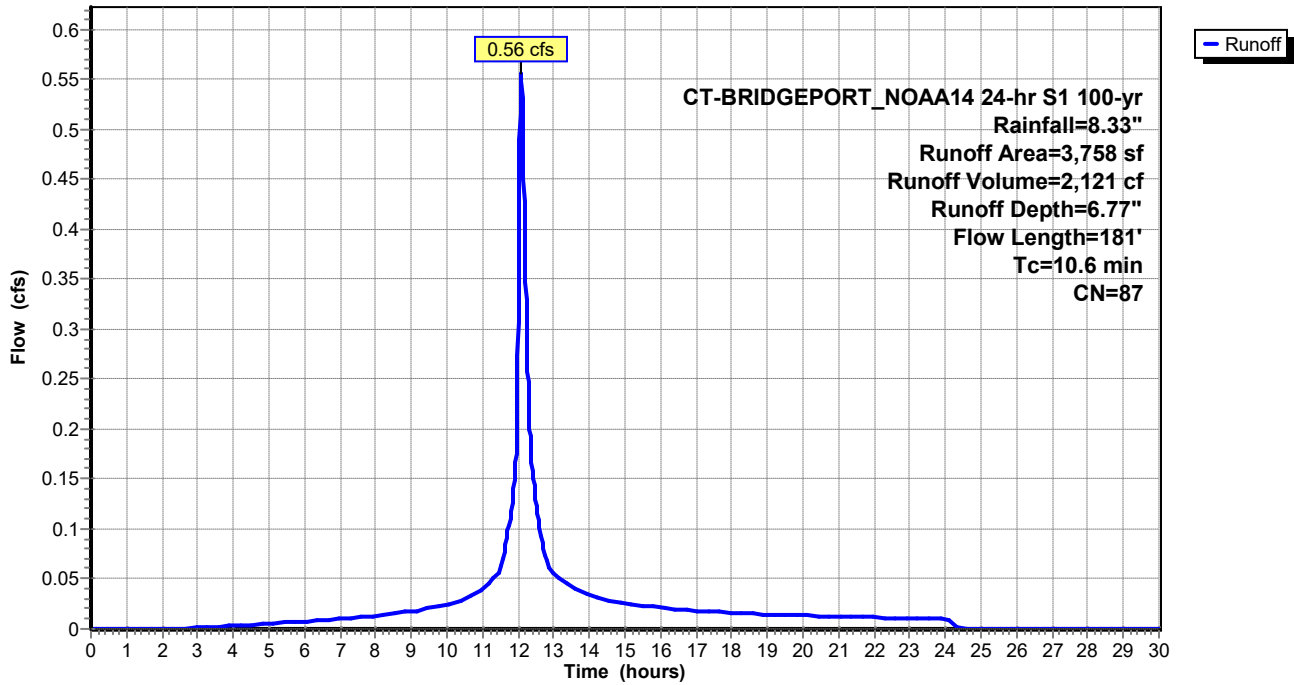
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 100-yr Rainfall=8.33"

Area (sf)	CN	Description
1,492	98	Paved parking, HSG D
2,266	80	>75% Grass cover, Good, HSG D
3,758	87	Weighted Average
2,266		60.30% Pervious Area
1,492		39.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	100	0.0200	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.47"
1.1	63	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.1	18	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.6	181	Total			

Subcatchment PDA-2: PDA-2

Hydrograph



Summary for Pond STMW-1: SUBSURFACE 1

Inflow Area = 36,188 sf, 100.00% Impervious, Inflow Depth = 8.09" for 100-yr event
 Inflow = 7.71 cfs @ 12.03 hrs, Volume= 24,397 cf
 Outflow = 4.05 cfs @ 12.10 hrs, Volume= 20,544 cf, Atten= 47%, Lag= 4.6 min
 Discarded = 0.01 cfs @ 12.10 hrs, Volume= 895 cf
 Primary = 4.04 cfs @ 12.10 hrs, Volume= 19,650 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 39.89' @ 12.10 hrs Surf.Area= 2,043 sf Storage= 6,834 cf

Plug-Flow detention time= 184.1 min calculated for 20,544 cf (84% of inflow)
 Center-of-Mass det. time= 101.4 min (841.4 - 740.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	36.00'	0 cf	6.90'W x 296.31'L x 4.67'H Field A 9,536 cf Overall - 9,536 cf Embedded = 0 cf x 40.0% Voids
#2A	36.00'	7,025 cf	StormTrap ST1 SingleTrap 4-0 x 21 Inside #1 Inside= 82.7"W x 48.0"H => 23.79 sf x 14.06'L = 334.5 cf Outside= 82.7"W x 56.0"H => 32.18 sf x 14.06'L = 452.5 cf 6.90' x 295.31' Core + 0.00' x 0.50' Border = 6.90' x 296.31' System
		7,025 cf	Total Available Storage

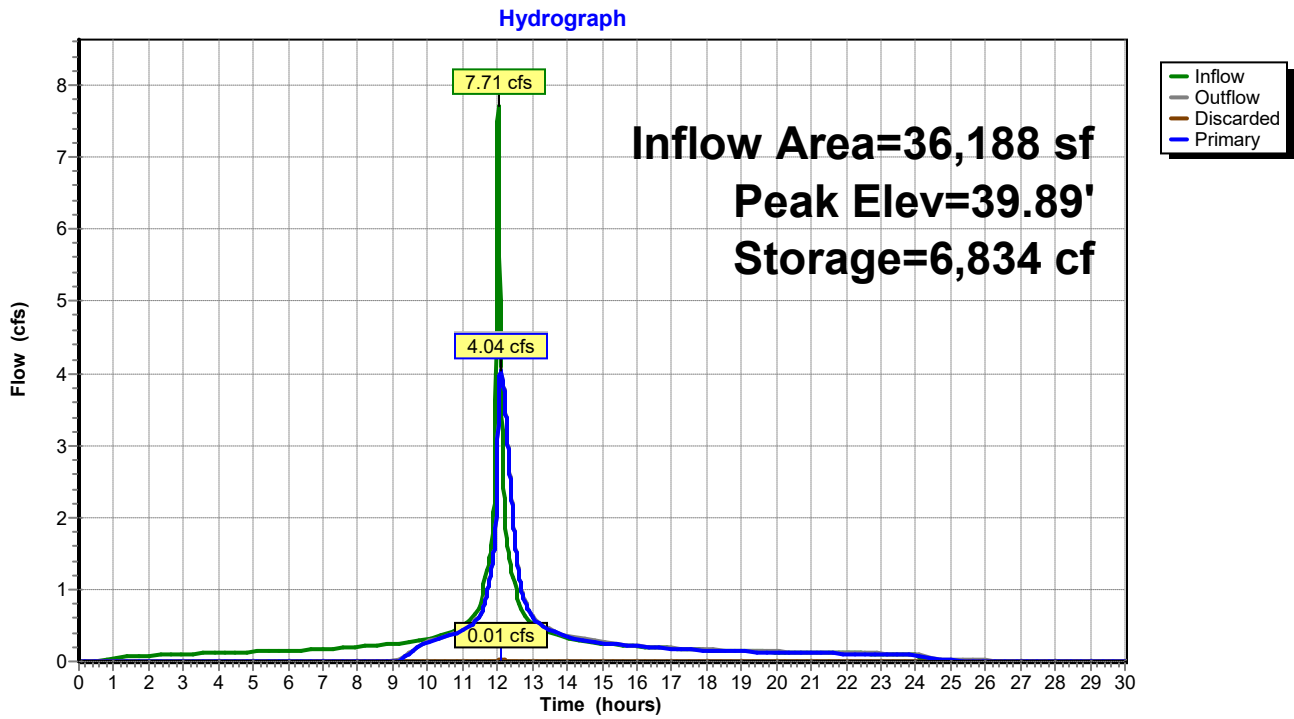
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	36.00'	0.090 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 34.00'
#2	Primary	38.25'	12.0" Round Culvert L= 8.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 38.25' / 36.00' S= 0.2813 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Discarded OutFlow Max=0.01 cfs @ 12.10 hrs HW=39.89' (Free Discharge)
 ↑1=Exfiltration (Controls 0.01 cfs)

Primary OutFlow Max=4.04 cfs @ 12.10 hrs HW=39.89' (Free Discharge)
 ↑2=Culvert (Inlet Controls 4.04 cfs @ 5.14 fps)

Pond STMW-1: SUBSURFACE 1



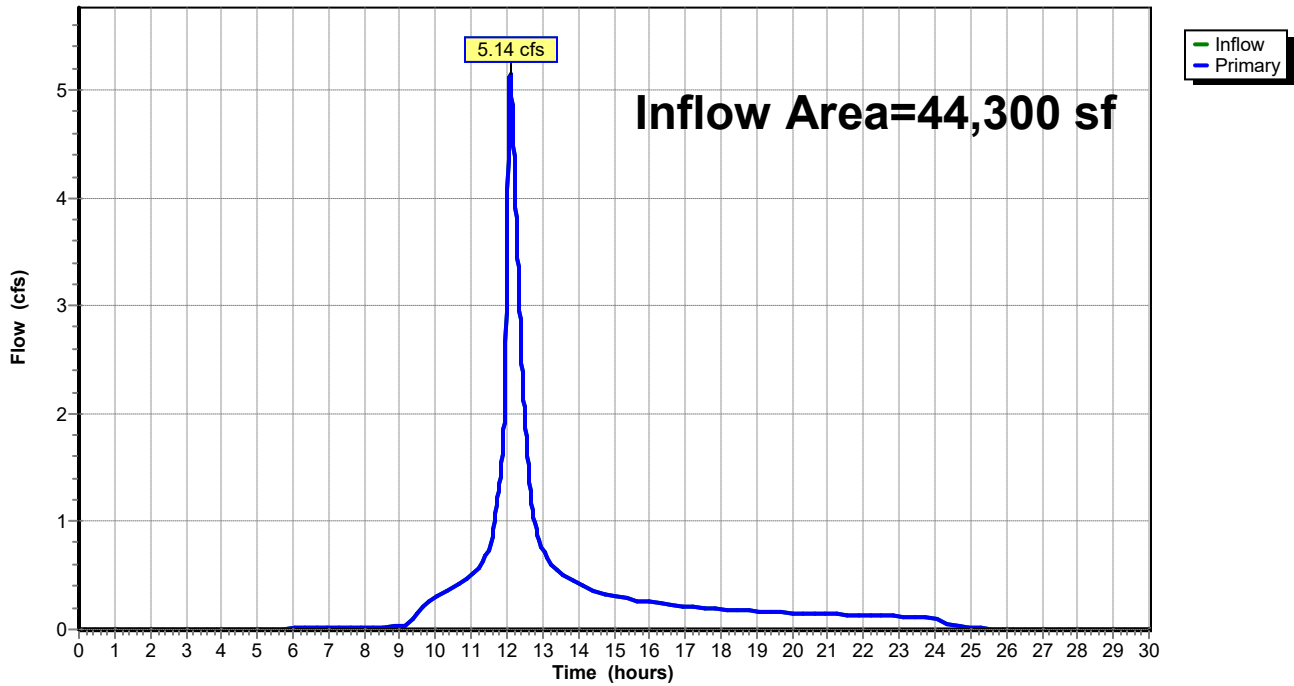
Summary for Link DP-1: DP-1

Inflow Area = 44,300 sf, 81.80% Impervious, Inflow Depth = 6.41" for 100-yr event
Inflow = 5.14 cfs @ 12.09 hrs, Volume= 23,662 cf
Primary = 5.14 cfs @ 12.09 hrs, Volume= 23,662 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-1: DP-1

Hydrograph



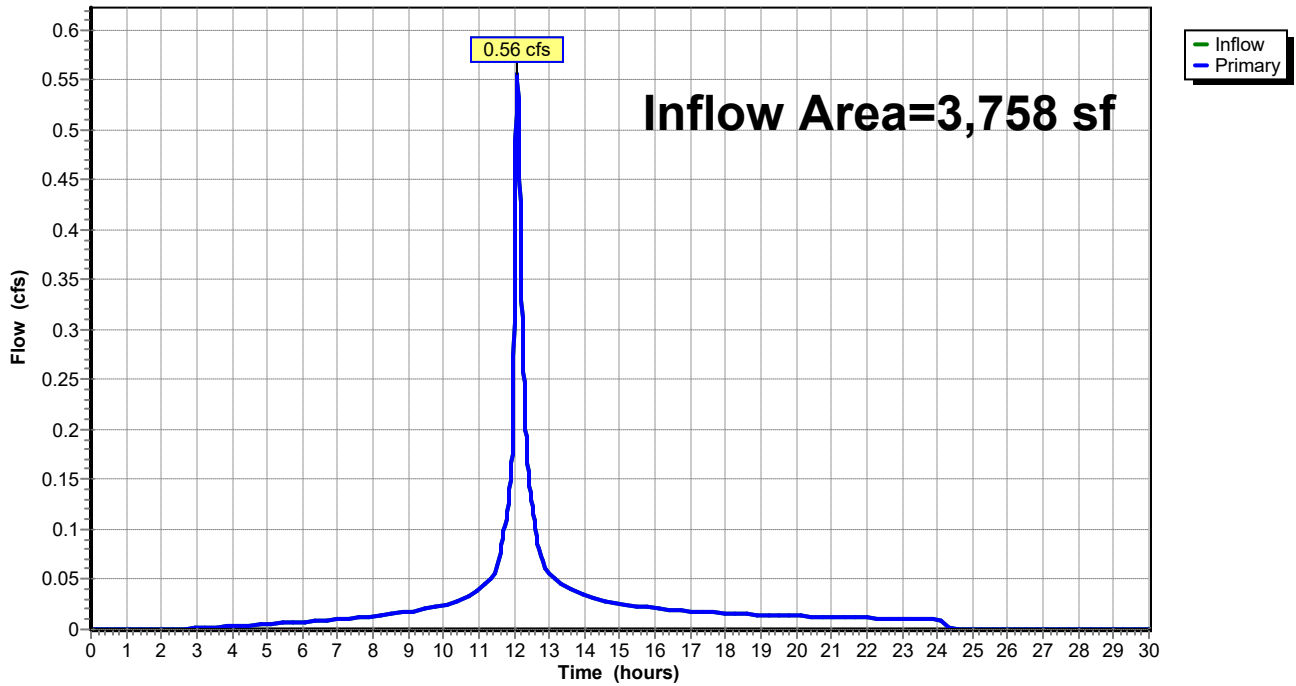
Summary for Link DP-2: DP-2

Inflow Area = 3,758 sf, 39.70% Impervious, Inflow Depth = 6.77" for 100-yr event
Inflow = 0.56 cfs @ 12.09 hrs, Volume= 2,121 cf
Primary = 0.56 cfs @ 12.09 hrs, Volume= 2,121 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Link DP-2: DP-2

Hydrograph



APPENDIX D

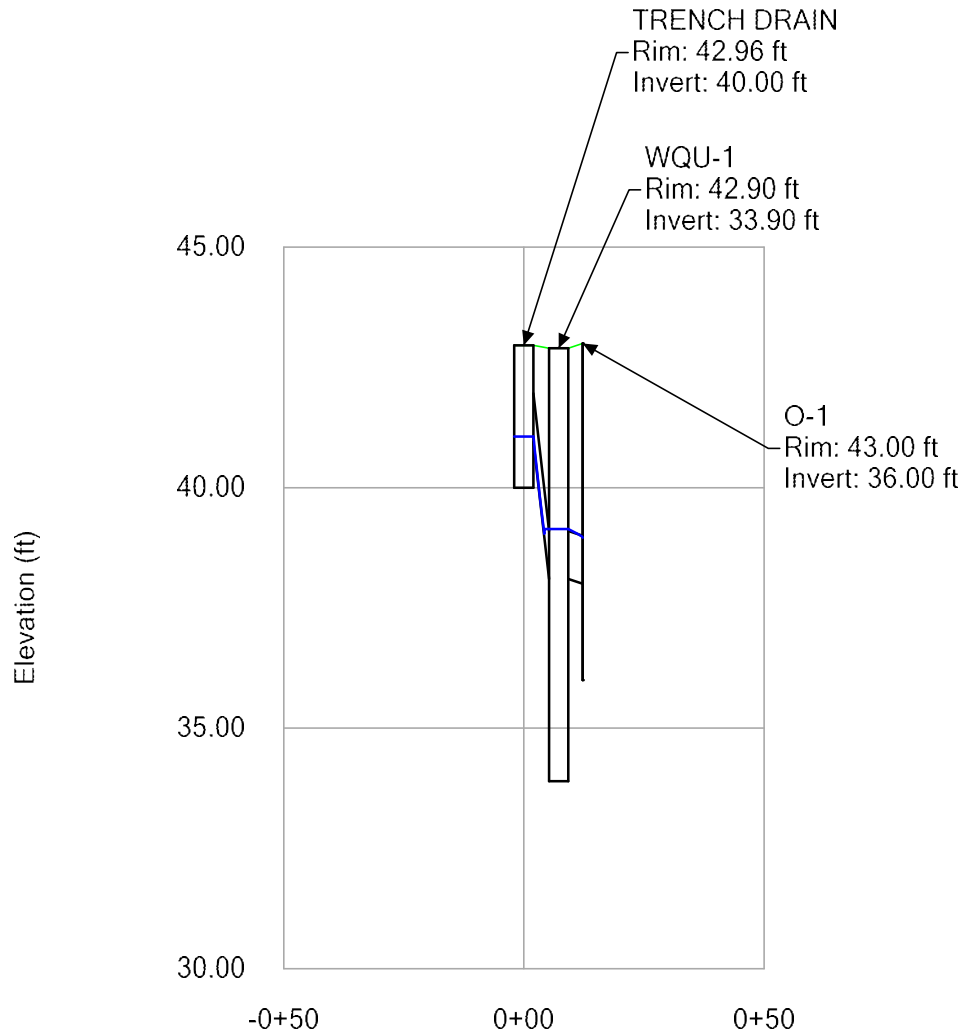
Collection and Conveyance Calculations

FlexTable: Conduit Table

Start Node	Stop Node	Invert (Start) (ft)	Invert (Stop) (ft)	Cover (Start) (ft)	Cover (Stop) (ft)	Length (User Defined) (ft)	Slope (Calculated) (ft/ft)	Diameter (in)	Material	Manning's n	Velocity (ft/s)
TRENCH DRAIN	WQU-1	40.96	38.10	1.00	3.80	7.2	0.395	12.0	Concrete	0.013	6.32
CB-1	WQU-1	38.50	38.10	3.00	3.80	16.0	0.025	12.0	Concrete	0.013	7.98
WQU-1	O-1	38.10	38.00	3.80	4.00	5.0	0.020	12.0	Concrete	0.013	8.05

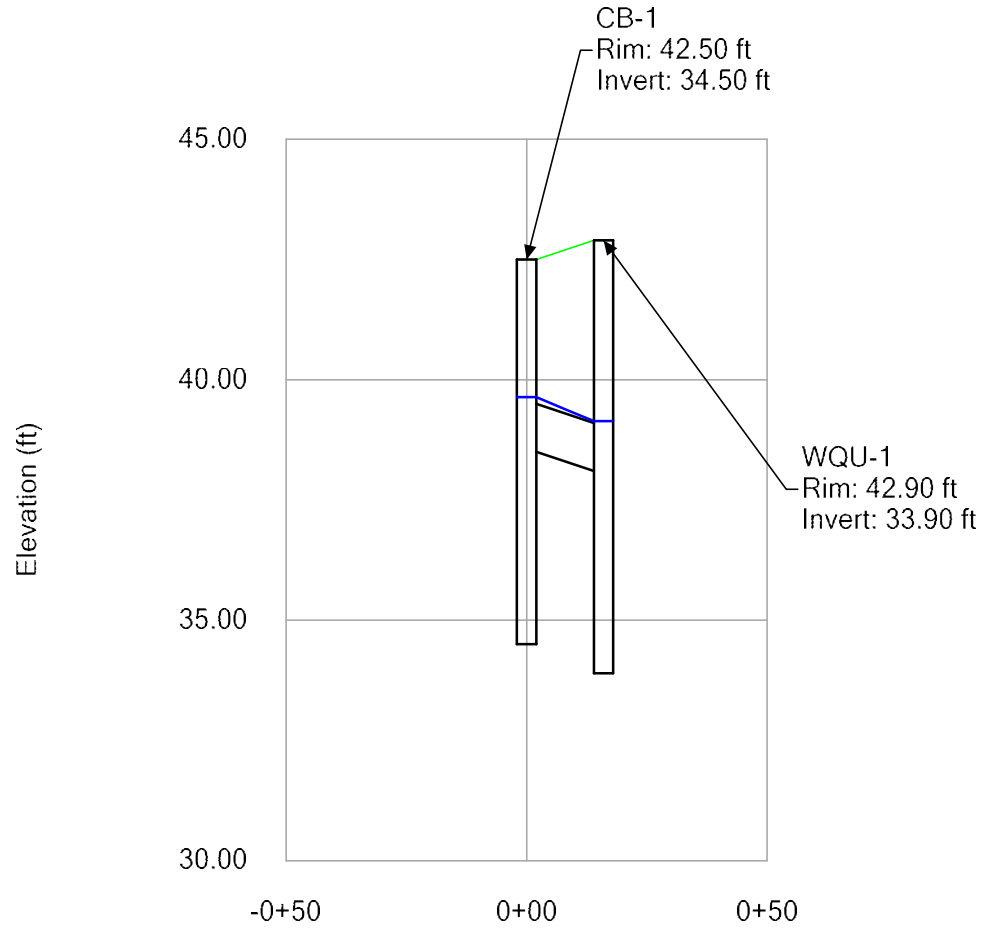
Profile Report

Engineering Profile - TRENCH DRAIN to O-1 (C-DATA-2102357-STORMCAD.stsw)



Profile Report

Engineering Profile - CB-1 to WQU-1 (C-DATA-2102357-STORMCAD.stsw)



Appendix E

Water Quality Calculations

Best Management Practice (BMP) Treatment Train Efficiency Worksheet

Water Quality Calculations – Water Quality Volume (WQV)

Water Quality Calculations – Water Quality Flowrate (WQF)

Water Quality Calculations – Infiltration Volume

Best Management Practice (BMP) Treatment Train Efficiency Worksheet

Prepared for:
Proposed Residential Development
 543, 547, 549, 557 Ellsworth Street
 Bridgeport, Connecticut

Prepared by:
BL Companies
 100 Constitution Plaza, 10th Floor
 Hartford Connecticut

Date prepared:
December 15, 2021

Overall Site Treatment Train Efficiency

	BMP	BMP Description	Type of Treatment	Efficiency Rate %
Et=[1-(1-E1)(1-E2)(1-E3)(1-E4)(1-E7)]*100	E1	Hydrodynamic Separator (CDS unit)**	primary	80
		Subsurface Infiltration Chambers*	Secondary	80

Overall Treatment Train Efficiency (Et)= 96 % Total Suspended Solids (TSS) Removal

* 80% require per CT DEP
 ** Manufacturer's specifications

BMP	Type of Treatment	TSS Removal Rate	Starting TSS Load	Amount Removed	Remaining Load
Hydrodynamic Separator (CDS unit)**	primary	0.80	1.00	0.80	0.20
Subsurface Infiltration Chambers*	Secondary	0.80	0.20	0.16	0.04
Overall Treatment Train Efficiency (%)					96

TSS Removal Rates (adapted from Schueler, 1996, & EPA, 1993)

BMP List	Design Rate	Range of Average TSS Removal Rates	Brief Design Requirements
Extended Detention Pond	70%	60-80%	Sediment forebay
Wet Pond (a)	70%	60-80%	Sediment forebay
Constructed Wetland (b)	80%	65-80%	Designed to infiltrate or retain
Water Quality Swale	70%	60-80%	Designed to infiltrate or retain
Infiltration Trench	80%	75-80%	Pretreatment critical
Infiltration Basin	80%	75-80% (predicted)	Pretreatment critical
Dry Well	80%	80% (predicted)	Rooftop runoff (uncontaminated only)
Sand Filter (c)	80%	80%	Pretreatment
Organic Filter (d)	80%	80%+	Pretreatment
Water Quality Inlet	25%	15-35% w/ cleanout	Off-line only; 0.1" minimum Water Quality Volume (WQV) storage
Sediment Trap (Forebay)	25%	25% w/ cleanout	Storm flows for 2-year event must not cause erosion; 0.1" minimum WQV storage
Drainage Channel	25%	25%	Check dams; non-erosive for 2-yr.
Deep Sump and Hooded Catch Basin	25%	25% w/ cleanout	Deep sump general rule = 4 x pipe diameter or 4.0' for pipes 18" or less
Street Sweeping	10%	10%	Discretionary non-structural credit, must be part of approved plan

Water Quality Calculations

Determine Water Quality Volume

From CT 2004 Stormwater Quality Manual:

$$WQV = \frac{(1")(R)(A)}{12}$$

$$R = 0.05 + 0.009(I)$$

WQV = water quality volume (ac-ft)
 R = volumetric runoff coefficient
 I = percent impervious cover
 A = site area in acres

Area ID	Total Area		Impervious Area		Impervious Cover	Volumetric Runoff Coefficient	Water Quality Volume (WQV)		Water Quality Volume Provided
	ac	ft ²	ac	ft ²	%	R	acre-feet	ft ³	ft ³
SITE	1.060	46,195	0.866	37,729	81.70	0.785	0.069	3,006	3,951

Water Quality Calculations

Determine Water Quality Flow

From CT 2004 Stormwater Quality Manual:

$$CN = \frac{1000}{\left[10 + 5P + 10Q - 10(Q^2 + 1.25QP)^{\frac{1}{2}} \right]}$$

$$Q = \frac{[WQV(acre - feet) \times [12(inches / foot)]]}{DrainageArea(acres)}$$

$$WQF = (q_u)(A)(Q)$$

CN = Runoff Curve Number

P = design precipitation, inches, (1" for water quality storm)

Q = runoff depth (in watershed inches)

T_c = time of concentration

I_a = Initial abstraction, inches, from Table 4-1, Chapter 4, TR-55

q_u = unit peak discharge,

WQF = water quality flow (cfs)

Hydrodynamic Separator	Total Area			Imp Area		Imp Cover	R	WQV	Q	P	CN	T _c		I _a	I _a /P	q _u *	WQF
	ft ²	ac	mi ²	ft ²	ac	%	-	acre-feet	in	in	-	mins	hours	in	-	cfs/mi ² /in	cfs
CDS unit	46,195	1.060	0.0017	37,729	0.866	81.70	0.785	0.069	0.78	1.00	98	5.0	0.08	0.041	0.041	650	0.84

Infiltration Volume Calculations

	A		Infiltration Required		Proposed Infiltration Volume	
	Total Site Area (AC)	Impervious Area	(ac-ft)	(cu ft)	(ac-ft)	(cu ft)
		s.f.				
SITE	1.06	37,729	0.072	3,144	0.091	3,951

Stage-Area-Storage for Pond STMW-1: SUBSURFACE 1

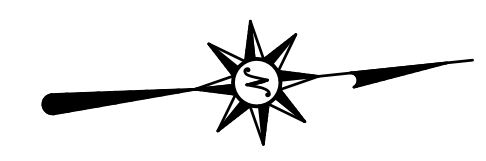
Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
36.00	2,043	0	38.60	2,043	4,566
36.05	2,043	88	38.65	2,043	4,654
36.10	2,043	176	38.70	2,043	4,742
36.15	2,043	263	38.75	2,043	4,829
36.20	2,043	351	38.80	2,043	4,917
36.25	2,043	439	38.85	2,043	5,005
36.30	2,043	527	38.90	2,043	5,093
36.35	2,043	615	38.95	2,043	5,181
36.40	2,043	702	39.00	2,043	5,268
36.45	2,043	790	39.05	2,043	5,356
36.50	2,043	878	39.10	2,043	5,444
36.55	2,043	966	39.15	2,043	5,532
36.60	2,043	1,054	39.20	2,043	5,620
36.65	2,043	1,141	39.25	2,043	5,707
36.70	2,043	1,229	39.30	2,043	5,795
36.75	2,043	1,317	39.35	2,043	5,883
36.80	2,043	1,405	39.40	2,043	5,971
36.85	2,043	1,493	39.45	2,043	6,059
36.90	2,043	1,581	39.50	2,043	6,146
36.95	2,043	1,668	39.55	2,043	6,234
37.00	2,043	1,756	39.60	2,043	6,322
37.05	2,043	1,844	39.65	2,043	6,410
37.10	2,043	1,932	39.70	2,043	6,498
37.15	2,043	2,020	39.75	2,043	6,585
37.20	2,043	2,107	39.80	2,043	6,673
37.25	2,043	2,195	39.85	2,043	6,761
37.30	2,043	2,283	39.90	2,043	6,849
37.35	2,043	2,371	39.95	2,043	6,937
37.40	2,043	2,459	40.00	2,043	7,025
37.45	2,043	2,546	40.05	2,043	7,025
37.50	2,043	2,634	40.10	2,043	7,025
37.55	2,043	2,722	40.15	2,043	7,025
37.60	2,043	2,810	40.20	2,043	7,025
37.65	2,043	2,898	40.25	2,043	7,025
37.70	2,043	2,985	40.30	2,043	7,025
37.75	2,043	3,073	40.35	2,043	7,025
37.80	2,043	3,161	40.40	2,043	7,025
37.85	2,043	3,249	40.45	2,043	7,025
37.90	2,043	3,337	40.50	2,043	7,025
37.95	2,043	3,424	40.55	2,043	7,025
38.00	2,043	3,512	40.60	2,043	7,025
38.05	2,043	3,600	40.65	2,043	7,025
38.10	2,043	3,688			
38.15	2,043	3,776			
38.20	2,043	3,863			
38.25	2,043	3,951			
38.30	2,043	4,039			
38.35	2,043	4,127			
38.40	2,043	4,215			
38.45	2,043	4,303			
38.50	2,043	4,390			
38.55	2,043	4,478			

infiltration and water
quality volume

APPENDIX F

DRAINAGE MAPS






- ED-1 – Existing Drainage Plan
- PD-1 – Proposed Drainage Plan
- PD-2 – Proposed Hydraulic Map



EXISTING HYDROLOGY

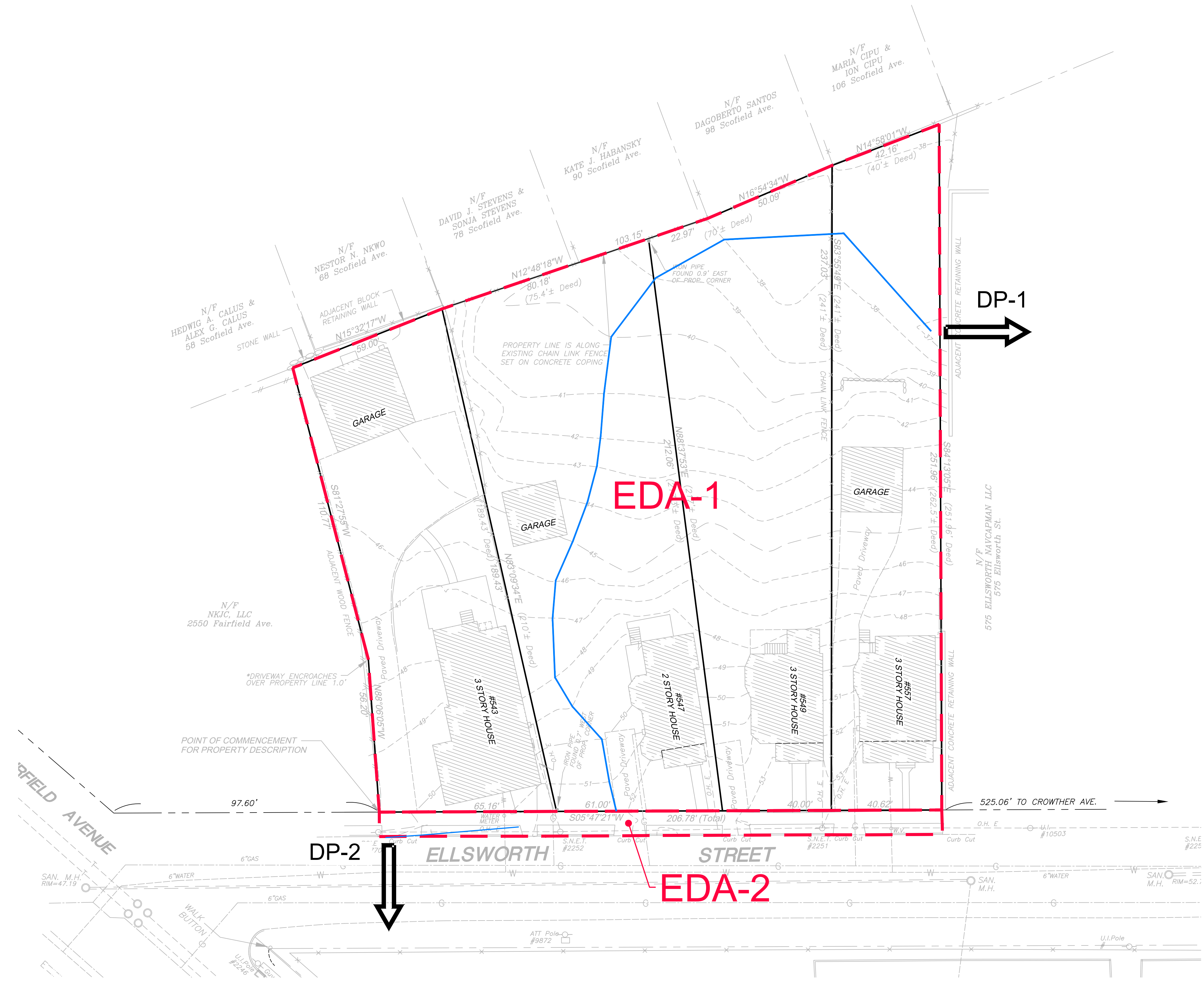
DRAINAGE AREA	TOTAL AREA	IMPERVIOUS AREA (S.F.)	PERVIOUS AREA (S.F.)	PERCENT IMPERVIOUS (%)	CN	TC (MIN)
EDA-1	46,195	13,355	32,840	28.9%	85	12.4
EDA-2	1,863	1,261	602	67.7%	92	5
TOTAL AREA:	48,058	14,616	33,442			

LEGEND

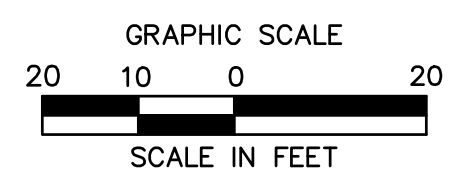
-  EXISTING DRAINAGE AREA BOUNDARY
-  TIME OF CONCENTRATION PATH
-  DESIGN POINT
-  CURVE NUMBER
-  TIME OF CONCENTRATION

NOTES

- THE FOLLOWING IS CONSIDERED "IMPERVIOUS AREA": BITUMINOUS DRIVEWAYS, BITUMINOUS WALKS, BITUMINOUS CURB, CONCRETE DRIVEWAYS, CONCRETE WALKS, CONCRETE PADS, CONCRETE CURB AND BUILDINGS.
- ONSITE TOPOGRAPHY BASED ON ROSE TISO & CO. FIELD SURVEY PERFORMED ON 10/02/2014.



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



RESIDENTIAL DEVELOPMENT
543, 547, 549, 557 ELLSWORTH STREET
BRIDGEPORT, CONNECTICUT

REVISIONS	Desc.
No.	Date

Designed T.R.J.
Drawn T.R.J.
Reviewed S.M.K.
Scale 1"=20'
Project No. 2102357
Date XXXXXX
CAD File: ED210235701

Title
PRE DEVELOPMENT DRAINAGE MAP

Sheet No.

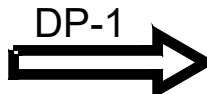
ED-1

10/14/2021, LENNIS, G. VORNEI, V.P. 10/25/2021, LING, L. 10/25/2021, DWG, EDA 1, P. 40x60, 20x60

PROPOSED HYDROLOGY

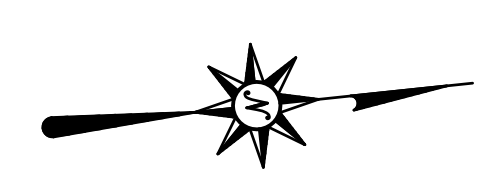
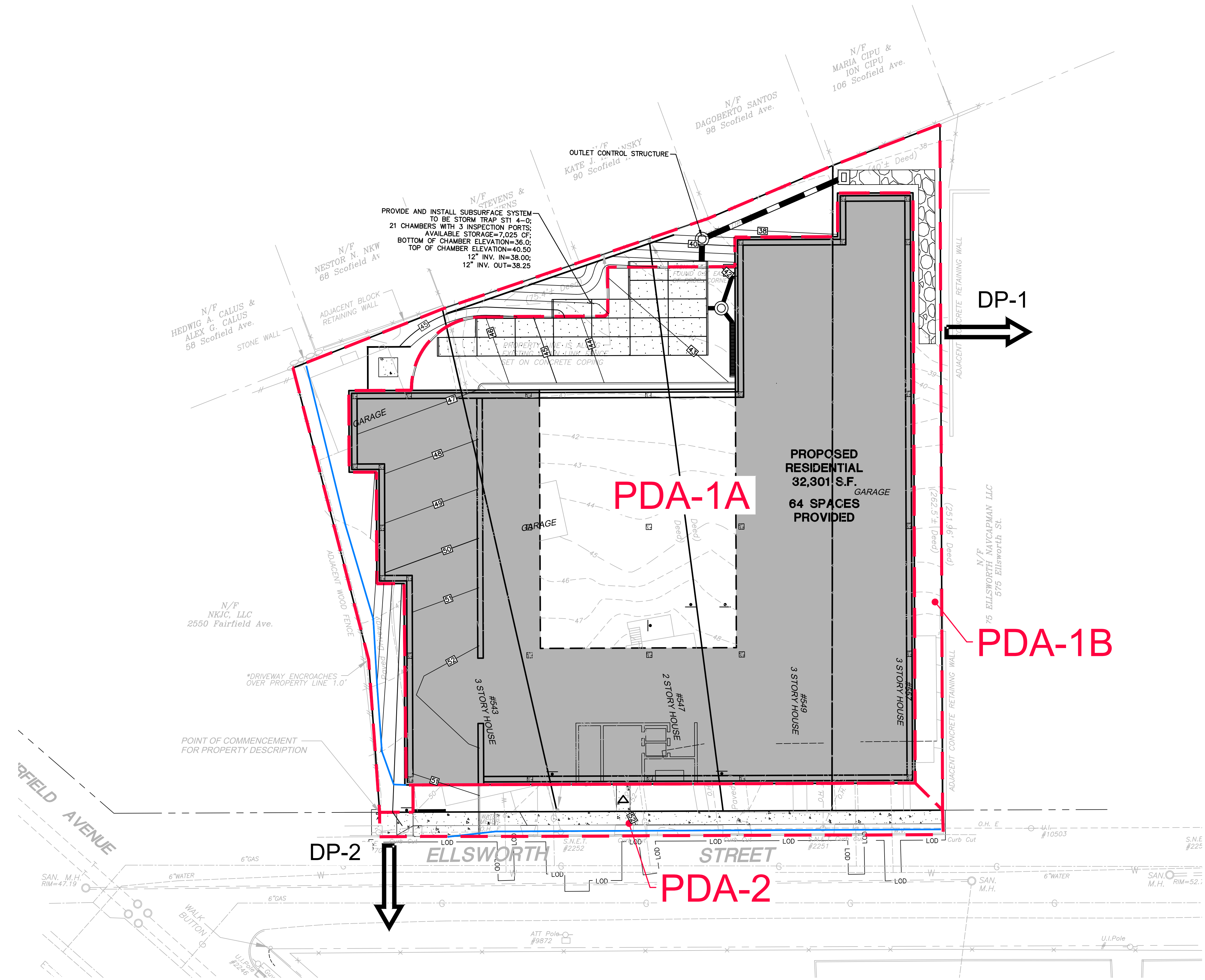
DRAINAGE AREA	TOTAL AREA	IMPERVIOUS AREA (S.F.)	PERVIOUS AREA (S.F.)	PERCENT IMPERVIOUS (%)	CN	TC (MIN)
PDA-1A	36,188	36,188	0	100.0%	98	5.0
PDA-1B	8,112	49	8,063	0.6%	80	10.0
PDA-2	3,758	1,492	2,266	39.7%	87	10.6
TOTAL AREA:	48,058	37,729	10,329			

LEGEND

- PROPOSED DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH
-  DESIGN POINT
- CN** CURVE NUMBER
- Tc** TIME OF CONCENTRATION

NOTES

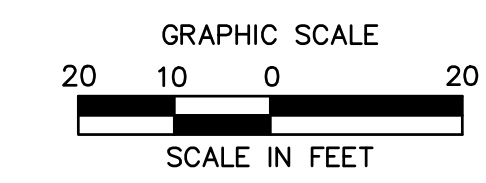
- THE FOLLOWING IS CONSIDERED "IMPERVIOUS AREA": BITUMINOUS DRIVEWAYS, BITUMINOUS WALKS, BITUMINOUS CURB, CONCRETE DRIVEWAYS, CONCRETE WALKS, CONCRETE PADS, CONCRETE CURB AND BUILDINGS.
- ONSITE TOPOGRAPHY BASED ON ROSE TISO & CO. FIELD SURVEY PERFORMED ON 10/02/2014.



REVISIONS	Desc.
No.	Date

Designed E.A.E.
Drawn E.A.E.
Reviewed S.M.K.
Scale 1"=20'
Project No. 2102357
Date XXXXXX
CAD File: PD210235701

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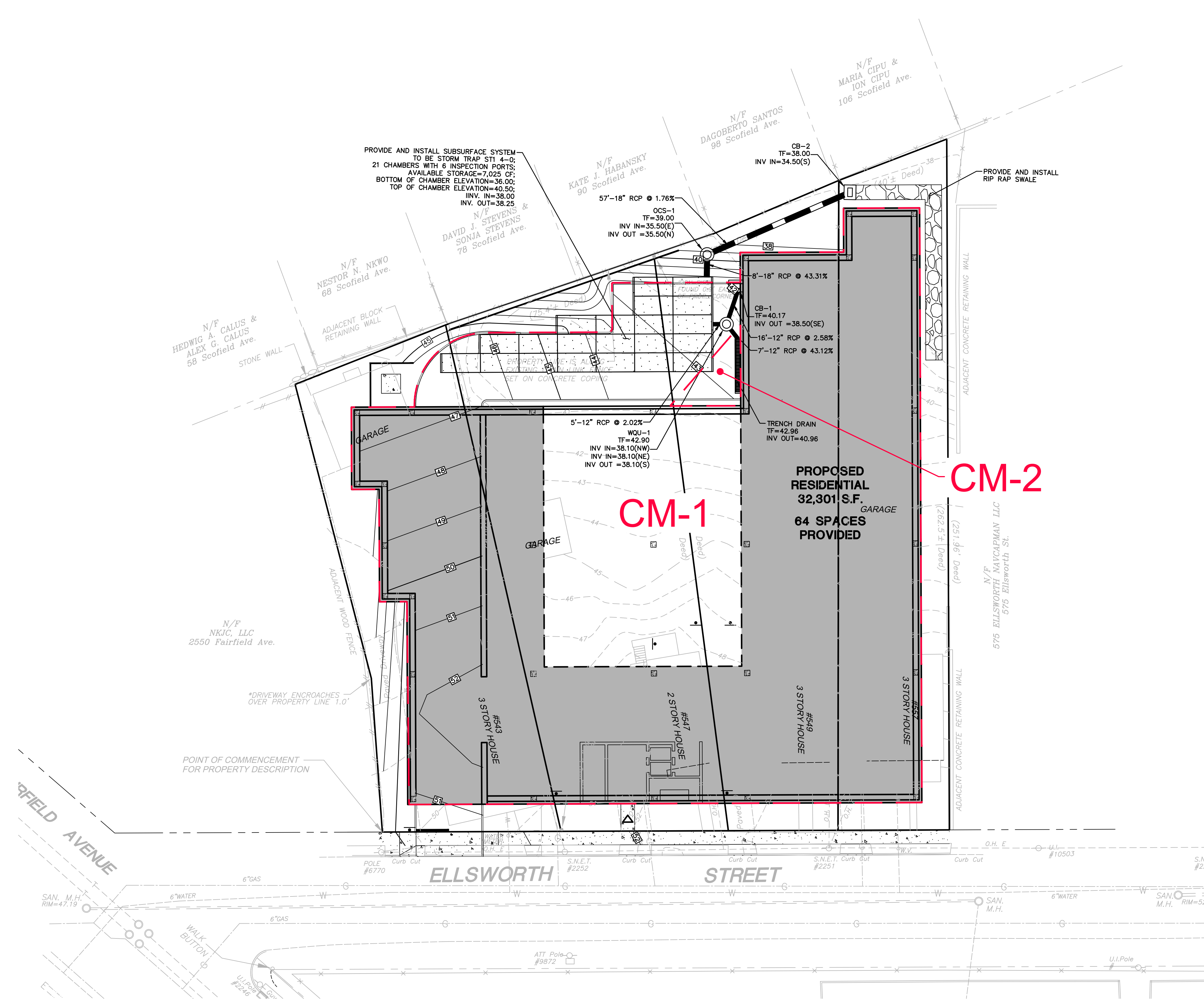
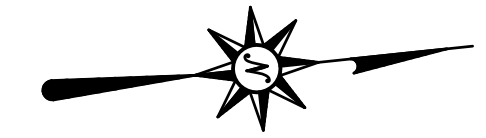


12/14/2021, LENNIS, G. VORNEI, V.P. 10/22/2021, LENO, V.P. 10/22/2021, DWG, PD-1, 24X36, 200C.

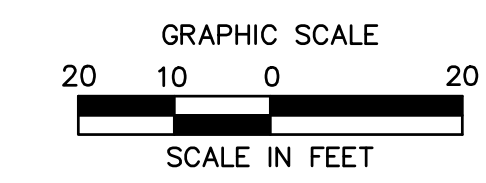
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NOTES

1. THE FOLLOWING IS CONSIDERED "IMPERVIOUS AREA": BITUMINOUS DRIVEWAYS, BITUMINOUS WALKS, BITUMINOUS CURB, CONCRETE DRIVEWAYS, CONCRETE WALKS, CONCRETE PADS, CONCRETE CURB AND BUILDINGS.
2. ONSITE TOPOGRAPHY BASED ON ROSE TISO & CO. FIELD SURVEY PERFORMED ON 10/02/2014.



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REVISIONS	Desc.
No.	Date

Designed E.A.E.
Drawn E.A.E.
Reviewed S.M.K.
Scale 1"=20'
Project No. 2102357
Date XXX/XX/XX
CAD File: PD210235702

Title
PROPOSED HYDRAULIC PLAN

Sheet No.
PD-2

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APPENDIX G
Geotechnical Report

**Geotechnical Engineering Report
For Proposed Construction of:**

**Apartment Building
543-557 Ellsworth Street
Bridgeport, CT**

**Prepared for:
Jacobacci Construction Association, Inc.
30 Oakland Avenue
Milford, CT 06460**

**Prepared by:
Atlantic Consulting & Engineering, LLC
525 John Street
Bridgeport, CT 06604**

January 29, 2016

ENGINEERING REPORT

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6.40 SEISMIC CHARACTERISTICS/ LIQUEFACTION POTENTIAL

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7.10 FLOOR SLABS

7.20 PAVEMENTS

7.30 MATERIALS, PLACEMENT AND COMPACTION

7.40 CONSTRUCTION MONITORING SERVICES

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FIGURE 1 : BORING LOCATION PLAN

APPENDIX A : BORING LOGS 1 Through 19

1.00 GENERAL SUMMARY

Based on the studies performed as discussed herein, we have prepared the following conclusions and recommendations.

- 1.) Variable density fill, alluvial, rock and weathered rock deposits are present in the portions of the proposed construction area that were investigated. Liquefaction potential is low based on density and gradation of soils, depth of water table and rock depth.
- 2.) Unsuitable materials (fill) are unacceptable design bearing surfaces. The existing naturally deposited inorganic sand and silt materials can be used to support the bottom of footings.
- 3.) If required, raises in grade materials beneath the slabs and pavement should consist of structural fill.
- 3.) Replacement fills for footing, slab and pavement support as required should consist of "structural fill" as defined in paragraph 7.30 and be placed and compacted to 95 percent of the optimum dry density per ASTM D-1557.
- 4.) **Groundwater is expected to impact portions the excavation** or cut areas of the proposed project so a dewatering plan needs to be developed primarily for the **eastern portion of the building**.
- 5.) Footings shall be excavated to naturally deposited inorganic materials as defined herein and the grade can be raised using structural fill since the acceptable bearing material is below the frost line. Bearing surfaces within the proposed footing areas are to be at least 3.5 feet below the existing grade which is a moot point if the underground parking is constructed.
- 6.) Provided bearing surfaces are prepared as described herein, an allowable soil bearing capacity of 8,000 pounds per square foot may be used for design purposes in sizing the footings and foundations. If structural fill is used to raise the bearing grade more than 12 inches, 6,000 pounds per square foot can be used in the design.
- 7.) Rock encountered during the exploration is relatively shallow in a few areas so the bearing capacity can be assumed to be 30,000 pounds per square foot, if encountered. Rock excavation of both boulders and possibly hammering blasting is anticipated in the western portion of the building footprint.
- 8.) Based on the permeability of the soils, footing drains are not required
- 9.) All work to prepare in-place materials and to construct foundation systems should be performed under the observation of the geotechnical engineer. Specific important details of our geotechnical engineering study and recommendations are enclosed herein.

2.00 INTRODUCTION

This report presents the results of an engineering study performed by Atlantic Consulting & Engineering (ACE), at the site of the proposed Apartment Building located at 543-557 Ellsworth Street in Bridgeport, CT. Included in this report are a summary of subsurface conditions observed and the implications of these conditions with respect to the design and construction of the proposed structure. Please note that this report is subject to the limitations contained in Section 8.00.

2.10 OBJECTIVE OF STUDY

The objective of our scope of services was to explore subsurface conditions within the proposed structure and develop geotechnical recommendations for the design of the foundation support for the proposed structure. Included are design criteria for proposed slab on grade and pavement sections.

2.20 GEOTECHNICAL SCOPE OF SERVICES

The scope of services performed by ACE to meet the above stated objectives for geotechnical services included the following:

Inspection of the test borings conducted by Soiltesting, Inc. between January 4th and 15th, 2016.

Evaluation of the fill samples and the underlying ALLUVIAL DEPOSITS.

Recommendations were prepared for foundation and pier support for the proposed structure.

Recommendations for slab and pavement section design have been prepared.

General recommendations have been made as to earthwork and foundation construction procedures to be followed during the construction phase of this project.

2.30 SITE AND PROJECT DESCRIPTION

The site is located on the western side of Ellsworth Street in Bridgeport, CT. Commercial sites are south the subject property and residential is located to the north and west. The subject site contains three wooden residential structures. The topography slopes generally from east to west with grades varying from elevation 50 at Ellsworth Street to a low area of elevation 38 in the northwest corner. The three story apartment building with underground parking is planned to be constructed generally in the center of the site.

3.00 SUBSURFACE EXPLORATIONS

Subsurface explorations performed for this project consisted of hollow stem augured borings. Borings were terminated in alluvial deposits and on bedrock in some cases.

Test borings were located and drilled by Soiltesting, Inc. Approximate locations of borings are shown on the Boring Location Plan. Nineteen (19) test borings were advanced throughout the site. Copies of the test boring logs are included in Appendix A, along with a boring location plan. Test boring locations should be considered accurate only to the degree implied by

measuring method used to determine them. The test borings were conducted using a truck mounted drill rig. Soil samples from the test borings were classified both on site and in the lab and on site.

4.00 SUBSURFACE CONDITIONS

All explorations revealed naturally deposited inorganic material beneath the fill and topsoil layers. Medium dense gravel, silts and sands underlain by rock were predominant throughout the exploratory effort. This material appears to be well draining and stable to work on and is desirable as bearing material and should be prepared as outlined below. Shallow rock was encountered in some borings. Water may affect the excavation work and stability of in situ soils.

5.00 IMPLICATIONS OF SUBSURFACE CONDITIONS

5.10 FILL/TOPSOIL

The borings showed that topsoil, subsoil and/or fill were present throughout the site. Between 2 and 4.6 feet of fill, loamy subsoil and fill were overlying naturally deposited materials. These materials are unsuitable to support footings, nor be re-used for structural fill. They are all above the elevation of the subsurface parking, but will need to be addressed in the proposed paved areas of the site.

5.20 ALLUVIAL DEPOSITS

Throughout the site beginning immediately beneath the topsoil and fill an alluvial deposit was encountered. The material is a medium to dense compact grey or brown sand, silt and gravel mix. This alluvial material overlies the rock and ranges in depth from as shallow as 7 feet at boring B-6 and 10 feet at boring B-3. Boulders and cobbles overly the subject stratum to a depth of 10 feet in boring B-5. The remaining explorations indicate the alluvial deposits occur well above and below the proposed bottom of footing elevation. The characteristics of this material make it suitable for footing support, and this should be the design bearing material for the project. Some of this material **may** meet the structural fill requirements outlined in section 7.30 and therefore could be reused as structural fill for raises in grade beneath footings and slabs, furthermore it appears to be suitable to raise the grade in paved areas provided the final 8 to 12 inches area prepared in accordance with Paragraph 7.30 below.

5.30 ROCK

Rock was encountered in many of the borings as auger refusal and coring occurred far below the anticipated bottom of footing elevation in most cases, however, as indicated above, rock elevations were high in borings B-3 and B-6, the northwest corner of the site and building and boulders were present to a depth of 10 feet in boring B-5 which is within the western central edge of the proposed footprint. Otherwise the rock depths indicated in the exploration fall beneath the proposed depth of construction. It is probable that there are large nested boulders that are above the bedrock revealing that possibility.

5.40 GROUNDWATER

Groundwater was encountered in the explorations; typically, the water table is "perched" above many rock formations. The elevation of the water table is well below design bottom of footing

in most case except in the eastern portion of the building footprint where the elevation varies between 8 to 12 feet below existing grade. It is in this area that it is anticipated that dewatering will be needed to keep the bearing surfaces dry for the deeper footings that are proposed. The water table may be considered as "perched" above the ledge and most likely fluctuates with the highest elevation being in the early spring, therefore having a high probability of affecting footing excavation.

6.00 DESIGN OBSERVATIONS

It is our recommendation that removal of the existing fill followed by replacement with suitable compacted structural fill beneath the bottom of strip and pier footings (if necessary) or construction of the footings directly on the Alluvial Stratum which all indication will be the case. If in-place material is determined by the Geotechnical Engineer to be acceptable after visual observations, then areas beneath the slabs can be prepared as described in Section 7.10. Where bearing surfaces require a raise in grade, structural fill can be placed above the existing alluvial deposits as described in Section 7.30.

6.10 PIER and SPREAD FOOTINGS

Excavation to naturally deposited inorganic materials is an effective approach for this project due to the relatively shallow depth of the unsuitable materials in the major portion of the construction area. Spread footings can bear directly on alluvial deposits or structural fill can be used to raise the grade to a minimum of 42 inches below finish grade if any shallow footings are used. There would most likely be an excavation to approximately 6 to 7 feet below grade to remove the unsuitable soils. Since the water table is relatively high in the eastern portion of the footprint, there would need to be a concerted effort and plan to keep the water table 24 inches below working surfaces to be developed by the dewatering contractor. When structural fill is used to raise the grade to the bottom of footing, the compacted area shall extend 12 inches beyond the edge of the footing for every 12 inches of structural fill placed, for example if 2 feet of fill were used to raise the grade for a 4x4 footing, the actual area of structural fill should be 8x8 (2 feet along each side).

6.20 SLAB ON GRADE

It is recommended that a 4 to 6 inch slab on grade be used to support floor loads. This may also be supporting the garage floor. The slab should over-lie 8 inches of free draining sand and gravel. Which can also be accomplished by the following: excavate 8 inches below bottom of slab having the Geotechnical Engineer observe proof rolling prior to placement of and compaction testing of the structural fill or free draining sand.

6.30 PAVED AREAS

The subgrade soil for pavement will consist of varying depths of the existing fill, subsoil and alluvial materials currently in place at the site, some of which are poorly draining. Our proposed pavement cross section consists of the following:

Roadways and Auto Parking Areas

- | | |
|----------|--|
| 4 - inch | Two 2" Bituminous Concrete Courses (Class 1 and 2) |
| 4 - inch | Process Aggregate Base |
| 8 - inch | Structural fill placed on compacted subgrade proofrolled prior to lift placement with a 20 ton vibratory roller. |

The above cross section is considered acceptable provided the existing materials are proofrolled and approved by the engineer. All subsequent replacement fills required beneath the subbase should consist of compacted structural fill. Any areas where weaving is observed should be locally excavated and replaced using structural fill. Given the fact that some paved areas may be within the loose loamy subsoil, the depth of excavation depth may need to be increased to attain stable supporting soils. Proof-rolling in the presence of the engineer will enable determination of the stability of that soil.

6.40 SEISMIC CHARACTERISTICS and LIQUEFACTION POTENTIAL

For structural design, the IBC Seismic Site Soil Classification is considered to be "D". The site classification is reduced to "A" if the bottom of all the footings were less than 10 feet from the rock surface which is not the case for the majority of the building. The mapped spectral response acceleration for 1 second period is $S_1=0.064$ and for short periods $S_s=0.270$. For transfer of ground shear into the naturally deposited inorganic sands, a factor of 0.35 can be assumed.

Based on the results of the borings and the SPT sampling, the subsurface conditions at the site should be considered as having an extremely low or negligible potential for liquefaction due to the density and gradation of the silt and sand coupled with the shallow depth of the rock.

6.50 SOIL LATERAL LOADS

Foundation walls and retaining walls should be designed to resist lateral loading. At optimum densities and in moist conditions, the design lateral loads in pounds per square foot per foot of depth shall be 40. Submerged or saturated soil pressure used in design shall include the weight of buoyant soil plus hydrostatic loading.

7.00 CONSTRUCTION AND EARTHWORK CONSIDERATIONS

Development of the proposed site may entail some soil and foundation oriented problems especially with respect to the existing fill and potential groundwater within the footprint of the proposed building areas. Grading problems may also occur if the work is carried out in wet weather due to the silt content of some of the onsite materials. The recommendations presented in this report are predicated upon site preparations, foundation wall construction, floor slabs and pavement construction monitored under controlled conditions and the direction of the geotechnical consultant.

It is recommended that placement of the concrete for piers and footings take place shortly following the preparation of the design bearing surface, since the introduction of water may adversely affect its structural characteristics. **Dewatering should take place throughout the operation if excavation near the water table takes place.** To insure minimum disturbance to bearing surfaces, the water table should be 24 inches below all working areas.

Incidental rock excavation is expected to take place in the vicinity of boring B-6 which is within the northwest corner of the proposed footprint. Additionally there is boulder excavation anticipated in the vicinity of boring B-5 (western edge of footprint)

7.10 FLOOR SLABS

Prior to placement of new structural fill, or free-draining sand, gravel base course materials, all deleterious materials, including topsoil and fill should be removed from within the limits of the building to the minimum depth below finish floor as determined by the structural engineer. The exposed subgrade materials should then be proofrolled with a minimum of 4 passes of a 20 ton roller in the presence of the undersigned. Any observed soft or weaving areas should be locally excavated and replaced with compacted structural fill. The final 8 inches of free draining sand and gravel shall be placed as defined in section 7.30. A 4 to 6 inch slab on grade is recommended for the use described herein, depending on the proposed loading.

7.20 PAVEMENTS

Prior to placement of new pavement section materials, the in-place fill materials should be removed to a minimum depth of 16 inches below the bottom of finish pavement grades unless the alluvial stratum is encountered at which point it may remain in place. Existing bearing surfaces should be proofrolled and subgrade should then be prepared as outlined under Section 7.10 and 7.30. Raises in grade below pavement section materials should be performed using structural fill, acceptable on site material and processed base as described in section 6.30

7.30 MATERIALS, PLACEMENT AND COMPACTION

Structural fill to be used in backfilling within the building areas below footings and pavements, below the recommended 8 inch sand-gravel floor slab base course, and beneath the recommended pavement section, should be free from ice, snow, roots, stumps, and other deleterious materials. Structural fill should consist of a sandy GRAVEL or gravely SAND material having a liquid limit and plasticity limit not exceeding 40 and 15, respectively, and conform to the following gradation requirements:

<u>Sieve Size</u>	<u>Percent Finer by Weight</u>
3.5 inch	100
No. 4	30 - 65
No. 10	20 - 50
No. 40	5 - 30
No. 100	0 - 10

Free draining sand and gravel for the pavement base course, whether existing or to be placed, should be free of ice, snow, roots, stumps, rubbish, and other deleterious materials and should consist of hard durable sand and gravel conforming to the following gradation requirements:

<u>Sieve Size</u>	<u>Percent Finer by Weight</u>
2 inch	100
1/2 inch	50 - 85
No. 4	40 - 75
No. 50	8 - 28
No. 100	0 - 10

All building areas, structural fill base course free draining sand-gravel fill, pavement base course and pavement sub-base material, should be placed in lifts not exceeding 8 inches in loose lift thickness and should be compacted to at least 95 percent of maximum dry density per ASTM D-1557. New structural fill required exterior to structural element (footings, foundation or retaining walls and pavements) zone of bearing should be compacted to at least 93 percent of the maximum dry density per ASTM D-1557.

If it is necessary to re-use existing acceptable on-site materials, compaction can be carried out by placing the material in lifts not exceeding 6 inches and should be compacted to a minimum of 95 percent of maximum dry density per ASTM D-1557. This cannot be conducted in wet weather, nor if the moisture content of the material is at a level where the desired compaction cannot be physically achieved. Proctor tests, ASTM D-1557, will have to be conducted on samples of any fill desired to be reused. All reused material shall be free of roots, stumps, ice, snow, organic and any other deleterious materials.

7.40 CONSTRUCTION MONITORING SERVICES

It is recommended that Atlantic Consulting & Engineering and Fairfield Testing Laboratory be retained to provide geotechnical engineering and construction monitoring services during the excavation, foundation, and construction phases of the project. The purpose of these services is to observe compliance with the design concepts, contract documents, and geotechnical recommendations and to allow orderly design changes during construction in the event that subsurface conditions differ from those anticipated prior to the start of construction.

During construction, the Atlantic Consulting & Engineering and Fairfield Testing Laboratories field representatives are recommended to be present to provide controlled inspections including with the following:

1. Observe the general progress of site work
2. Perform the required field control tests for earthwork, including proof-rolling sub-grades and placement of structural fill.
3. Observe earthwork operations to ensure that the minimum compactive effort and maximum lift height restrictions are enforced.
4. Observe, evaluate, and judge the suitability of prepared bearing surfaces including the possibility of using existing fill materials below slabs.
5. Observe and evaluate unanticipated subsurface conditions, when and where encountered and alternate procedures, which are proposed to address those unanticipated subsurface conditions.
6. Conduct inspections of concrete and masonry, reinforcing steel, and structural steel and framing inspections required by the city and state and directed by The Statement of Special Inspections.
7. Review the proposed design and installation of dewatering system.

8.00 FINAL COMMENTS

This report has been prepared for specific application to the subject project in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made. In the event that any changes in the nature, design or location of structures are planned, the conclusions and recommendations contained in the report should not be considered valid, unless the changes are reviewed and conclusions of this report modified or verified in writing.

The analyses and recommendations submitted in this report are based in part upon the data obtained from the referenced test borings. The nature and extent of variations between explorations may not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendation of this report.

Atlantic Consulting & Engineering should perform a general review of final design and specifications in order to determine that earthwork and foundation recommendations have been properly interpreted and implemented in the design specifications.

Respectfully Submitted by

James E. Quill

James E. Quill, PE
CT PE#14358

Figure 1

Boring Location Plan

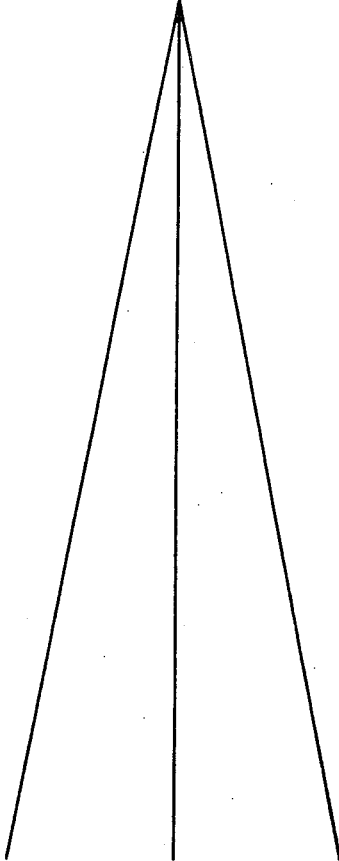
APPENDIX A

Boring Logs 1 through 19

Conducted between January 4 and January 14, 2016

SOILTESTING, INC.

TO Jacobacci Construction Associates Inc. DATE January 26, 2016
ADDRESS 30 Oakland Avenue, Milford, CT 06460
SITE LOCATION Proposed 4 Story Apt Building, 543 - 557 Ellsworth Street, Bridgeport, CT
REPORT SENT TO Bill Jacobacci, CPE
SAMPLES SENT TO Storage (Max. 60 days)



90 Donovan Road
Oxford, Connecticut 06478-1028
203-262-9328

Branch Office:
White Plains, New York 10607
914-946-4850

JOB NO.
G267-0245-15

Phone
(203) 262-9328

Telefax
(203) 264-3414



WHITE PLAINS, N.Y.
(914) 946-4850

SOILTESTING, INC.

90 DONOVAN ROAD - OXFORD, CONN. 06478-1028

GEOTECHNICAL / ENVIRONMENTAL SUBSURFACE INVESTIGATIONS - Test Borings - Core Drilling
Monitoring Wells - Recovery Wells - Direct Push/Probe Sampling
UNDERPINNING - HELICAL PILES - SOIL NAILS



January 26, 2016

Jacobacci Construction Associates Inc.
30 Oakland Avenue
Milford, CT 06460
203-257-3928

Attn: Bill Jacobacci, CPE

Re: Proposed 4 Story Apt Building
543 - 557 Ellsworth Street
Bridgeport, CT

G267-0245-15

Dear Mr. Jacobacci,

Enclosed are boring logs and location plan for the above referenced project site.

If you have any questions, please do not hesitate to contact us.

Very truly yours,

SOILTESTING, INC.

James A DeAngelis

James A. DeAngelis
President

JAD:ec



SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-1
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER TP/ad	LOCATION Bridgeport, CT	
INSPECTOR	TYPE	CASING HSA SAMPLER SS CORE BAR NWD4
GROUND WATER OBSERVATIONS	SIZE I.D.	4 1/4" 1 3/8" 2 1/8"
AT 10_FT AFTER 0_HOURS	HAMMER WT.	140# BIT
AT ___FT AFTER ___HOURS	HAMMER FALL	30" dia
		OFFSET
		DATE START 1/4/16
		DATE FINISH 1/15/16
		SURFACE ELEV.
		GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)				CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0-6	6-12	12-18	MOIST				
5		1	ss	24"	7"	2'0"	2	2			moist	4'0"	1.5" ASPHALT Brn SILT, lit FM sand, tr roots, ash (fill) Blk FMC SAND & ASH, tr F gravel (fill)	
		2	ss	24"	4"	4'0"	2	4			stiff			
							13	9			moist			
		3	ss	24"	16"	6'0"	4	4			compact			
10											6'0"	Brn SILT, sm FM sand (poss fill) Brn FMC SAND & SILT, lit F gravel Brn FMC SAND & SILT, lit F gravel, tr C gravel		
		4	ss	24"	21"	8'0"	12	21					moist	
							24	25					dense	
		5	ss	24"	17"	10'0"	12	16					moist	
15											23'0"	AUGER REFUSAL BEDROCK		
		6	ss	24"	19"	12'0"	25	16					dense	
							17	18					wet	
		7	ss	24"	15"	17'0"	21	26					hard	
20											28'0"	E.O.B. 28'0"		
		8	ss	10"	10"	20'10"	28	60/4"					v dense	
		1	c	60"	56"	28'0"	RQD = 86%			1.5				
25											28'0"	E.O.B. 28'0"		
										1.5				
										1.5				
										1.5				
30											28'0"	E.O.B. 28'0"		
35											28'0"	E.O.B. 28'0"		
40											28'0"	E.O.B. 28'0"		

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT.	HOLE NO. B-1
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST	
WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS	C = COARSE
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER	M = MEDIUM
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%	F = FINE

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-2
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER BD/jas	LOCATION Bridgeport, CT	
INSPECTOR	CASING TYPE HSA	SAMPLER SS
GROUND WATER OBSERVATIONS AT <u>8</u> FT AFTER <u>0</u> HOURS	SIZE I.D. 4 1/4"	CORE BAR 1 3/8"
AT <u> </u> FT AFTER <u> </u> HOURS	HAMMER WT. 140#	BIT
	HAMMER FALL 30"	
		OFFSET
		DATE START 1/12/16
		DATE FINISH 1/12/16
		SURFACE ELEV.
		GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE) 0-6 6-12 12-18			CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.		
		NO	Type	PEN	REC	DEPTH @ BOT	0-6	6-12	12-18					MOIST	ELEV
5		1	ss	24"	16"	2'0"	2	3		moist	2'0"	Brn SILT & ROOTS, sm F sand			
						2	4		stiff						
5		2	ss	24"	14"	4'0"	18	24		moist		Brn FMC SAND, sm F gravel, lit silt			
						30	40		v dense						
		3	ss	24"	16"	6'0"	12	30		moist		SAME; lit cobbles			
						14	14		dense						
10		4	ss	24"	20"	8'0"	12	15		wet		Brn FM SAND, tr silt			
						14	17		compact						
		5	ss	24"	16"	10'0"	28	28		wet		Gry/Brn FM SAND, tr cobbles			
						23	23		v dense						
15		6	ss	24"	20"	12'0"	14	17		wet		Gry FM SAND & SILT, tr cobbles			
						17	18		dense						
		7	ss	10"	8"	15'10"	28	50/4"		v dense		Gry FM SAND & SILT, lit cobbles, boulders			
20															
		8	ss	24"	13"	22'0"	23	25		wet		Gry SILT, sm F gravel			
						28	26		hard						
25															
		9	ss	24"	12"	27'0"	22	23		wet		Gry FM SAND, sm silt, lit C sand, F gravel			
						25	25		dense						
30															
		10	ss	24"	10"	32'0"	20	18		wet		32'0"			
						27	30		dense						
											E.O.B. 32'0"				
35															
40															

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT.	HOLE NO. B-2
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST	
WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS C = COARSE	
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER M = MEDIUM	
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%	F = FINE

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-3
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER BD/ad	LOCATION Bridgeport, CT	
INSPECTOR	CASING TYPE HSA	SAMPLER SS
GROUND WATER OBSERVATIONS AT <u>6</u> FT AFTER <u>0</u> HOURS	SIZE I.D. 4 1/4"	CORE BAR NWD4
AT <u> </u> FT AFTER <u> </u> HOURS	HAMMER WT. 	BIT
	HAMMER FALL 	dia 30"
		OFFSET
		DATE START 1/8/16
		DATE FINISH 1/8/16
		SURFACE ELEV.
		GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)				CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC	DEPTH @ BOT	0 - 6	6 - 12	12 - 18	18 - 24				
5	1	ss	24"	8"	2'0"	1	1			moist v loose moist dense moist dense wet dense wet dense wet dense wet v dense	2'0"	Brn TOPSOIL		
	2	ss	24"	16"	4'0"	12	15				3'0"	Red F SAND, sm silt (poss fill)		
	3	ss	24"	10"	6'0"	14	14					Brn FMC SAND, sm cobbles, lit silt, gravel		
	4	ss	24"	18"	8'0"	8	16							
	5	ss	24"	13"	10'0"	23	20							
	6	ss	24"	14"	12'0"	20	22							
10						18	18				10'0"			
	6	ss	24"	14"	12'0"	25	27					partially decomposed BEDROCK		
						30	25							
15	1	c	60"	8"	19'0"	RQD = 0%			2		14'0"	AUGER REFUSAL		
									3			BEDROCK (partially decomposed / Schist)		
									2					
									2					
									2					
20									2		19'0"			
25														
30														
35														
40														

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT. **HOLE NO. B-3**

A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST
 WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS C = COARSE
 SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER M = MEDIUM
 PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50% F = FINE

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-4
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER TP/ad	LOCATION Bridgeport, CT	
INSPECTOR	TYPE CASING SAMPLER CORE BAR	OFFSET
GROUND WATER OBSERVATIONS AT <u>15</u> FT AFTER <u>0</u> HOURS	SIZE I.D. HAMMER WT. HAMMER FALL	DATE START DATE FINISH SURFACE ELEV. GROUND WATER ELEV.
AT <u> </u> FT AFTER <u> </u> HOURS	HSA 4 1/4" 140# 30"	1/4/16 1/4/16

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE) 0-6 6-12 12-18				CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0-6	6-12	12-18	MOIST				
5	1	ss	24"	8"	2'0"	2	1			moist	4'6"	1" ASPHALT		
	2	ss	24"	2"	4'0"	1	1			soft		Brn SILT, sm FM sand, tr F gravel, ash, coal, roots (poss fill)		
	3	ss	24"	18"	6'0"	2	13			moist		Brn SILT, sm FM sand (poss fill)		
	4	ss	24"	18"	8'0"	15	28			v stiff		Rusty Brn FMC SAND, sm silt, lit F gravel, tr C gravel		
10	5	ss	24"	18"	10'0"	13	13			moist	20'0"	Brn FMC SAND, sm silt, lit F gravel		
	6	ss	24"	0"	12'0"	11	12			compact		SAME		
						16	15			moist		no recovery		
						12	19			compact				
15	7	ss	24"	17"	17'0"	18	19			wet	20'0"	Brn SILT & FMC SAND, lit F gravel, tr C gravel		
						28	23			dense				
20	8	ss	11"	9"	20'11"	45	60/5"			v dense	25'5"	Brn highly to partially weathered BEDROCK		
25	9	ss	5"	5"	25'5"	60/5"				v dense	25'5"	SAME		
													E.O.B. 25'5"	
30														
35														
40														

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT.	USED _____ CASING	THEN _____ CASING TO _____ FT.	HOLE NO. B-4
A = AUGER	UP = UNDISTURBED PISTON	T = THINWALL	V = VANE TEST
WOR = WEIGHT OF RODS	WOH = WEIGHT OF HAMMER & RODS		C = COARSE
SS = SPLIT TUBE SAMPLER	H.S.A. = HOLLOW STEM AUGER		M = MEDIUM
PROPORTIONS USED: TRACE = 0 - 10%	LITTLE = 10 - 20%	SOME = 20 - 35%	AND = 35 - 50%
			F = FINE

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-5
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER BD/jas	LOCATION Bridgeport, CT	
INSPECTOR	CASING TYPE HSA	SAMPLER SS
GROUND WATER OBSERVATIONS AT <u>17</u> FT AFTER <u>0</u> HOURS	SIZE I.D. 4 1/4"	CORE BAR 1 3/8"
AT <u> </u> FT AFTER <u> </u> HOURS	HAMMER WT. 140#	BIT
	HAMMER FALL 30"	GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)				CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0-6	6-12	12-18	MOIST				
5	1	ss	24"	8"	2'0"	1	2			moist v loose	2'0"	TOPSOIL		
	2	ss	24"	12"	4'0"	7	15			moist dense v dense		Brn FMC SAND, tr cobbles, boulders BOULDER & COBBLES from 4 - 7'		
	3	ss	5"	0"	4'5"	50/5"								
10	4	ss	24"	10"	10'0"	10	12			moist v stiff	10'0"	Gry SILT, sm FM SAND, tr F gravel		
	5	ss	24"	12"	12'0"	14	15			moist v stiff				
						15	17							
15	6	ss	24"	18"	17'0"	20	18			moist hard		Gry SILT, sm FM sand, F gravel, lit cobbles		
						22	23							
20	7	ss	24"	4"	22'0"	28	30			wet hard		SAME		
						35	39							
25	8	ss	24"	3"	27'0"	30	32			wet hard	27'0"	SAME		
						28	27							
30											E.O.B. 27'0"			
35														
40														

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT.	HOLE NO. B-5
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST	
WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS	C = COARSE
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER	M = MEDIUM
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%	F = FINE

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-6
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER BD/ad/jas	LOCATION Bridgeport, CT	
INSPECTOR	TYPE	OFFSET
GROUND WATER OBSERVATIONS AT <u>none</u> FT AFTER <u>0</u> HOURS	CASING HSA	SAMPLER SS
AT <u> </u> FT AFTER <u> </u> HOURS	SIZE I.D. 4 1/4"	CORE BAR NWD4
	HAMMER WT. 	DATE START 1/8/16
	HAMMER FALL 	DATE FINISH 1/12/16
		SURFACE ELEV.
		GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)		CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC	DEPTH @ BOT	0 - 6	6 - 12				
5	1	ss	24"	8"	2'0"	1	2		dry/moist soft dry/moist v dense v dense	1'6"	TOPSOIL	
	2	ss	24"	18"	4'0"	8	24			2'6"	Brn SILT, sm F sand, lit cobbles (poss fill)	
	3	ss	1"	1"	4'1"	30	40			5'0"	Brn FM SAND, sm silt, sm cobbles	
10	1	c	60"	24"	12'0"	RQD = 17%				7'0"	partially decomposed BEDROCK AUGER REFUSAL BEDROCK (Schist)	
										12'0"		
15											E.O.B. 12'0"	
20												
25												
30												
35												
40												

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT.	HOLE NO. B-6
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST	
WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS	C = COARSE
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER	M = MEDIUM
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%	F = FINE

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-7
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER BD/jas	LOCATION Bridgeport, CT	
INSPECTOR	CASING TYPE HSA	SAMPLER SS
GROUND WATER OBSERVATIONS AT <u>18</u> FT AFTER <u>0</u> HOURS	SIZE I.D. 4 1/4"	CORE BAR 1 3/8"
AT <u> </u> FT AFTER <u> </u> HOURS	HAMMER WT. 140#	BIT 30"
	HAMMER FALL 30"	OFFSET
		DATE START 1/13/16
		DATE FINISH 1/13/16
		SURFACE ELEV.
		GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)				CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC	DEPTH @ BOT	0-6	6-12	12-18	MOIST				
5	1	ss	24"	14"	2'0"	1	2			moist v loose	1'6"	TOPSOIL		
	2	ss	24"	12"	4'0"	7	6			moist compact	4'0"	Brn FM SAND, lit silt, gravel (poss fill)		
	3	ss	24"	12"	6'0"	15	17			moist hard		Brn SILT & FM SAND, sm cobbles, gravel		
	4	ss	24"	12"	8'0"	22	24			moist hard		Brn SILT, sm FM sand, F gravel		
	5	ss	24"	16"	10'0"	9	11			moist v stiff				
10	6	ss	24"	14"	12'0"	14	12			moist v stiff		SAME		
						11	13							
15	7	ss	24"	18"	17'0"	20	22			moist hard		Gry SILT, sm FM sand, tr cobbles		
						24	24							
20	8	ss	22"	18"	22'0"	12	15			wet hard		SAME		
						18	50/4"							
25	9	ss	24"	18"	27'0"	11	16			wet v stiff				
						14	14							
30	10	ss	24"	16"	32'0"	15	15			wet hard	32'0"	SAME		
						17	15							
35												E.O.B. 32'0"		
40														

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT.	HOLE NO. B-7
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST	
WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS	C = COARSE
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER	M = MEDIUM
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%	F = FINE

SOIL TESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-8
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER BD/jas	LOCATION Bridgeport, CT	
INSPECTOR	TYPE CASING SAMPLER CORE BAR	OFFSET
GROUND WATER OBSERVATIONS AT <u>18</u> FT AFTER <u>0</u> HOURS	SIZE I.D. 4 1/4"	DATE START 1/14/16
AT <u> </u> FT AFTER <u> </u> HOURS	HAMMER WT. 140#	DATE FINISH 1/14/16
	HAMMER FALL 30"	SURFACE ELEV.
		GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)				CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0 - 6	6 - 12	12 - 18	MOIST				
5	1	ss	24"	6"	2'0"	2	3			moist	1'0"	TOPSOIL		
						2	2			stiff		Red Brn SILT, sm FM sand, tr F gravel (subsoil)		
	2	ss	24"	14"	4'0"	7	9			moist				
10						12	18			v stiff	3'6"			
	3	ss	24"	16"	6'0"	12	15			moist	5'0"	Brn FMC SAND, sm silt, F gravel		
						24	30			dense		Brn SILT, sm F sand, tr C sand, F gravel		
15	4	ss	24"	16"	8'0"	26	24			moist				
						20	22			hard				
	5	ss	24"	16"	10'0"	15	14			moist				
20						14	12			v stiff				
	6	ss	24"	18"	12'0"	14	16			moist				
						16	17			hard				
25														
	7	ss	24"	16"	17'0"	14	12			moist		Gry SILT, sm F sand, tr F gravel, cobbles		
30						15	15			v stiff				
	8	ss	24"	14"	22'0"	25	26			wet		SAME		
35						30	31			hard				
	9	ss	24"	12"	27'0"	27	28			wet	27'0"	SAME; sm weathered bedrock frags		
40						33	33			hard				
												E.O.B. 27'0"		

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT.	HOLE NO. B-8
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST	
WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS	C = COARSE
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER	M = MEDIUM
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%	F = FINE

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET 1 OF 1
	PROJECT NO. G267-0245-15	HOLE NO. B-9
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER TP/ad	LOCATION Bridgeport, CT	
INSPECTOR	CASING TYPE HSA	SAMPLER SS
GROUND WATER OBSERVATIONS AT <u>15</u> FT AFTER <u>0</u> HOURS	SIZE I.D. 4 1/4"	1 3/8"
AT <u>9</u> FT AFTER <u>2</u> HOURS	HAMMER WT. 140#	BIT
	HAMMER FALL 30"	GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)				CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0	6	12	18				
5	1	ss	24"	17"	2'0"	6	6				dry	4'6"	1.5" ASPHALT	
	2	ss	24"	19"	4'0"	2	3				stiff		Brn SILT, sm F gravel, lit brick, ash, FM sand (fill)	
	3	ss	24"	12"	6'0"	4	6				dry		Brn Ornge SILT, sm FM sand, tr F gravel, roots (subsoil)	
10	4	ss	24"	6"	8'0"	5	6				stiff	20'0"	Brn SILT & FMC SAND, tr F gravel	
	5	ss	24"	18"	10'0"	9	11				dry		Brn SILT & FMC SAND, lit F gravel	
	6	ss	24"	16"	12'0"	14	17				hard		SAME; tr C gravel	
15						24	21				dry	24'0"	Brn SILT & FMC SAND, lit F gravel	
						8	9				v stiff		SAME	
						17	14				dry		Brn SILT & VF-F to M SAND, tr F gravel	
20						15	11				v stiff	24'0"	highly to partially weathered BEDROCK	
						13	14				moist		AUGER REFUSAL	
						55	60/4"				hard		E.O.B. 24'0"	
25	8	ss	10"	10"	20'10"								Installed 1" SCH 40 PVC Observation Well with 10' screen to 15'. Set curb box at surface.	
30														
35														
40														

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT.	USED _____ CASING	THEN _____ CASING TO _____ FT.	HOLE NO. B-9
A = AUGER	UP = UNDISTURBED PISTON	T = THINWALL	V = VANE TEST
WOR = WEIGHT OF RODS	WOH = WEIGHT OF HAMMER & RODS	C = COARSE	M = MEDIUM
SS = SPLIT TUBE SAMPLER	H.S.A. = HOLLOW STEM AUGER	F = FINE	
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%			

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-10
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER BD/jas	LOCATION Bridgeport, CT	
INSPECTOR	TYPE CASING SAMPLER CORE BAR	OFFSET
GROUND WATER OBSERVATIONS AT <u>20</u> FT AFTER <u>0</u> HOURS	SIZE I.D. 4 1/4"	DATE START 1/14/16
AT <u> </u> FT AFTER <u> </u> HOURS	HAMMER WT. 140#	DATE FINISH 1/14/16
	HAMMER FALL 30"	SURFACE ELEV.
		GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE) 0 - 6 6 - 12 12 - 18				CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0 - 6	6 - 12	12 - 18	MOIST				
5	1	ss	24"	14"	2'0"	3	2			moist	1'0"	TOPSOIL		
						2	1			soft		Red Brn SILT, lit FM sand (subsoil)		
	2	ss	24"	16"	4'0"	2	2			moist	4'6"			
						2	3			soft				
	3	ss	24"	16"	6'0"	8	14			moist			Brn SILT, sm VF-F sand, tr cobbles, F gravel	
10						12	8			v stiff				
	4	ss	24"	14"	8'0"	10	10			moist				
						12	13			v stiff				
	5	ss	24"	14"	10'0"	12	14			moist		Brn SILT, sm F sand		
						16	16			hard		SAME; lit cobbles, boulders from 11- 12'		
15														
	6	ss	12"	6"	11'0"	20	50			hard				
	7	ss	24"	18"	17'0"	22	24			moist		Brn SILT, sm F sand, tr cobbles		
20						20	20			hard				
	8	ss	24"	18"	22'0"	12	17			wet		Brn SILT & FM SAND, tr cobbles		
						18	18			hard				
25											25'0"	AUGER REFUSAL		
30														
35														
40														

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT.	USED _____ CASING	THEN _____ CASING TO _____ FT.	HOLE NO. B-10
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS C = COARSE SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER M = MEDIUM PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50% F = FINE			

SOIL TESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-11
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER BD/jas	LOCATION Bridgeport, CT	
INSPECTOR	CASING TYPE HSA	SAMPLER SS
GROUND WATER OBSERVATIONS AT <u>8</u> FT AFTER <u>0</u> HOURS	SIZE I.D. 4 1/4"	CORE BAR 1 3/8"
AT <u> </u> FT AFTER <u> </u> HOURS	HAMMER WT. 140#	BIT 30"
	HAMMER FALL 30"	OFFSET
		DATE START 1/13/16
		DATE FINISH 1/13/16
		SURFACE ELEV.
		GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)			CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0 - 6	6 - 12	12 - 18				
5	1	ss	24"	6"	20"	2	2			moist	1'6"	TOPSOIL	
						3	2			stiff		Red Brn SILT, lit sand, gravel (subsoil)	
	2	ss	24"	8"	4'0"	7	8			moist	3'6"		
						8	10			v stiff		Brn SILT, sm MC sand, F gravel	
	3	ss	24"	12"	6'0"	10	12			moist		SAME	
					9	12			v stiff				
10	4	ss	24"	14"	8'0"	13	10			moist			
						11	11			v stiff		Brn SILT, sm FM sand, tr F gravel	
	5	ss	24"	16"	10'0"	14	13			wet			
						13	15			v stiff			
	6	ss	24"	18"	12'0"	16	16			wet			
15						12	17			v stiff			
	7	ss	24"	18"	17'0"	24	33			wet		SAME	
						34	50			hard			
20													
	8	ss	24"	16"	22'0"	20	22			wet		Brn SILT, lit cobbles	
						24	33			hard			
25											25'0"	AUGER REFUSAL	
	9	ss	1"	1"	25'1"	50/1"				hard		BEDROCK (Schist)	
30													
	1	c	60"	8"	30'0"	RQD = 7%					30'0"		
35												E.O.B. 30'0"	
40													

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT. **HOLE NO. B-11**

A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST
 WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS C = COARSE
 SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER M = MEDIUM
 PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50% F = FINE

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-12
FOREMAN - DRILLER BD/jas	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
INSPECTOR	LOCATION Bridgeport, CT	OFFSET
GROUND WATER OBSERVATIONS AT <u>18</u> FT AFTER <u>0</u> HOURS	TYPE CASING HSA SAMPLER SS CORE BAR	DATE START 1/13/16
AT <u> </u> FT AFTER <u> </u> HOURS	SIZE I.D. <u>4 1/4"</u> <u>1 3/8"</u>	DATE FINISH 1/13/16
	HAMMER WT. <u> </u> <u>140#</u> BIT	SURFACE ELEV.
	HAMMER FALL <u> </u> <u>30"</u>	GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE) 0-6 6-12 12-18				CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0	6	12	18				
5	1	ss	24"	14"	20"	5	2			moist	2'0"	Brn TOPSOIL		
						3	3			stiff				
	2	ss	24"	12"	4'0"	5	5			moist		Brn SILT, sm F gravel		
						7	6			stiff				
10	3	ss	24"	10"	6'0"	7	8			moist		Brn SILT, sm FMC sand, F gravel		
						8	10			v stiff				
	4	ss	24"	14"	8'0"	11	11			moist				
						9	12			v stiff				
	5	ss	24"	14"	10'0"	12	14			moist		SAME		
						14	17			v stiff				
15	6	ss	24"	16"	12'0"	18	16			moist				
						16	14			hard				
	7	ss	24"	16"	17'0"	18	22			moist		SAME; lit cobbles		
						23	20			hard				
20	8	ss	24"	18"	22'0"	19	19			wet		SAME		
						24	22			hard				
	9	ss	24"	18"	27'0"	10	17			wet		Gry SILT, sm FM sand, F gravel, lit cobbles		
						25	34			hard				
30	10	ss	24"	18"	32'0"	28	30			wet		SAME		
						26	26			hard	32'0"			
35														
40														

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT.	HOLE NO. B-12
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST	
WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS C = COARSE	
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER M = MEDIUM	
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%	F = FINE

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-13
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER BD/jas	LOCATION Bridgeport, CT	
INSPECTOR	TYPE CASING SAMPLER CORE BAR	OFFSET
GROUND WATER OBSERVATIONS AT <u>10</u> FT AFTER <u>0</u> HOURS	SIZE I.D. HAMMER WT. HAMMER FALL	DATE START DATE FINISH SURFACE ELEV. GROUND WATER ELEV.
AT <u> </u> FT AFTER <u> </u> HOURS	HSA 4 1/4" 140# 30"	1/15/16 1/15/16

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE) 0 - 6 6 - 12 12- 18				CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0 - 6	6 - 12	12- 18	MOIST				
5	1	ss	24"	14"	2'0"	1	1			moist	1'0"	TOPSOIL		
						2	1			v loose		Brn VF-F SAND & SILT (poss fill)		
	2	ss	24"	14"	4'0"	4	5			moist	4'0"			
						5	9			loose				
	3	ss	24"	14"	6'0"	12	10			moist			Brn FMC SAND, sm silt, lit F gravel	
10						15	15			compact	24'0"	AUGER RREFUSAL		
	4	ss	24"	14"	8'0"	16	16			moist				
						14	17			compact				
	5	ss	24"	10"	10'0"	16	27			moist				SAME
						20	15			dense				
15	6	ss	0"	0"	10'0"	50/0"				wet				
	7	ss	24"	10"	17'0"	18	16			wet				
						20	20			dense				
20														
	8	ss	24"	12"	22'0"	24	23			wet		SAME		
						22	18			dense				
25														
30														
35														
40														

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT.	USED _____ CASING	THEN _____ CASING TO _____ FT.	HOLE NO. B-13
A = AUGER	UP = UNDISTURBED PISTON	T = THINWALL	V = VANE TEST
WOR = WEIGHT OF RODS	WOH = WEIGHT OF HAMMER & RODS		C = COARSE
SS = SPLIT TUBE SAMPLER	H.S.A. = HOLLOW STEM AUGER		M = MEDIUM
PROPORTIONS USED: TRACE = 0 - 10%	LITTLE = 10 - 20%	SOME = 20 - 35%	AND = 35 - 50%
			F = FINE

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-14
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER BD/jas	LOCATION Bridgeport, CT	
INSPECTOR	TYPE CASING SAMPLER CORE BAR	OFFSET
GROUND WATER OBSERVATIONS AT <u>12</u> FT AFTER <u>0</u> HOURS	SIZE I.D. HAMMER WT. HAMMER FALL	DATE START DATE FINISH SURFACE ELEV. GROUND WATER ELEV.
AT <u> </u> FT AFTER <u> </u> HOURS	HSA 4 1/4" 140# 30"	1/14/16 1/14/16

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)			CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0 - 6	6 - 12	12 - 18				
5	1	ss	24"	10"	2'0"	11	3			moist loose	2'0"	ASH, BRICK & BUILDING RUBBLE, sm sand, silt (fill)	
	2	ss	24"	12"	4'0"	7	8			moist compact	4'0"	Brn FM SAND, sm silt, tr gravel, C sand (poss fill)	
	3	ss	24"	10"	6'0"	18	20			moist dense	6'0"	Brn FMC SAND, sm F gravel	
	4	ss	6"	4"	6'6"	22	24			moist			
10	5	ss	24"	12"	10'0"	7	11			moist stiff		Brn SILT, sm F sand, tr F gravel, cobbles	
	6	ss	24"	14"	12'0"	11	10			moist stiff			
						12	12						
15	7	ss	24"	14"	17'0"	15	17			wet hard			
						17	16						
20	8	ss	24"	16"	22'0"	18	18			wet hard		SAME	
						20	17						
25	9	ss	24"	14"	27'0"	20	24			wet hard			
						26	30						
30	10	ss	24"	14"	32'0"	27	25			wet hard	32'0"	SAME	
						25	24						
35												E.O.B. 32'0"	
40													

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT.	HOLE NO. B-14
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST	
WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS C = COARSE	
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER M = MEDIUM	
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%	F = FINE

SOIL TESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-15
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER BD/ad	LOCATION Bridgeport, CT	
INSPECTOR	CASING TYPE HSA	SAMPLER SS
GROUND WATER OBSERVATIONS AT <u>none</u> FT AFTER <u>0</u> HOURS AT <u>9</u> FT ON <u>1-15-16</u>	SIZE I.D. 4 1/4"	CORE BAR 1 3/8"
	HAMMER WT. 140#	BIT
	HAMMER FALL 30"	GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)		CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0 - 6	6 - 12				
5	1	ss	24"	12"	2'0"	3	1		moist		6" ASPHALT	
						1	1		v loose	2'0"	Brn COBBLES, lit sand, silt (fill)	
	2	ss	24"	14"	4'0"	8	10		moist		Lt Brn FM SAND, lit silt (poss fill)	
						10	12		compact	3'6"		
	3	ss	24"	18"	6'0"	12	14		moist		Brn SILT, lit FM sand, tr gravel, cobbles	
10						16	16		v stiff			
	4	ss	24"	18"	8'0"	15	15		moist			
						17	14		hard			
	5	ss	24"	20"	10'0"	20	22		moist			
						23	20		hard			
15						18	18		moist			
	6	ss	24"	24"	12'0"	14	23		hard			
	7	ss	24"	24"	17'0"	12	12		moist		SAME	
						15	14		v stiff		lit cobbles from 18'6" - 19'6"	
20												
	8	ss	24"	18"	22'0"	14	19		moist		Brn SILT, sm FM sand, tr FC gravel	
						20	21		hard			
	9	ss	24"	12"	27'0"	25	30		moist		SAME	
25						33	34		hard	27'0"		
30											E.O.B. 27'0"	
35												
40												

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT.	HOLE NO. B-15
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST	
WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS C = COARSE	
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER M = MEDIUM	
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%	F = FINE

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-16
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER TP/ad	LOCATION Bridgeport, CT	
INSPECTOR	TYPE	CASING
	SIZE I.D.	SAMPLER
	HAMMER WT.	CORE BAR
	HAMMER FALL	OFFSET
GROUND WATER OBSERVATIONS		DATE START
AT <u>11</u> FT AFTER <u>0</u> HOURS		DATE FINISH
AT <u> </u> FT AFTER <u> </u> HOURS		SURFACE ELEV.
		GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)		CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0 - 6	6 - 12				
5	1	ss	24"	10"	2'0"	5	8		dry compact	2'0"	2" ASPHALT / Brn VF-F to M SAND, sm F gravel, lit silt Blk ASH & F GRAVEL (fill)	
	2	ss	24"	2"	4'0"	8	10		dry compact	4'6"	Brn VF-F to M SAND, sm F gravel, lit silt, ash (fill)	
	3	ss	24"	18"	6'0"	12	20		dry compact			
10	4	ss	24"	18"	8'0"	27	29		v dense dry	20'6"	Tan VF-FM to C SAND, lit F gravel, tr silt Brn VF-FM to C SAND, lit F gravel, silt	
	5	ss	24"	18"	10'0"	24	25		v dense moist		Brn FMC SAND, sm silt, lit F gravel	
	6	ss	24"	17"	12'0"	16	12		compact wet dense		SAME	
15						17	13					
	7	ss	24"	20"	17'0"	13	14		wet dense		Brn FMC SAND, sm silt, lit F gravel	
						19	13					
20	8	ss	15"	15"	21'3"	20	38		wet v dense	20'6"	SAME	
						60/3"					Brn highly to partially decomposed BEDROCK	
25	9	ss	5"	5"	25'5"	60/5"			v dense		SAME	
30	1	c	60"	46"	35'0"	RQD = 30%		1.0		30'0"	AUGER REFUSAL BEDROCK (Schist)	
								1.0				
								1.0				
35								1.5				
								1.5		35'0"		
											E.O.B. 35'0"	
40												

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT. **HOLE NO. B-16**

A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST
 WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS C = COARSE
 SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER M = MEDIUM
 PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50% F = FINE

SOIL TESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-17
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER TP/ad	LOCATION Bridgeport, CT	
INSPECTOR	TYPE	CASING
	SIZE I.D.	SAMPLER
	HAMMER WT.	CORE BAR
	HAMMER FALL	OFFSET
GROUND WATER OBSERVATIONS		DATE START
AT <u>none</u> FT AFTER <u>0</u> HOURS		DATE FINISH
AT <u>10</u> FT ON <u>1-15-16</u>		SURFACE ELEV.
		GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)			CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0-6	6-12	12-18				
5	1	ss	24"	10"	2'0"	5	3			dry/moist loose	0'6"	TOPSOIL	
	2	ss	24"	13"	4'0"	2	2			dry/moist loose	3'6"	Ornge Brn F SAND & SILT, tr roots (poss fill) SAME	
	3	ss	24"	22"	6'0"	27	34			dry/moist v dense		8'0"	Lt Brn/Tan VF-F to M SAND, sm silt, lit F gravel, tr C gravel
	4	ss	24"	17"	8'0"	38	47			dry/moist v dense	Brn SILT & FMC SAND, lit F gravel SAME; lit cobbles		
	5	ss	24"	17"	10'0"	40	31			dry/moist hard			
10	6	ss	14"	14"	11'2"	16	22			dry/moist hard	25'0"	Brn SILT & FMC SAND, lit F gravel SAME; lit cobbles	
						25	30			dry/moist hard			
						60/2"				dry			
15	7	ss	11"	11"	15'11"	33	60/5"			dry	25'0"	Brn SILT & FMC SAND, lit F gravel SAME; lit highly weathered bedrock	
										hard			
20	8	ss	10"	10"	20'10"	30	60/4"			hard	25'1"	partially weathered BEDROCK	
										dry			
25	9	ss	1"	1"	25'1"	60/1"				dry	25'1"	partially weathered BEDROCK	
30												E.O.B. 25'1"	
													Installed 1" SCH 40 PVC observation well with 10' screen to 15' depth. Set curb box at surface
35													
40													

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT.	HOLE NO. B-17
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST	
WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS	C = COARSE
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER	M = MEDIUM
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%	F = FINE

SOIL TESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>1</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-18
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER TP/ad	LOCATION Bridgeport, CT	
INSPECTOR	TYPE CASING SAMPLER CORE BAR	OFFSET
GROUND WATER OBSERVATIONS AT <u>25</u> FT AFTER <u>0</u> HOURS	SIZE I.D. HAMMER WT. HAMMER FALL	DATE START DATE FINISH SURFACE ELEV. GROUND WATER ELEV.
AT <u> </u> FT AFTER <u> </u> HOURS	HSA SS 4 1/4" 1 3/8" 140# BIT 30"	1/14/16 1/14/16

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE) 0-6 6-12 12-18		CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0-6	6-12				
5	1	ss	24"	10"	20"	4	3		dry	3'6"	Drk Brn SILT, lit FM sand, tr F gravel, roots (topsoil)	
						2	4		stiff		SAME	
	2	ss	24"	6"	40"	2	3		dry			
						5	15		stiff			
	3	ss	24"	16"	60"	9	15		dry		Brn FM SAND, lit silt, tr F gravel Brn VF-F to M SAND, sm F gravel, tr silt	
10						20	28		dense	8'0"	Brn FMC SAND, sm silt, lit F gravel lit cobbles from 7 - 8'	
	4	ss	24"	18"	80"	27	37		dry			
						38	50		v dense			
	5	ss	24"	18"	100"	20	19		dry			
						18	21		hard			
15						21	30		dry	no recovery	Brn SILT & FMC SAND, lit FC gravel	
	6	ss	24"	21"	120"	34	38		dry			
									hard			
									hard			
									hard			
20										32'0"	Gry SILT & FMC SAND, lit FC gravel, cobbles	
	7	ss	24"	18"	170"	20	40		dry			
						41	37		hard			
	8	ss	24"	22"	220"	18	22		dry			
25						43	31		hard	no recovery	Gry SILT & FMC SAND, lit FC gravel, cobbles	
	9	ss	24"	0"	270"	23	27		wet			
						39	37		hard			
30										32'0"	Grn highly to partially weathered BEDROCK	
	10	ss	24"	19"	320"	31	36		wet			
						42	50		hard			
35										E.O.B. 32'0"		
40												

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT.	HOLE NO. B-18
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST	
WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS	C = COARSE
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER	M = MEDIUM
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%	F = FINE

SOILTESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>1</u> OF <u>2</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-19
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER TP/ad	LOCATION Bridgeport, CT	
INSPECTOR	TYPE	CASING
	SIZE I.D.	SAMPLER
	HAMMER WT.	CORE BAR
	HAMMER FALL	OFFSET
GROUND WATER OBSERVATIONS		DATE START
AT <u>20</u> FT AFTER <u>0</u> HOURS		DATE FINISH
AT <u> </u> FT AFTER <u> </u> HOURS		SURFACE ELEV.
		GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)				CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC	DEPTH @ BOT	0 - 6	6 - 12	12 - 18	MOIST				
5	1	ss	24"	13"	2'0"	2	2			dry/moist	3'6"	Drk Brn SILT (topsoil), lit FM sand, tr F gravel, roots		
						2	3			soft		SAME		
	2	ss	24"	8"	4'0"	4	4			dry				
						4	4			stiff				
10	3	ss	24"	14"	6'0"	5	14			dry	15'0"	Brn VF-F to M SAND & SILT, tr F gravel Lt Brn/Tan VF-F to M SAND, sm F gravel, lit silt		
						21	20			dense		SAME		
	4	ss	24"	16"	8'0"	23	26			dry		Brn FMC SAND, sm silt, lit F gravel, tr cobbles		
						30	29			v dense		SAME		
15	5	ss	17"	14"	9'5"	16	28			dry	15'0"	lit cobbles from 9 - 10'		
						60/5"				v dense		Brn VF-F to M SAND, sm silt, lit F gravel		
	6	ss	24"	17"	12'0"	16	15			dry				
						14	18			compact				
20	7	ss	24"	13"	17'0"	14	12			dry	15'0"	Brn SILT & FMC SAND, lit F gravel		
						16	17			v stiff				
	8	ss	24"	16"	22'0"	15	57			wet		SAME; tr cobbles		
						22	25			hard				
25	9	ss	24"	13"	27'0"	9	10			wet	15'0"	Brn SILT & FMC SAND, lit F gravel		
						10	13			v stiff				
	10	ss	24"	16"	32'0"	7	11			wet		SAME; tr C gravel		
						16	20			v stiff				
30	11	ss	23"	22"	36'5"	16	28			wet	15'0"	Brn highly to partially weathered BEDROCK		
						47	60/5"			hard				

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT.	USED _____ CASING	THEN _____ CASING TO _____ FT.	HOLE NO. B-19
A = AUGER	UP = UNDISTURBED PISTON	T = THINWALL	V = VANE TEST
WOR = WEIGHT OF RODS	WOH = WEIGHT OF HAMMER & RODS		C = COARSE
SS = SPLIT TUBE SAMPLER	H.S.A. = HOLLOW STEM AUGER		M = MEDIUM
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50%			F = FINE

SOIL TESTING, INC. 90 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4850	CLIENT: Jacobacci Construction Association Inc	SHEET <u>2</u> OF <u>2</u>
	PROJECT NO. G267-0245-15	HOLE NO. B-19
	PROJECT NAME 543-557 Ellsworth Street	BORING LOCATIONS per Plan
FOREMAN - DRILLER TP/ad	LOCATION Bridgeport, CT	
INSPECTOR	CASING TYPE HSA	SAMPLER SS
GROUND WATER OBSERVATIONS AT <u>20</u> FT AFTER <u>0</u> HOURS	SIZE I.D. 3 3/4"	CORE BAR 1 3/8"
AT <u> </u> FT AFTER <u> </u> HOURS	HAMMER WT. 140#	BIT 30"
	HAMMER FALL	OFFSET
		DATE START 1/13/16
		DATE FINISH 1/13/16
		SURFACE ELEV.
		GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE)			CORE TIME PER FT (MIN)	DENSITY OR CONSIST	STRATA CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		NO	Type	PEN	REC.	DEPTH @ BOT	0 - 6	6 - 12	12 - 18				
		12	ss	6"	6"	40'6"	85				wet hard		Gry highly to partially weathered BEDROCK
45		13	ss	4"	4"	45'4"	60/4"				wet		Gry partially decomposed BEDROCK
50		14	ss	17"	15"	51'5"	45	55			wet hard		SAME
							60/5"						
55		15	ss	6"	6"	55'6"	75				wet		
60		16	ss	4"	4"	60'4"	60/4"				hard	60'4"	SAME
65													E.O.B. 60'4"
70													
75													
80													

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING THEN _____ CASING TO _____ FT. **HOLE NO. B-19**

A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST
 WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS C = COARSE
 SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER M = MEDIUM
 PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 50% F = FINE

Being a certain parcel of land situated in the City of Bridgeport and the State of Connecticut, ALYACON Land Title Survey of Properties Located at 54.3, 54.7, 54.9 & 55.1 Conventional, Proposed & more particularly bound

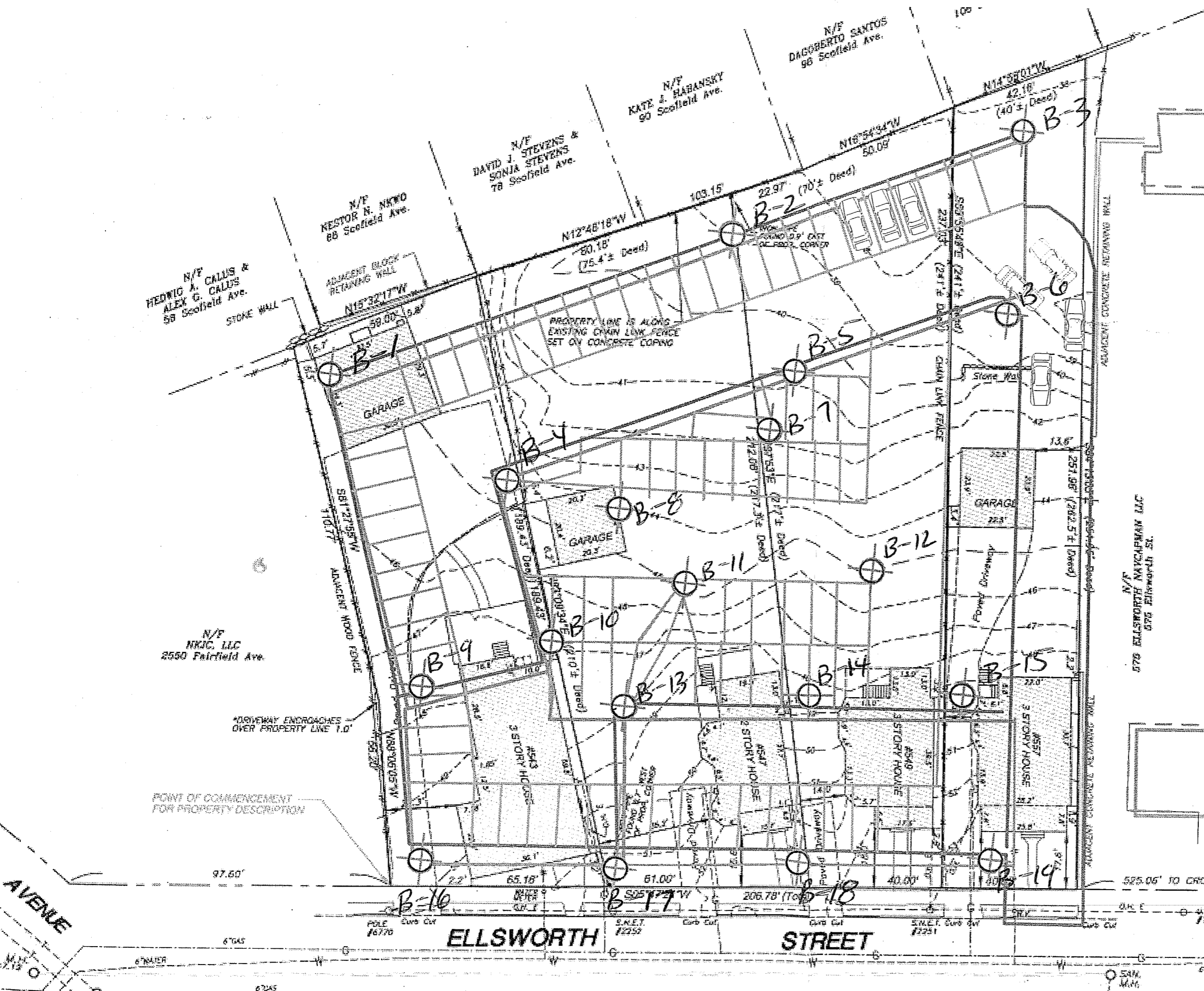
JOB NO.
G267-0245-15
SOILTESTING, INC.
 90 Donovan Road
 Oxford, CT 06478

Thence in a northwesterly direction following two courses:
 N 88° 00' 00" E 81' 27' 05"
 S 15° 32' 12" W or formerly of Nestor N
 Thence N 17° 48' 18" E or formerly of Kate J. Habansky, and land now or formerly of Dagoberto Santos, to a point;
 Thence N 10° 34' 14" W, bounded southwesterly by land now or formerly by Dagoberto Santos & his wife, each in part, a distance of 50.09 feet to a point;
 Thence N 74° 58' 01" W, bounded southwesterly by land now or formerly of Maria C. Santis to a point;
 Thence S 84° 13' 05" E, bounded northerly by land now or formerly of 575 Ellsworth 251.95 feet to a point;
 Thence S 05° 47' 21" W along the westerly street line of Ellsworth Street, a distance commencing.

Said described parcel of land contains 48,193 square feet or 1.10628 acres.

RESIDENTIAL HIGH DENSITY ZONE (R-C)	STANDARDS	#561 ELLSWORTH
Lot area, minimum	9,600 s.f.	10,284 s.f.
Lot width, minimum	80 ft.	85.15 ft.
Depth, minimum	n.s.	n.s.
Lot area per dwelling unit, minimum	2,700 s.f.	3,428 s.f.
PRINCIPAL BUILDING SETBACK		
Front lot line, minimum from	15 ft.	2.7 ft.*
Side lot line, minimum from	10 ft. (1)	3.6 ft.*
REAR SETBACK		
Front lot line, min.	Lesser of 50% of lot depth OR 7.5 ft.	132.3 ft.
Side lot line, min.	3 ft.	3.3 ft.
Rear lot line, min.	3 ft.	3.7 ft.
Corner lot, min.	Side 2	n.s.
Floor area, min.	Side 4	598 s.f.
COVERAGE		
Building coverage, maximum	65%	27.1%
Lot to road	5,400 s.f.	2,088 s.f.
Site coverage, maximum	75%	63.4%
MINIMUM HEIGHT		
Principal Building, maximum	4 stories or 45 ft.	2.3/28 ft.
to mid-point of highest roof	n.s.	n.s.
to ridge	n.s.	n.s.
Accessory Structures, maximum	12 ft.	11 ft.
to ridge	15 ft.	-

NOTE:
 1. Side setback shall be either ten ft. min. or forty percent of the principal building height, whichever is greater.
 2. Corner lots are required to provide two front yards and two side yards.
 3. See Section 4-9-1(c)(2), Maximum 50% of Principal Structure
 * Existing Non-Conforming Condition.



AVENUE

ELLSWORTH STREET

525.06' TO CROWTHER AVE.

ATT. P.M. 10/27/21

October 27, 2021

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, Connecticut 06604

Re: 547 North Avenue, Bridgeport

Dear Mr. Buckley:

Enclosed please find an Application filed by 547 N Ave Bridgeport Realty, LLC ("Applicant") under the Bridgeport Zoning Regulations ("Regulations") for a Special Permit and Site Plan Review ("Application") for property owned by the Applicant located at 547 North Avenue ("Site") in Bridgeport, Connecticut. The Site is in an I-L zone and is improved with a motor vehicle gas station, including an existing building supporting that use. The present Application proposes to use 850 square feet of the existing building as a convenience store, selling items typically found in a motor vehicle gasoline station convenience store.

The Site is located at the intersection of North Avenue and Housatonic Avenue and the gas station use is long existing. The site can be accessed from both Housatonic and North Avenues. There will be no changes to the existing site, the proposal is just to add the sale of convenience store items to the existing structure on the Site.

The Applicant respectfully requests that the Commission approve its request for a convenience store on this site.

Sincerely,



Patricia C. Sullivan

PCS:rpr



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: 547 N Ave Bridgeport Realty LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 547 North Avenue, Bridgeport, CT 06606
4. Assessor's Map Information: Block No. 53/1514 Lot No. 1
5. Amendments to Zoning Regulations: (indicate) Article: n/a Section:
6. Description of Property (Metes & Bounds): 225.24' x 15.00' x 217.22' x 123.28'
7. Existing Zone Classification: I-L
8. Zone Classification requested: n/a
9. Describe Proposed Development of Property: Petitioner proposes to create approximately 850 SF retail convenience store with an existing building as an accessory use to the existing vehicle service facility

Approval(s) requested: Special Permit and Site Plan Review

Signature: Patricia C. Sullivan, Attorney for the Applicant Date:
Print Name: Patricia C. Sullivan, Attorney for the Applicant

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: Patricia C. Sullivan, Attorney for the Applicant
Print Name: Patricia C. Sullivan, Attorney for the Applicant

Mailing Address: c/o Cohen & Wolf, 1115 Broad Street, Bridgeport, CT 06604
Phone: 203-337-4124 Cell: 203 414 6455 Fax: 203-337-5524
E-mail Address: psullivan@cohenandwolf.com

\$ Fee received Date: Clerk:

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form A-2 Site Survey Building Floor Plans
Completed Site / Landscape Plan Drainage Plan Building Elevations
Written Statement of Development and Use Property Owner's List Fee
Cert. of Incorporation & Organization and First Report (Corporations & LLC's)

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION
547 N Ave Bridgeport Realty LLC
Print Owner's Name Owner's Signature Date 10/26/01

PROPERTIES WITHIN 100' OF 547 NORTH AVENUE

PROPERTY ADDRESS	OWNERS NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
596 NORTH AV	MCKENZIE DORETH	747 LAUREL AVE	BRIDGEPORT	CT	06604
635 NORTH AV	EZ REALTY LLC	643 NORTH AVE	BRIDGEPORT	CT	06606
625 NORTH AV	BRACAGLIA PAOLO	291 TOLL HOUSE LN	FAIRFIELD	CT	06825
580 NORTH AV #582	580 NORTH AVE LLC	580-582 NORTH AVE	BRIDGEPORT	CT	06604
547 NORTH AV	547 N AVENUE BRIDGEPORT REALTY LLC	555 S COLUMBUS AVE	MOUNT VERNON	NY	10550
608 NORTH AV #630	MCKENZIE DORETH	747 LAUREL AVE	BRIDGEPORT	CT	06604
529 NORTH AV	MTM FAMILY LIMITED PARTNERSHIP	1137 SEAVIEW AVE	BRIDGEPORT	CT	06607
615 NORTH AV	615 NORTH AVE LLC	580 NORTH AVE	BRIDGEPORT	CT	06606
584 NORTH AV #588	MCCARTHY WILLIAM C	134 SUNRISE HILL CIR	ORANGE	CT	06477

BUSINESS DETAILS

547 N AVE BRIDGEPORT REALTY LLC ACTIVE
555 S COLUMBUS AVE. SUITE 201, MOUNT VERNON, NY, 10550, United States

Business Details

General Information

Business Name
547 N AVE BRIDGEPORT REALTY LLC

Business status
ACTIVE

Citizenship/place of formation
Foreign/NY

Business address
555 S COLUMBUS AVE. SUITE 201, MOUNT VERNON, NY, 10550, United States

Annual report due
3/31/2022

NAICS code
Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)

Business ALEI
1189005

Date formed
10/26/2015

Business type
LLC

Mailing address
555 S COLUMBUS AVE. SUITE 201, MOUNT VERNON, NY, 10550, United States

Last report filed
2021

NAICS sub code

Principal Details

Principal Name
TUMAY BASARANLAR

Principal Title
MANAGER

Principal Business address
555 S COLUMBUS AVE., SUITE 201, MOUNT VERNON, NY, 10550, United States

Principal Residence address
161 DUANE STREET, NEW YORK, NY, 10007, United States

BUSINESS DETAILS

Principal Name
JIMMY KOCHISARLI

Principal Title
MANAGER

Principal Business address
555 SOUTH COLUMBUS AVENUE, SUITE 201, MT. VERNON, NY, 10550, United States

Principal Residence address
3 CROSSBOW LANE, WOODBURY, NY, 11797, United States

Principal Name
JOSE MONTERO

Principal Title
MANAGER

Principal Business address
555 SOUTH COLUMBUS AVE, SUITE 201, MT. VERNON, NY, 10550, United States

Principal Residence address
199 PINESBRIDGE ROAD, OSSINING, NY, 10562, United States

Agent details

Agent name
UNITED CORPORATE SERVICES, INC.

Agent Business address
66 CEDAR STREET, NEWINGTON, CT, 06111, United States

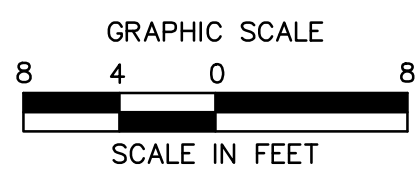
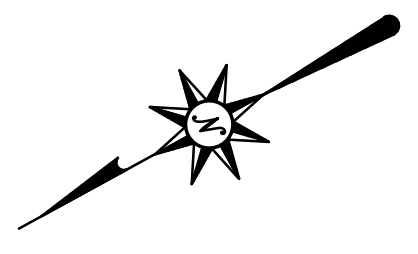
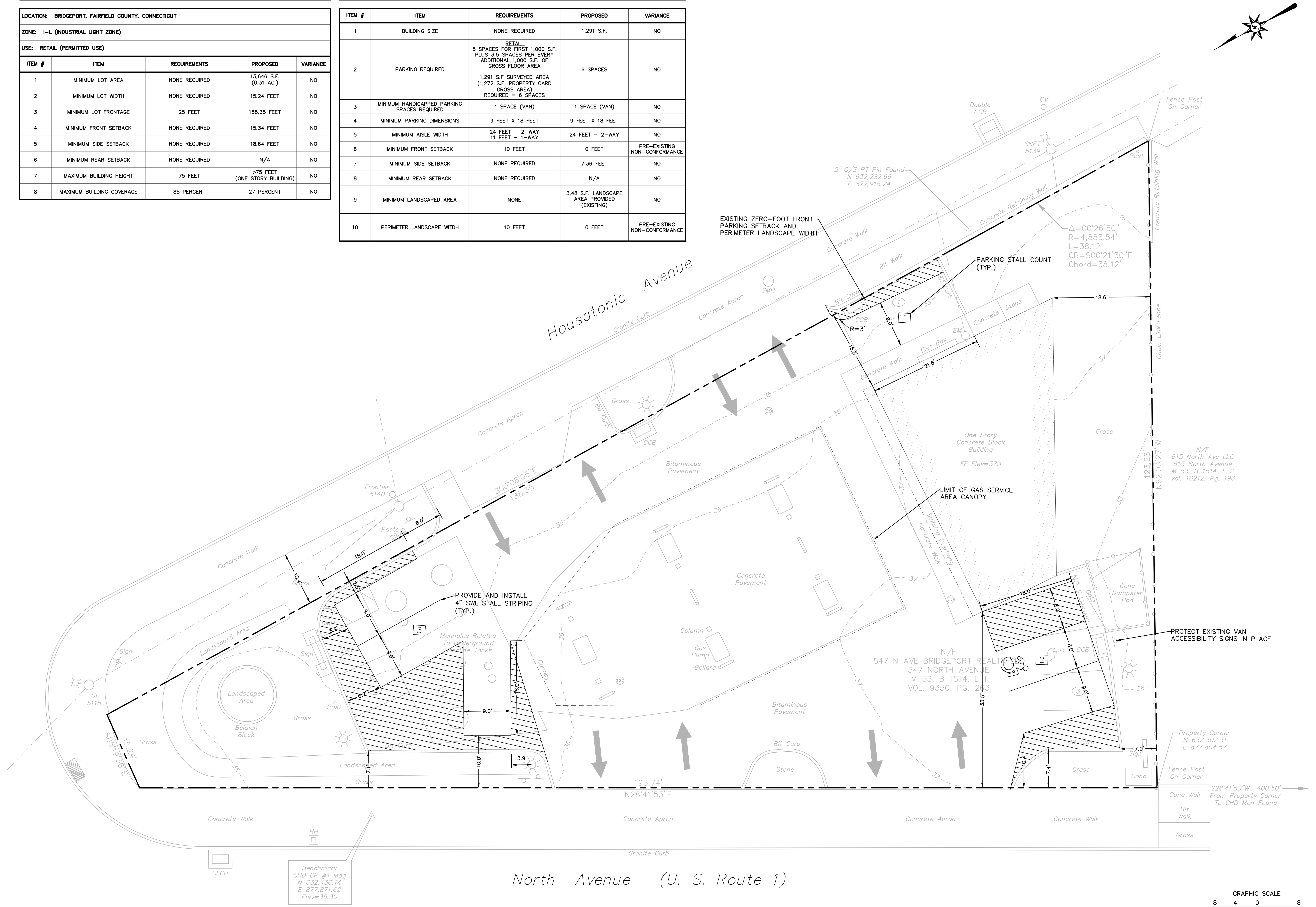
Agent Mailing address
66 CEDAR STREET, NEWINGTON, CT, 06111, United States

ZONING INFORMATION

LOCATION: BRIDGEPORT, FAIRFIELD COUNTY, CONNECTICUT				
ZONE: I-L (INDUSTRIAL LIGHT ZONE)				
USE: RETAIL (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED	13,646 S.F. (0.31 AC.)	NO
2	MINIMUM LOT WIDTH	NONE REQUIRED	15.24 FEET	NO
3	MINIMUM LOT FRONTAGE	25 FEET	188.35 FEET	NO
4	MINIMUM FRONT SETBACK	NONE REQUIRED	15.34 FEET	NO
5	MINIMUM SIDE SETBACK	NONE REQUIRED	18.64 FEET	NO
6	MINIMUM REAR SETBACK	NONE REQUIRED	N/A	NO
7	MAXIMUM BUILDING HEIGHT	75 FEET	>75 FEET (ONE STORY BUILDING)	NO
8	MAXIMUM BUILDING COVERAGE	85 PERCENT	27 PERCENT	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	1,291 S.F.	NO
2	PARKING REQUIRED	RETAIL: 5 SPACES FOR FIRST 1,000 S.F. PLUS 3.5 SPACES PER EVERY ADDITIONAL 1,000 S.F. OF GROSS FLOOR AREA 1,291 S.F. SURVEYED AREA (1,272 S.F. PROPERTY CARD GROSS AREA) REQUIRED = 6 SPACES	6 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACE (VAN)	1 SPACE (VAN)	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY 11 FEET - 1-WAY	24 FEET - 2-WAY	NO
6	MINIMUM FRONT SETBACK	10 FEET	0 FEET	PRE-EXISTING NON-COMFORMANCE
7	MINIMUM SIDE SETBACK	NONE REQUIRED	7.36 FEET	NO
8	MINIMUM REAR SETBACK	NONE REQUIRED	N/A	NO
9	MINIMUM LANDSCAPED AREA	NONE	3,48 S.F. LANDSCAPE AREA PROVIDED (EXISTING)	NO
10	PERIMETER LANDSCAPE WIDTH	10 FEET	0 FEET	PRE-EXISTING NON-COMFORMANCE



355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax



PROPOSED CONVENIENCE STORE
547 NORTH AVENUE
BRIDGEPORT, CONNECTICUT

REVISIONS

Designed	S.M.K.
Drawn	T.J.
Reviewed	J.M.
Scale	AS SHOWN
Project No.	2101903
Date	10/28/2021
CAD File:	SP210190301

Title
SITE PLAN

Sheet No.

SP-1

10/28/2021 5:46:03 PM C:\L08251\1\2101903\DWG\SP1_2101903.DWG:SP1_2101903.rvt

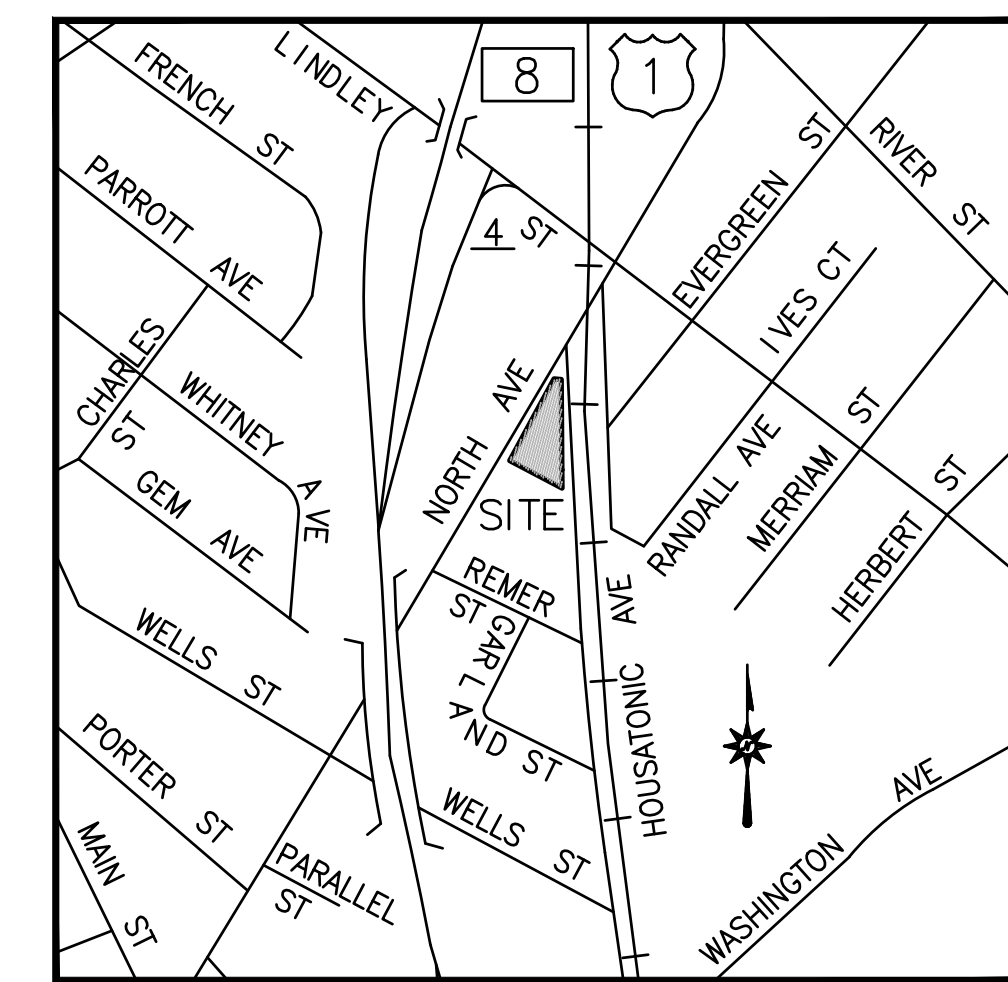
Sheet ID: >XPC210190301: 8/28/10/19/2021

GENERAL NOTES

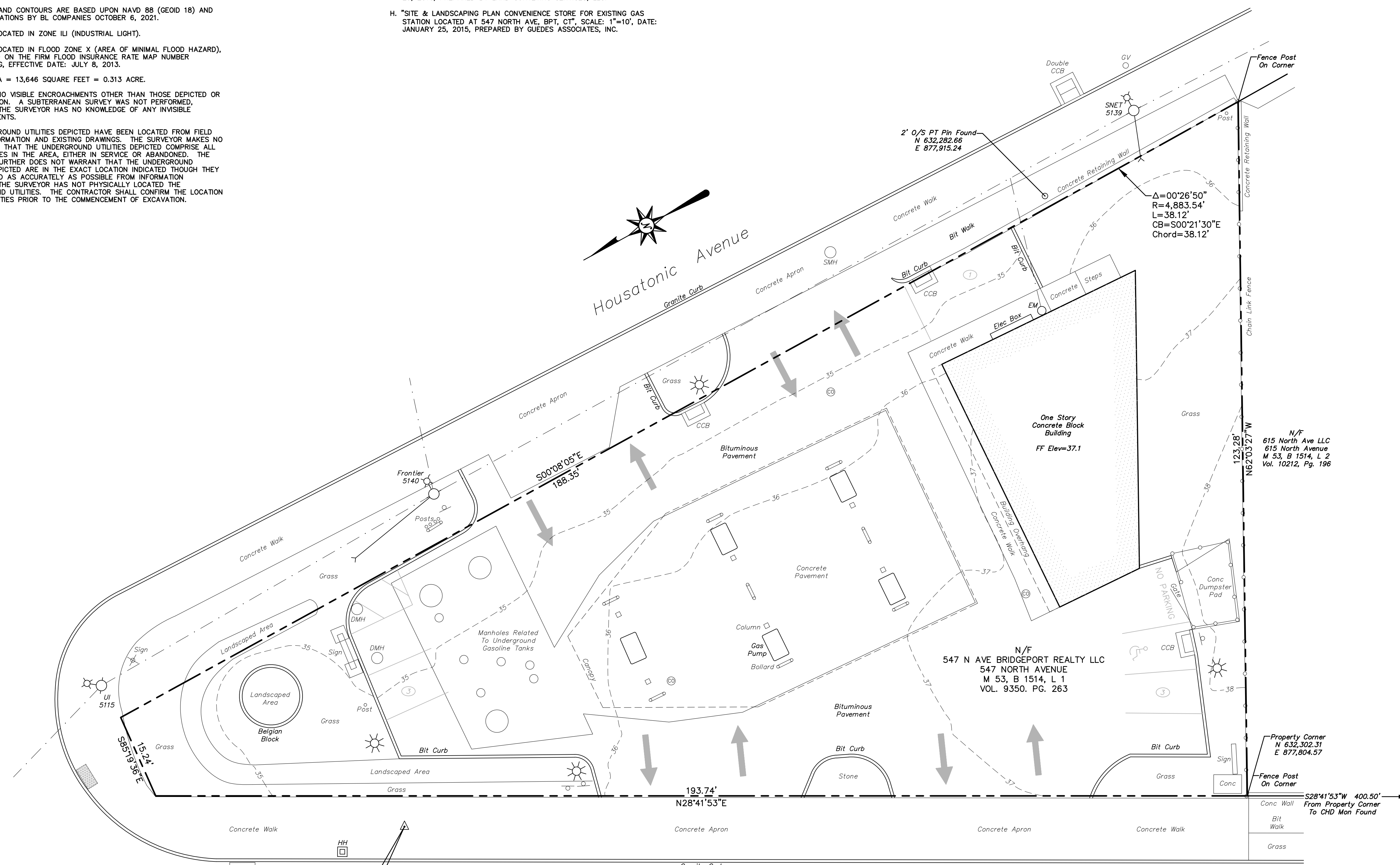
1. A) THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS 1-2.
- C) BOUNDARY DETERMINATION IS A RESURVEY.
- D) THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY AND IS INTENDED TO DEPICT THE POSITION OF THE BOUNDARIES WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, AND ROADWAYS.
2. CHD RANDOM 4187 FOUND:
N 632,034.60
E 877,563.04
CHD RANDOM 4189 FOUND:
N 632,862.38
E 877,846.58
2' OFFSET PIN FOUND:
N 632,453.86
E 877,810.00
3. NORTH ARROW AND BEARINGS REFER TO NAD 83 AND ARE BASED ON GPS OBSERVATIONS BY BL COMPANIES ON OCTOBER 6, 2021.
4. ELEVATIONS AND CONTOURS ARE BASED UPON NAVD 88 (GEOID 18) AND GPS OBSERVATIONS BY BL COMPANIES OCTOBER 6, 2021.
5. PARCEL IS LOCATED IN ZONE IU (INDUSTRIAL LIGHT).
6. PARCEL IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD), AS DEPICTED ON THE FIRM FLOOD INSURANCE RATE MAP NUMBER 09001C0429G, EFFECTIVE DATE: JULY 8, 2013.
7. PARCEL AREA = 13,646 SQUARE FEET = 0.313 ACRE.
8. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE DEPICTED OR NOTED HEREON. A SUBTERRANEAN SURVEY WAS NOT PERFORMED, THEREFORE THE SURVEYOR HAS NO KNOWLEDGE OF ANY INVISIBLE ENCROACHMENTS.
9. THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED 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.

REFERENCE MAPS

- A. ENGINEERING ASSESSOR, ON FILE IN THE BRIDGEPORT ENGINEERING DEPARTMENT, MAP 15-5.
- B. ENGINEERING PIN SHEET, SCALE: 1"=50', ON FILE IN THE BRIDGEPORT ENGINEERING DEPARTMENT, MAP 1514, 1515, 1518, & 1519.
- C. "CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF BRIDGEPORT COLONEL HENRY MUGGI HIGHWAY FROM CENTER STREET NORTHERLY TO LINDLEY STREET", DATE: MAY 1, 1974, REVISED: FEBRUARY 7, 1997, SCALE: 1"=80', NUMBER 15-05, SHEET 3 OF 3.
- D. "CITY OF BRIDGEPORT MAP SHOWING LAND ACQUIRED FROM SABINO BOCCUZZI BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF HOUSATONIC AVENUE", SCALE: 1"=500, DATE: NOVEMBER 11, 1999, ON FILE IN THE BRIDGEPORT LAND RECORDS, MAP VOLUME 53, PAGE 22.
- E. "MAP OF CONSOLIDATION PREPARED FOR EZ AUTOMOTIVE, LLC #643 NORTH AVENUE BRIDGEPORT, CONNECTICUT", SCALE: 1"=20', DATE: APRIL 8, 2003, PREPARED BY HAMMONS LLC.
- F. "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION LINDLEY STREET ROUTE 8/25 TO ROUTE 1 IN THE CITY OF BRIDGEPORT", SCALE: 1"=40', DATE: JUNE, 2010, REVISED: MAY 10, 2012, PROJECT NUMBER 15-334.
- G. "MAP OF PROPERTY OWNED BY 547 NORTH AVENUE, LLC 547 NORTH AVENUE, BRIDGEPORT, CONNECTICUT", SCALE: 1"=10', DATE: SEPTEMBER 29, 2010, PREPARED BY LAND SURVEYING SERVICES, LLC.
- H. "SITE & LANDSCAPING PLAN CONVENIENCE STORE FOR EXISTING GAS STATION LOCATED AT 547 NORTH AVE, BPT, CT", SCALE: 1"=10', DATE: JANUARY 25, 2015, PREPARED BY GUEDES ASSOCIATES, INC.



VICINITY MAP
NOT TO SCALE



LEGEND

	Property Line
	Minor Contour
	Chain Link Fence
	Handhole
	Light Pole
	Utility Pole w/ Light
	Gas Valve
	Cleanout
	Catch Basin
	Manhole
	Sign

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

Jennifer Marks
JENNIFER MARKS L.S. #17939

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

Oct 26, 2021 4:36pm - jcmagner - G:\C88271\1812101903\DWG\EA210190301.dwg
 Layout: EX-1 24x36 (1:1)

© 2021 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

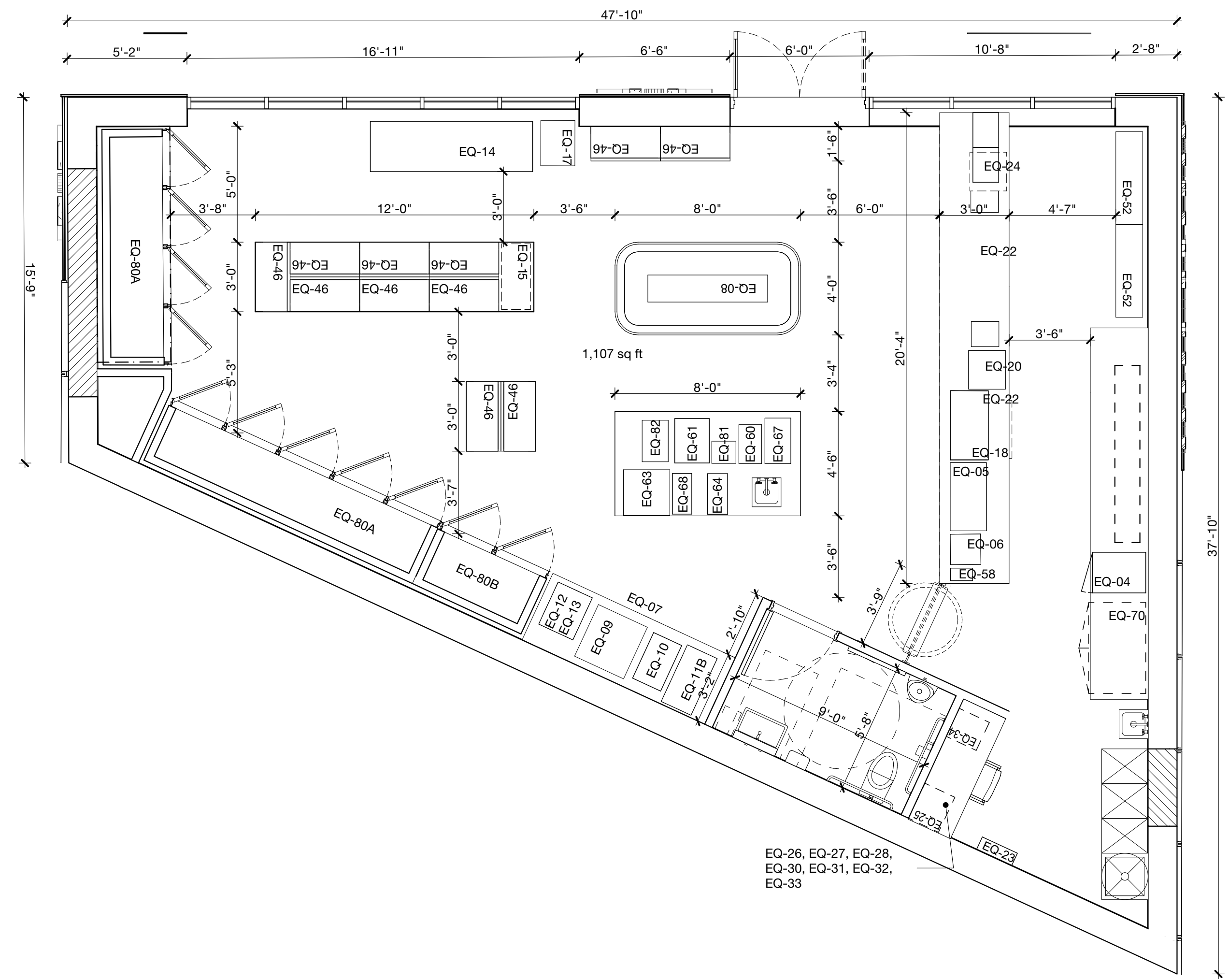
547 North Avenue
Bridgeport, NY 06606
#Site ID

OWNER:

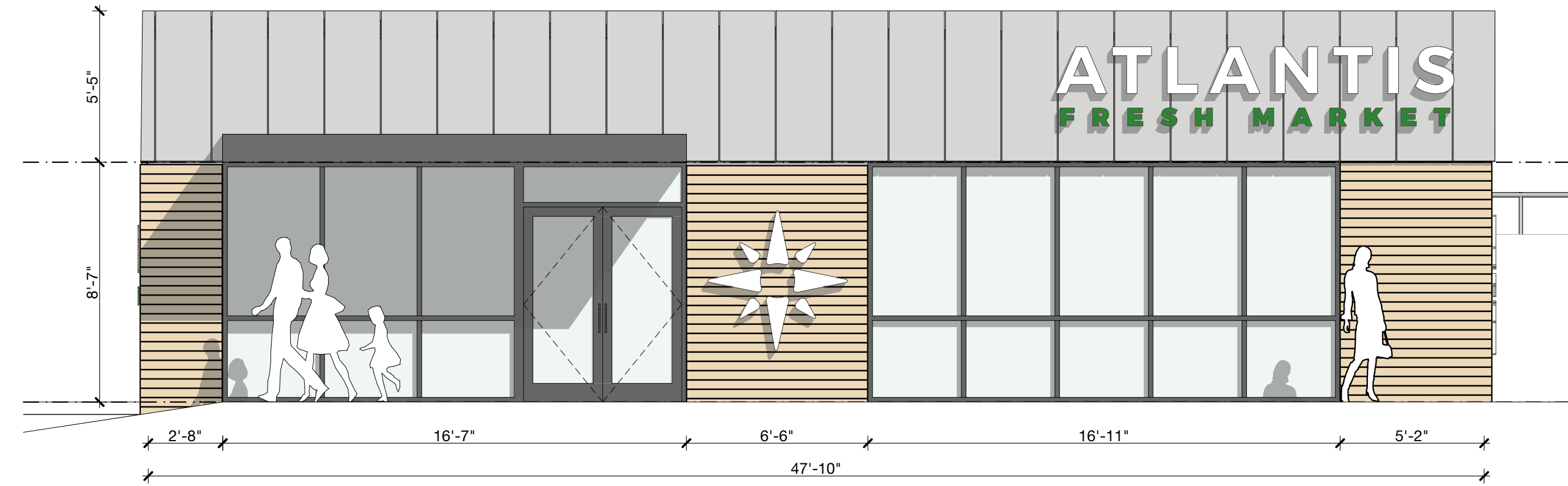
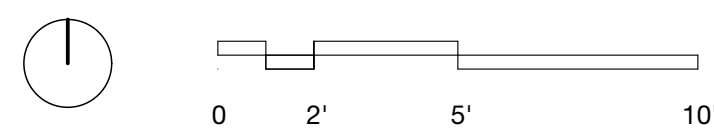
Atlantis Management Group
555 S Columbus Ave #201
Mt. Vernon NY 10550
contact: Jose Montero
T. 914-699-9500 E. Josem@atlantismgmt.com

ARCHITECT:

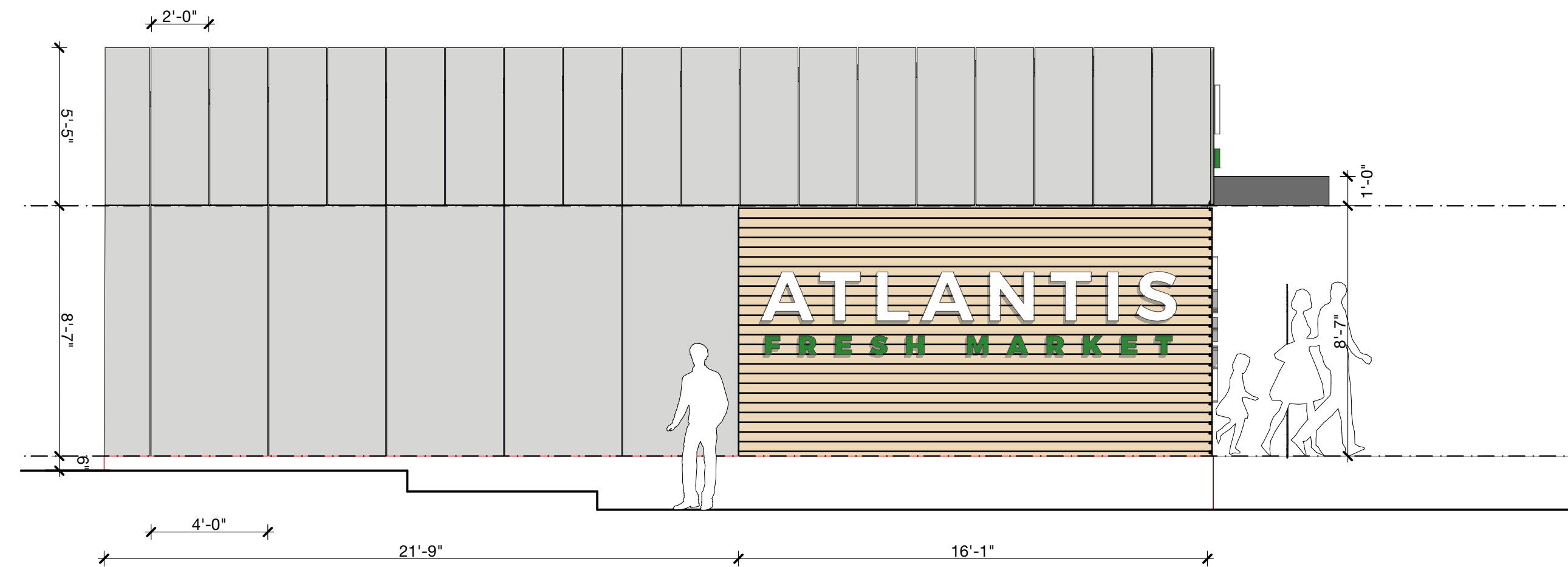
Pablo De Miguel Architect PLLC
162 14th Street
Brooklyn, NY 11215
contact: Pablo de Miguel AIA
T. 646 265 0338 E. pablo@pablodemiguel.com
W. www.pablodemiguel.com



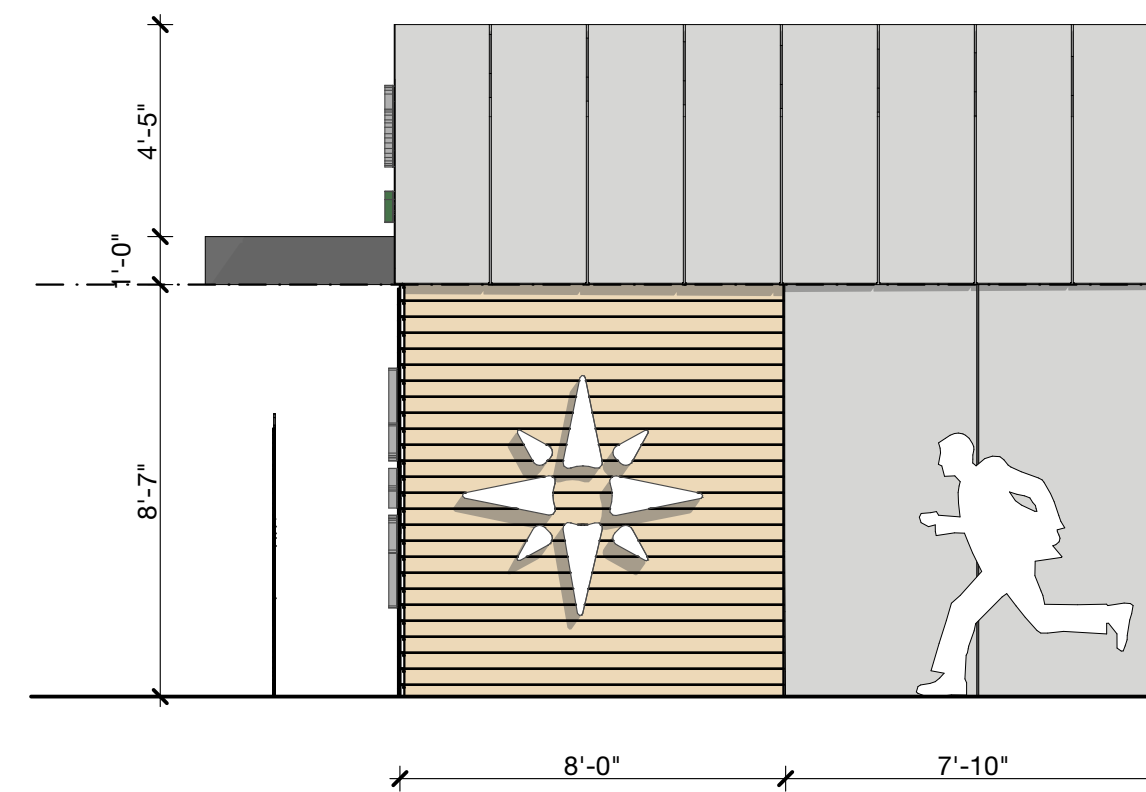
01 PROPOSED ONVENIENCE STORE LAYOUT
SCALE: 1/4" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



03 EAST ELEVATION
SCALE: 1/4" = 1'-0"



04 WEST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE	DATE	DESCRIPTION
1	10/28/2021	Issued for Review

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SEAL & SIGNATURE

Pablo de Miguel AIA
SHEET NAME:

**PROPOSED
CONVENIENCE STORE**

DATE:	SCALE: 1/4" = 1'-0"
PROJECT No.: 2112	PAGE: #LayNohSubset of 24
DRAWING No.:	



ATLANTIS FRESH MARKET

547 North Avenue Bridgeport
CT 06606

VIEW 1

SCALE: 1:133.78
DATE: 10/20/21



ATLANTIS FRESH MARKET

547 North Avenue Bridgeport
CT 06606

VIEW 2

SCALE: 1:163.59
DATE: 10/20/21



ATLANTIS FRESH MARKET

547 North Avenue Bridgeport
CT 06606

VIEW 3

SCALE: 1:2.10
DATE: 10/20/21



PLANNING & ZONING COMMISSION APPLICATION

1. NAME OF APPLICANT: 1460 BARNUM AVENUE LLC
2. Is the Applicant's name Trustee of Record? Yes _____ No X
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
3. Address of Property: 1380-1488 Barnum Avenue CT 06606
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 44/1828 Lot No. 23/X
5. Amendments to Zoning Regulations: (indicate) Article: _____ Section: _____
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): 1469.66' x 213.44' x 333.33' x 15.00' x 181.67' x 178.46' x 62.53' x 283.26' x 25.92' x 108.95' x 521.95' x 150.00' x 301.50' x 67.04' x 15.43' x 89.18' x 201.73' x 52.93'
7. Existing Zone Classification: IX
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: Applicant proposes to subdivide the Property into Two (2) lots. No actual site work is proposed in connection with this application. The existing building and uses will remain.
Approval(s) requested: Subdivision approval to subdivide the Property into Two (2) lots.

Signature: _____ Date: 02/24/2022
 Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: _____
 Print Name: Chris Russo, Russo & Rizio, LLC

Mailing Address: 10 Sasco Hill Road, Fairfield, CT 06824
 Phone: 203-528-0590 Cell: _____ Fax: _____
 E-mail Address: chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Completed & Signed Application Form | <input checked="" type="checkbox"/> A-2 Site Survey | <input type="checkbox"/> Building Floor Plans |
| <input checked="" type="checkbox"/> Completed Site / Landscape Plan | <input type="checkbox"/> Drainage Plan | <input type="checkbox"/> Building Elevations |
| <input checked="" type="checkbox"/> Written Statement of Development and Use | <input checked="" type="checkbox"/> Property Owner's List | <input type="checkbox"/> Fee |
| <input checked="" type="checkbox"/> Cert. of Incorporation & Organization and First Report (Corporations & LLC's) | | |

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

<u>1460 BARNUM AVENUE LLC</u>	<u>[Signature]</u>	<u>02/24/22</u>
Print Owner's Name	Owner's Signature	Date
_____	_____	_____
Print Owner's Name	Owner's Signature	Date

Lisa S. Broder*
LBroder@russorizio.com
Colin B. Connor
Colin@russorizio.com
Robert G. Golger
Bob@russorizio.com
David K. Kurata
DKurata@russorizio.com
Stanton H. Lesser+
Stanton@russorizio.com
Katherine M. Macol
Kathy@russorizio.com
Victoria L. Miller*
Victoria@russorizio.com
Anthony J. Novella*
Anovella@russorizio.com



10 Sasco Hill Road, Fairfield, CT 06824
Tel 203-254-7579 or 203-255-9928
Fax 203-576-6626
5 Brook St., Suite 2B, Darien, CT 06820
Tel 203-309-5500
www.russorizio.com

Leah M. Parisi
Leah@russorizio.com
William M. Petroccio*
WPetro@russorizio.com
Raymond Rizio*
Ray@russorizio.com
Christopher B. Russo
Chris@russorizio.com
Robert D. Russo*
Rob@russorizio.com
John J. Ryan+
John@russorizio.com
Jane Ford Shaw
Jane@russorizio.com
Vanessa R. Wambolt
Vanessa@russorizio.com

* Also Admitted in NY
* Also Admitted in VT
+ Of Counsel

February 23, 2022

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604

Re: Application for Subdivision – 1380-1488 Barnum Avenue

Dear Mr. Buckley:

Please accept this Application to the Bridgeport Planning and Zoning Commission for Subdivision on behalf of my client, 1460 Barnum Avenue, LLC, for the property located at 1380-1488 Barnum Avenue (the "Site") in the IX Zone.

Proposed Development & Use

The Applicant proposes to subdivide the Site into Two (2) separate lots. The Applicant is not proposing any type of development with this Application, it is merely to split the lots. Therefore, all buildings and site conditions are existing and remaining. The Site is located in the new IX Zone, which has no lot width requirement. The Applicant proposes a rear lot, which fully conforms to the Regulations, except for Site coverage (detailed below), for which the necessary variance was obtained. The proposed New Lot 'B' will be located at the rear of the Site and contain the buildings known as 1440 & 1460 Barnum Avenue along with the associated off-street parking area that surrounds it. This lot will have an access easement to Barnum Avenue through the same route currently used by visitors to this portion of the Site. The remaining buildings will be located within the proposed New Lot 'A' with direct access onto Barnum Avenue.

The Site is currently an extremely large lot for the IX zone, which permits the General Building type. There is no lot area requirement for the Zone, but the Site currently contains 9.959 acres. Even after the proposed subdivision, the proposed New Lot 'A' will

contain 6.530 acres and New Lot 'B' will contain 3.429 acres, which are still very large lots. However, the subdivision will reduce the Site into Two (2) more manageable building lots with greater potential for future redevelopment. To the naked eye, the Application proposes no changes to the Site. The Application also does not propose any physical increase to the coverage on the Site. Previously, the Site had been located predominantly in the I-H Zone, which had no maximum site coverage requirement. The Application clearly will have no impact on the surrounding neighborhood as nothing will change. In the future, however, approval of the Application will allow greater potential for redevelopment of the Two (2) building lots, which will benefit the City and neighborhood and likely result in greater conformity with the Regulations.

For these reasons, we respectfully request approval of the Petition to subdivide the Site into Two (2) separate lots in the IX Zone.

Sincerely,



Christopher Russo

LIST OF NEIGHBORS WITHIN 100' OF 1370- 1488 BARNUM AVE

LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
1360 CENTRAL AV	HOMER C GODFREY CO THE	1360 CENTRAL AVE	BRIDGEPORT	CT	06610
1276 BARNUM AV #1278	MIRANDA AWILDA	1276 BARNUM AVE	BRIDGEPORT	CT	06610
1470 BARNUM AV	1460 BARNUM AVENUE LLC	1460 BARNUM AVE	BRIDGEPORT	CT	06610
1 CROSS ST	GREATER BRIDGEPORT TRANSIT AUTHORITY	1 CROSS ST	BRIDGEPORT	CT	06604
664 HOLLISTER AV #REAR	STATE OF CONN	EXEMPT PARCEL N/A	BRIDGEPORT	CT	06607
		789 HOWARD AVE MCS-2			
1473 BARNUM AV #1475	BRIDGEPORT HOSPITAL YALE NEW HAVEN HEALTH	ATTN TAX DEPARTMENT	NEW HAVEN	CT	06519
50 RIDGEFIELD AV	COLUMBIA TOWERS LLC C/O MICHAEL P DONADEO	880 NORTH AVENUE	BRIDGEPORT	CT	06606
1500 BARNUM AV	1500 BARNUM AVENUE LLC	1504 BARNUM AVE	BRIDGEPORT	CT	06610
1488 BARNUM AV	1460 BARNUM AVENUE LLC	1460 BARNUM AVE	BRIDGEPORT	CT	06610
1316 BARNUM AV	WADE PROPERTIES LLC	1316 BARNUM AVE	BRIDGEPORT	CT	06610
1282 BARNUM AV #1284	CAZEAU-PREVILON FAISE & PREVILON WILFRED	1282 BARNUM AVE	BRIDGEPORT	CT	06610
1288 BARNUM AV #1292	GABRIELE SALVATORE & MARY L	1288 BARNUM AVE	BRIDGEPORT	CT	06610
1526 BARNUM AV	1558 BARNUM AVENUE LLC	1460 BARNUM AVENUE	BRIDGEPORT	CT	06610

1460 BARNUM AVENUE LLC ACTIVE

1452 BARNUM AVENUE, BRIDGEPORT, CT, 06610, United States

BUSINESS DETAILS ▼

Business Details ▲

General Information —

Business Name
1460 BARNUM AVENUE LLC

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

Business address
1452 BARNUM AVENUE, BRIDGEPORT, CT, 06610, United States

Annual report due
3/31/2022

NAICS code
Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)

Business ALEI
1093579

Date formed
1/14/2013

Business type
LLC

Mailing address
1452 BARNUM AVENUE, BRIDGEPORT, CT, 06610, United States

Last report filed
2021

NAICS sub code
531120

Principal Details —

Principal Name
BRILCO CENTER MANAGEMENT LLC

Principal Title
MANAGER

Principal Business address
1460 BARNUM AVENUE, BRIDGEPORT, CT, 06610, United States

Principal Residence address
1460 BARNUM AVENUE, BRIDGEPORT, CT, 06610, United States

Agent details

Agent name
STEVEN A. BERMAN

Agent Business address
ROGIN NASSAU LLC, 185 ASYLUM ST - 22ND FLOOR, HARTFORD, CT, 06103, United States

Agent Mailing address
1460 BARNUM AVENUE, BRIDGEPORT, CT, 06610, United States

Agent Residence addresss
155 BRICK KILN COURT , CHESHIRE, CT, 06410, United States

Filing History



Business Formation - Certificate of Organization

0004781623

Filing date: 1/14/2013

Filing time:

Volume Type
B

Volume
1756

Start page
1630

Pages
6

Date generated
1/14/2013



Annual Report(2014)

0005105424

Filing date: 5/13/2014

Filing time:

Volume Type
B

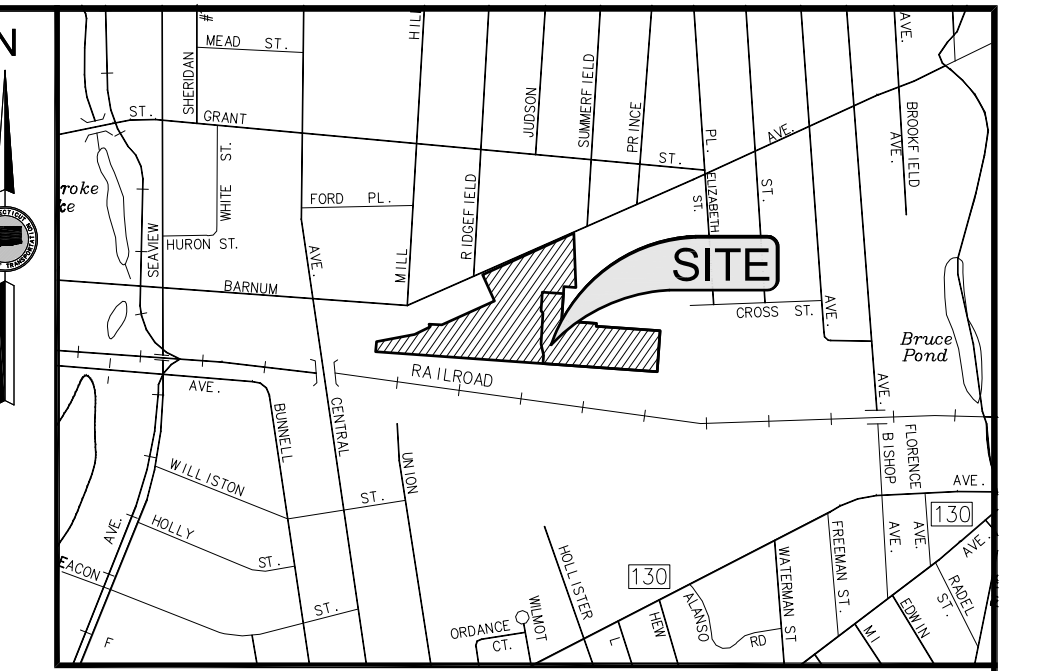
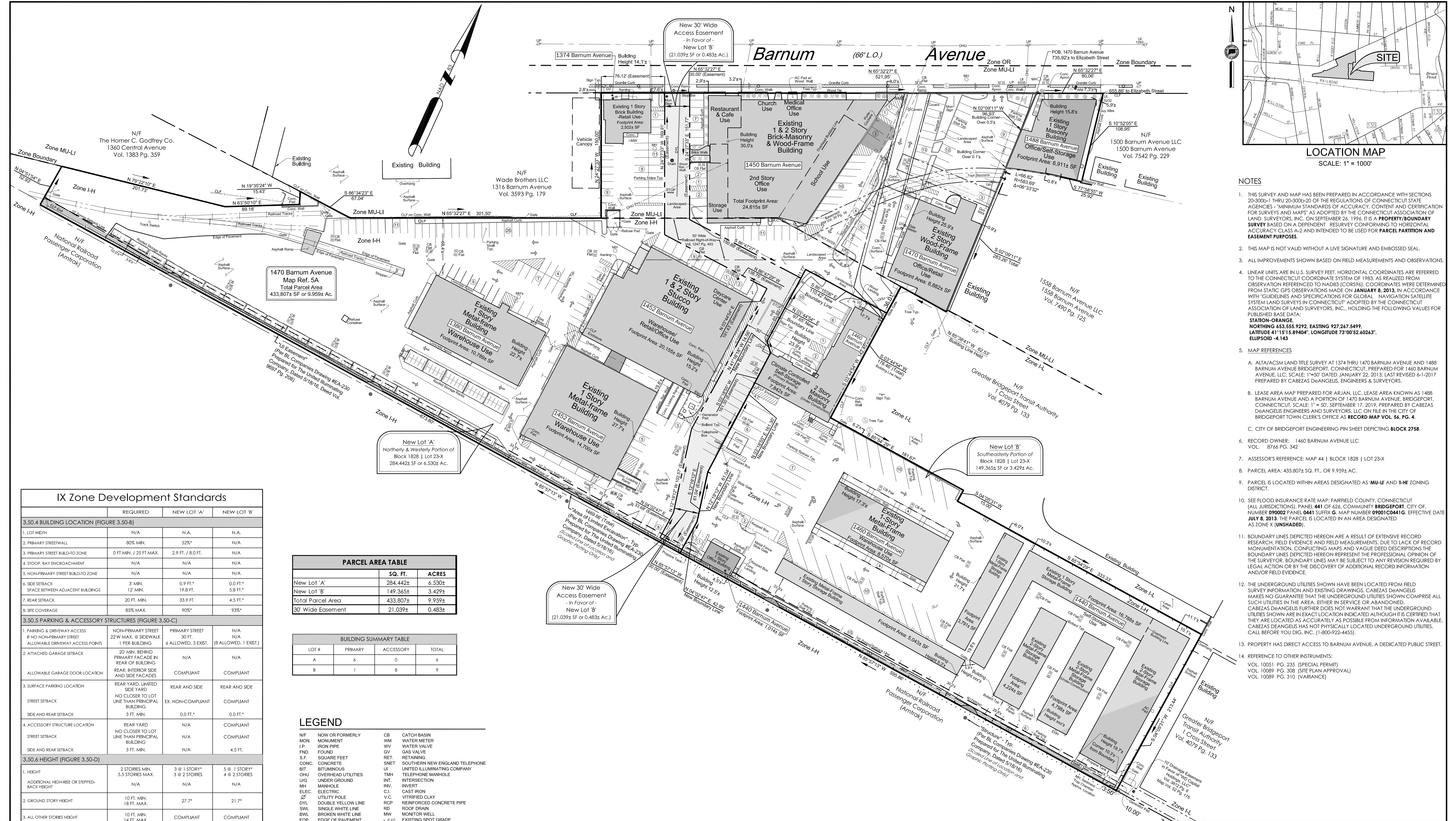
Volume
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Start page
1279

Pages
2

Date generated
5/13/2014

Annual Report(2015)



LOCATION MAP
SCALE: 1" = 1000'

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 OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A **PROPERTY/BOUNDARY SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO BE USED FOR **PARCEL PARTITION AND EASEMENT PURPOSES**.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.
- LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (COR594). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON JANUARY 8, 2013. IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. HAVING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:
STATION-ORANGE
NORTHING 653,555.9292, EASTING 927,267.5499,
LATITUDE 41°15'15.89404", LONGITUDE 73°00'52.60263",
ELLIPSOID -4,143
- MAP REFERENCES
A. ALTA/ACSM LAND TITLE SURVEY AT 1374 THRU 1470 BARNUM AVENUE AND 1488 BARNUM AVENUE BRIDGEPORT, CONNECTICUT, PREPARED FOR 1460 BARNUM AVENUE, LLC, SCALE: 1"=50' DATED JANUARY 22, 2013; LAST REVISED 6-1-2017 PREPARED BY CABEZAS DEANGELIS, ENGINEERS & SURVEYORS.
B. LEASE AREA MAP PREPARED FOR ARJAN, LLC, LEASE AREA KNOWN AS 1488 BARNUM AVENUE AND A PORTION OF 1470 BARNUM AVENUE, BRIDGEPORT, CONNECTICUT, SCALE: 1"=50', SEPTEMBER 17, 2019, PREPARED BY CABEZAS DEANGELIS ENGINEERS AND SURVEYORS, LLC ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **RECORD MAP VOL 56, PG. 4**.
C. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 2758**.
- RECORD OWNER: 1460 BARNUM AVENUE LLC
VOL. 8766 PG. 342
- ASSESSOR'S REFERENCE: MAP 44 | BLOCK 1828 | LOT 23-X
- PARCEL AREA: 433,807± SQ. FT. OR 9,959± AC.
- PARCEL IS LOCATED WITHIN AREAS DESIGNATED AS **MU-LI** AND **I-H** ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 441 OF 626, COMMUNITY BRIDGEPORT, CITY OF, NUMBER 090002 PANEL 0411 SUFFIX G, MAP NUMBER 09001C0411G, EFFECTIVE DATE JULY 8, 2013. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED).
- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION, CONFLICTING MAPS AND VAGUE DEED DESCRIPTIONS THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DEANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DEANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DEANGELIS HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).
- PROPERTY HAS DIRECT ACCESS TO BARNUM AVENUE. A DEDICATED PUBLIC STREET.
- REFERENCE TO OTHER INSTRUMENTS:
VOL. 10051 PG. 235 (SPECIAL PERMIT)
VOL. 10089 PG. 308 (SITE PLAN APPROVAL)
VOL. 10089 PG. 310 (VARIANCE)

IX Zone Development Standards

	REQUIRED	NEW LOT 'A'	NEW LOT 'B'
3.50.4 BUILDING LOCATION (FIGURE 3.50-8)			
1. LOT WIDTH	N/A	N/A.	N/A.
2. PRIMARY STREETWALL	80% MIN.	52%*	N/A
3. PRIMARY STREET BUILD-TO-ZONE	0 FT MIN. / 25 FT MAX.	2.9 FT. / 8.0 FT.	N/A
4. STOOP, BAY ENCROACHMENT	N/A	N/A	N/A
5. NON-PRIMARY STREET BUILD-TO-ZONE	N/A	N/A	N/A
6. SIDE SETBACK SPACE BETWEEN ADJACENT BUILDINGS	3' MIN. 12' MIN.	0.9 FT.* 19.8 FT.	0.0 FT.* 5.8 FT.*
7. REAR SETBACK	20 FT. MIN.	33.9 FT.	4.5 FT.*
8. SITE COVERAGE	85% MAX.	90%*	93%*
3.50.5 PARKING & ACCESSORY STRUCTURES (FIGURE 3.50-C)			
1. PARKING & DRIVEWAY ACCESS IF NO NON-PRIMARY STREET ALLOWABLE DRIVEWAY ACCESS POINTS	NON-PRIMARY STREET 22'W MAX. & SIDEWALK 1 PER BUILDING	PRIMARY STREET 30 FT. 6 ALLOWED, 3 EXIST.	N/A N/A (8 ALLOWED, 1 EXIST.)
2. ATTACHED GARAGE SETBACK	20' MIN. BEHIND PRIMARY FACADE IN REAR OF BUILDING REAR, INTERIOR SIDE AND SIDE FACADES	N/A	N/A
ALLOWABLE GARAGE DOOR LOCATION		COMPLIANT	COMPLIANT
3. SURFACE PARKING LOCATION	REAR YARD, LIMITED SIDE YARD NO CLOSER TO LOT LINE THAN PRINCIPAL BUILDING	REAR AND SIDE	REAR AND SIDE
STREET SETBACK		EX. NON-COMPLIANT	COMPLIANT
SIDE AND REAR SETBACK	3 FT. MIN.	0.0 FT.*	0.0 FT.*
4. ACCESSORY STRUCTURE LOCATION	REAR YARD NO CLOSER TO LOT LINE THAN PRINCIPAL BUILDING	N/A	COMPLIANT
STREET SETBACK		N/A	COMPLIANT
SIDE AND REAR SETBACK	3 FT. MIN.	N/A	4.5 FT.
3.50.6 HEIGHT (FIGURE 3.50-D)			
1. HEIGHT	2 STORIES MIN. 5.5 STORIES MAX.	3 @ 1 STORY* 3 @ 2 STORIES	5 @ 1 STORY* 4 @ 2 STORIES
ADDITIONAL HIGH-RISE OR STEPPED- BACK HEIGHT	N/A	N/A	N/A
2. GROUND STORY HEIGHT	10 FT. MIN. 18 FT. MAX.	27'*	21'*
3. ALL OTHER STORIES HEIGHT	10 FT. MIN. 14 FT. MAX.	COMPLIANT	COMPLIANT
3.50.7 ROOFS (FIGURE 3.50-D)			
4. ROOF TYPES	FLAT, PARAPET	COMPLIANT	COMPLIANT
5. TOWER	ALLOWED	N/A	N/A

* PRE-EXISTING CONDITION

PARCEL AREA TABLE

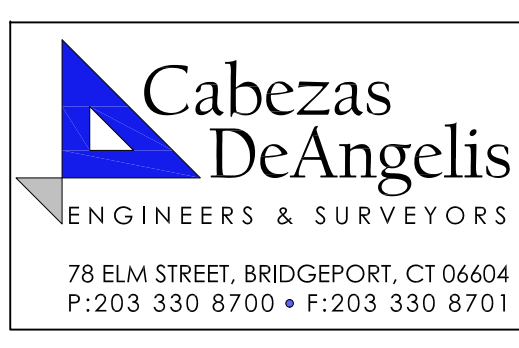
	SQ. FT.	ACRES
New Lot 'A'	284,442±	6.530±
New Lot 'B'	149,365±	3.429±
Total Parcel Area	433,807±	9,959±
30' Wide Easement	21,039±	0.483±

BUILDING SUMMARY TABLE

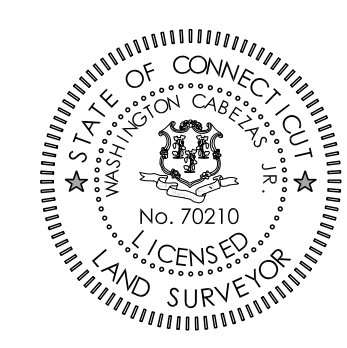
LOT #	PRIMARY	ACCESSORY	TOTAL
A	6	0	6
B	1	0	1

LEGEND

NIF	NOW OR FORMERLY	CB	CATCH BASIN
MON.	MONUMENT	WM	WATER METER
IP.	IRON PIPE	WV	WATER VALVE
FP.	FOUND	GV	GAS VALVE
S.F.	SQUARE FEET	RET.	RETAINING
CONC.	CONCRETE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
BIT.	BITUMINOUS	UI	UNITED ILLUMINATING COMPANY
OHU	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
UG	UNDER GROUND	INT.	INTERSECTION
MH	MANHOLE	INV.	INVERT
ELEC.	ELECTRIC	CI	CAST IRON
ZZ	UTILITY POLE	V.C.	VITRIFIED CLAY
DYL	DOUBLE YELLOW LINE	RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE	RD	ROOF DRAIN
BWL	BROKEN WHITE LINE	MW	MONITOR WELL
EOP	EDGE OF PAVEMENT	x 8.65	EXISTING SPOT GRADE
RET.	RETAINING	---100---	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FPE	FINISHED FLOOR ELEVATION	(S)	PARKING SPACES
C.O.	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
UP	LIGHT POST	PVC	POLYVINYL CHLORIDE
UP	EXISTING CONIFER TREE	(D)	EXISTING DECIDUOUS TREE

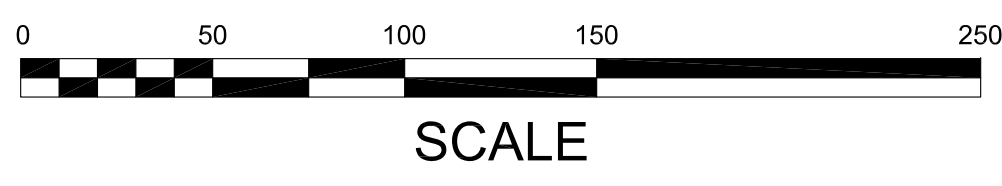


SCALE: 1"=50'
FIELD FILE: 1470-1488 Barnum Av_ECS.nw5
PROJECT NO. 600 & CD19-12
DATE: November 10, 2021
CAD FILE: 1470 & 1488 Barnum Ave_PS.dwg
SHEET 1 OF 1
REV: December 6, 2021



TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
WASHINGTON CABEZAS, JR. PEL 70210

PROGRESS PRINT 12/06/2021



PROPERTY SURVEY, EASEMENT MAP - AND - PARCEL PARTITION MAP

- PREPARED FOR -
1460 BARNUM AVENUE, LLC
1470 BARNUM AVENUE
ASSESSOR'S REFERENCE: MAP 44 | BLOCK 1828 | LOT 23X
BRIDGEPORT, CONNECTICUT
SHEET 1 OF 1
NOVEMBER 10, 2021 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1"=50'



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: 3115 Fairfield Ave LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 3115, 3129 and 3135 Fairfield Ave., 704 Courtland Ave. and 30 Clarkson St. / CT / 06605
4. Assessor's Map Information: Block No. 8/107 Lot No. 1/A, 2, 24, 25 & 26
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): See submitted survey; 213.04' x 170.00' x 104.50' x 43.61' x 101.00' x 175.00'
7. Existing Zone Classification: O-R and R-B
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: Proposed construction of a mixed-use building with ground floor retail use and residential multi-family apartment to contain 52 dwelling units and associated Site improvements.

Approval(s) requested: Coastal Site Plan Review and Site Plan Review

Signature:

[Handwritten Signature]

Date: 12/23/2021

Print Name:

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature:

Print Name:

Mailing Address: c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824

Phone: 203-528-0590 Cell: 203-520-4603 Fax:

E-mail Address: Chris@russorizio.com

\$ Fee received Date: Clerk:

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form A-2 Site Survey Building Floor Plans
Completed Site / Landscape Plan Drainage Plan Building Elevations
Written Statement of Development and Use Property Owner's List Fee
Cert. of Incorporation & Organization and First Report (Corporations & LLC's)

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

3115 Fairfield Ave LLC
Print Owner's Name

[Handwritten Signature]

12/23/2021
Date

Print Owner's Name

Owner's Signature

Date

Lisa S. Broder*
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Vanessa@russorizio.com
* Also Admitted in NY
* Also Admitted in VT
+ Of Counsel

December 23, 2021

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604

**Re: Petition for Site Plan Review and Coastal Site Plan Review – 3115, 3129 & 3135
Fairfield Ave., 704 Courtland Ave & 30 Clarkson Street**

Dear Mr. Buckley:

Please accept this Petition to the Bridgeport Planning and Zoning Commission for Site Plan Review and Coastal Site Plan Review on behalf of my client, 3115 Fairfield Ave LLC, for the properties located at 3115, 3129 & 3135 Fairfield Ave., 704 Courtland Ave & 30 Clarkson Street (the “Site”) in the O-R and R-B Zones.

Proposed Development & Use

The Petitioner proposes to construct a single mixed-use retail and residential multi-family apartment dwelling on the Site with associated Site improvements. The proposed building for the Site is located entirely within the O-R Zone and a portion of the proposed parking area is located in the R-B Zone. The entire Site is located within the coastal boundary with Ash Creek as the nearest coastal resource over Six hundred feet (600'+) away from the Site. Finally, the Site is also located within the Commercial Village Overlay District (“CVOD”). The Site has frontage on Fairfield Avenue, Courtland Avenue and Clarkson Street. The Site is predominantly vacant except for an existing two-family dwelling and accessory structures. The Petitioner proposes to demolish all these structures. Restaurants, a vehicle repair shop, an office building, a large apartment building, another mixed-use building and several two-family structures currently surround the Site. Retail uses with under 10,000 SF of floor area and multi-family dwellings are a permitted use within the O-R Zone. The Petitioner proposes to construct a Five-story mixed use building with Three thousand

one hundred and seventy square feet (3,170 SF) of ground floor retail use and a multi-family residential apartment use containing Fifty-two (52) residential dwelling units.

The Site will be accessed via entrance/exit driveways on Courtland Avenue and Clarkson Street. The Petition proposes a parking area located behind the proposed building for a total of Fifty-two (52) off-street parking spaces. As the proposed building and use is located within the O-R Zone, there is no parking requirement for the proposed use, so the Petition is well in compliance with the Regulations. The proposed retail use will occupy Three thousand one hundred and seventy square feet (3,170 SF) of ground floor area. It is proposed to be separated into Two (2) separate units facing and with sole access to Fairfield Avenue. In compliance with Section 9-5-5.5 of the Regulations, the retail use is dominated by window area on its façade to meet the standards of the CVOD.

The balance of the building will contain a multi-family apartment use. A number of amenities are proposed for the Site, including a lobby, tenant lounge, mail area, fitness center, office space, roof deck and a green roof. The residential floors will be accessed on the ground floor room multiple points, including from the parking area and sidewalk on Fairfield Avenue. The upper residential floors will be accessed via Two (2) stairwells and an elevator. The proposed building will contain Four (4) studio, Twenty-five (25) one-bedroom and Twenty-three (23) two-bedroom dwelling units. A typical studio dwelling unit will range in size from 460 SF to 532 SF and contain a full kitchen, living/dining room and open bedroom area, walk-in/storage closet, washer/dryer, roof deck and full bath. A typical one-bedroom dwelling unit will range in size from 593 SF to 690 SF and will contain a private bedroom in addition to the studio unit features. The two-bedroom dwelling units will range in size from 974 SF to 1028 SF and will feature an additional bedroom and full bath.

The submitted elevations show a variety of materials, colors and depths consistent with apartment design found in new construction throughout the City and surrounding area. The Site will be connected via public sidewalks to the convenient Fairfield Avenue corridor. A significant amount of landscaping will be added to the Site with plantings along the rear property line as a buffer to residential properties and street trees along the street frontages in accordance with the CVOD Regulations. Existing structures along the rear property line will also be removed. The Petition will be a tremendous improvement to the Site and neighborhood to provide new construction housing to Bridgeport residents.

Site Plan Review

The Petition satisfies the Section 14-2-5 Site Plan Review standards of the Regulations. The design of the proposed buildings and landscaping create a harmonious building-street interaction providing a tremendous improvement to the existing streetscape. The scale and proportion of the buildings conform to the O-R Zone Development Standards and the CVOD as it is fully compliant with the Regulations. The Petition proposes significant landscaping along the rear property line and street frontages. The proposed retail and multi-family residential dwelling uses and its density are permitted in the O-R Zone. The

proposed uses and building replace a dated dwelling and vacant overgrown land on an underutilized Site. The Site is in close proximity to another high-density apartment building, so the proposed use will be in conformity with the area.

As stated above, the proposed design of the building and its location on the Fairfield Avenue corridor will be a great asset for residents of the neighborhood. The Petition proposes more adequate off-street parking and accessible spaces than required under the Regulations. The Petition conforms to the permitted standards under the Regulations.

Coastal Site Plan Review

The Petition also complies with Section 14-3 of the Regulations regarding coastal site plan review. While the Site is located within the coastal boundary, it is over Six hundred feet (600'+) from Ash Creek, which is the nearest coastal resource. Dozens of buildings and multiple streets and blocks exist between the coastal resource and the Site. It has no connection to the coastal resource but for being included within its boundary. There are no natural features associated with the coastal resource on the Site. As stated above, the Petition fully complies with the site plan review standards of the Regulations. The Petition poses no danger or threat to coastal resources and it has no potential adverse impacts. The proposed building and Site improvements will all be constructed in accordance with current codes and regulations, including appropriate stormwater drainage systems. Appropriate sediment and erosion controls, such as silt fencing and anti-tracking aprons, will be utilized during construction and stockpiles will be located at the rear of the Site.

For these reasons, we respectfully request approval of the Petition to construct a single mixed-use retail and residential multi-family apartment dwelling containing Fifty-two (52) dwelling units on the Site with associated Site improvements.

Sincerely,



Christopher Russo



54CITY OF BRIDGEPORT

Application Form

Municipal Coastal Site Plan Review

For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to the Zoning office.

Section I: Applicant Identification

Applicant: <u>3115 Fairfield Ave LLC</u>	Date: <u>12/23/2021</u>
Address: <u>c/o Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT</u>	Phone: <u>203-528-0590</u>
Project Address or Location: <u>3115, 3129 & 3135 Fairfield Ave, 704 Courtland Ave and 30 Clarkson St, Bridgeport, CT</u>	
Interest in Property: <input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement <input type="checkbox"/> other (specify) _____	
List primary contact for correspondence if other than applicant: Name: <u>Chris Russo, Russo & Rizio, LLC</u>	
Address: <u>10 Sasco Hill Road</u>	
City/Town: <u>Fairfield</u>	State: <u>CT</u> Zip _____
Code: <u>06824</u>	
Business Phone: <u>203-528-0590</u>	
e-mail: <u>Chris@russorizio.com</u>	

Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:
<input checked="" type="checkbox"/> Project location
<input checked="" type="checkbox"/> Existing and proposed conditions, including buildings and grading
<input checked="" type="checkbox"/> Coastal resources on and contiguous to the site
<input type="checkbox"/> High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
<input checked="" type="checkbox"/> Soil erosion and sediment controls
<input checked="" type="checkbox"/> Stormwater treatment practices
<input checked="" type="checkbox"/> Ownership and type of use on adjacent properties
<input checked="" type="checkbox"/> Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

Section III: Written Project Information

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- Site Plan for Zoning Compliance
- Subdivision or Resubdivision
- Special Permit or Special Exception
- Variance
- Municipal Project (CGS Section 8-24)

Part I: Site Information

1. Street Address or Geographical Description:
3115, 3129 & 3135 Fairfield Ave, 704 Courtland Ave and 30 Clarkson St
City or Town: Bridgeport
2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? YES NO
3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:
Ash Creek is located over 600' from the Site. There is no adjacent water.
4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:
The Site currently contains mostly vacant land, a two-family dwelling and accessory structures. The Site is located in the O-R and R-B Zones.
The Site is surrounded by a mix of commercial uses, including restaurants, a vehicle repair shop, and office, and multi-family residential dwellings, including an apartment building.
5. Indicate the area of the project site: 35,704 acres or square feet (circle one)
6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices):
 - Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities
 - Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application.
 - Project or activity will not disturb 1 acre total of land area. Stormwater management controls may be required as part of the coastal site plan review.
7. Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d) Yes No

Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

The Petitioner proposes to demolish the existing buildings on the Site and construct a five-story mixed-use building with ground floor retail space and Fifty-two (52) residential dwelling units. The Petitioner will construct a street level parking area to provide sufficient parking for the development. The proposed grading is shown on the submitted plan. The proposed building and site coverage is below the maximum standards of the zone under the Zoning Regulations. The development will be completed in one phase in an anticipated Eighteen (18) months of construction.

Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):

Storm water run-off from the building and the driveway and parking areas will be treated with a subsurface system. The primary stormwater treatment will be implemented as to Stormwater Best Management Practice.

Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X	X	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a- 92(b)(2)(J), and 22a-92(c)(2)(B)				X
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a- 93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)				X
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				X
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a- 92(c)(1)(B)				X

* General Coastal Resource policy is applicable to all proposed activities

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):
Ash Creek, which is the closest coastal resource to the Site, is located over 600' from the Site.
The proposed project complies with CGS Sec. 22a-92(a)(1) "...by promoting economic growth without significantly disrupting the environment...", with CGS Sec. 22a-92(b)(2)(F) "...manage coastal hazard areas to minimize hazards to property..." and with CGS Sec. 22a-92(c)(2)(B) "...maintain patterns of water circulation in the placement of drainage control structures..."

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- 9 Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);
Definition CGS Section 22a-93(16)
- 9 Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- 9 Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- 9 Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- 9 Boating - CGS Section 22a-92(b)(1)(G)
- 9 Fisheries - CGS Section 22a-92(c)(1)(I)
- 9 Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- 9 Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- 9 Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- 9 Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- 9 Solid Waste - CGS Section 22a-92(a)(2)
- 9 Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- 9 Cultural Resources - CGS Section 22a-92(b)(1)(J)
- 9 Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

No adverse impacts were determined on adjacent coastal resources. Stormwater treatment is proposed which will help reduce erosion impacts as well as provide water infiltration. This project will be limited to the confines of the Site and will be completed within Eighteen (18) months. All disturbed pervious areas will be loamed, seeded and planted upon completion of construction.

Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		X
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		X
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		X
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		X

Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The **Applicable** column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)		X
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		X
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		X

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.):

There is no proposed activity that will qualify as a water-dependent use as there is no adjacent water within 600' of the Site.

*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

LIST OF PROPERTY OWNERS WITHIN 100' OF 3115, 3129 & 3135 FAIRFIELD AVE, 704 COURTLAND AVE AND 30 CLARKSON ST

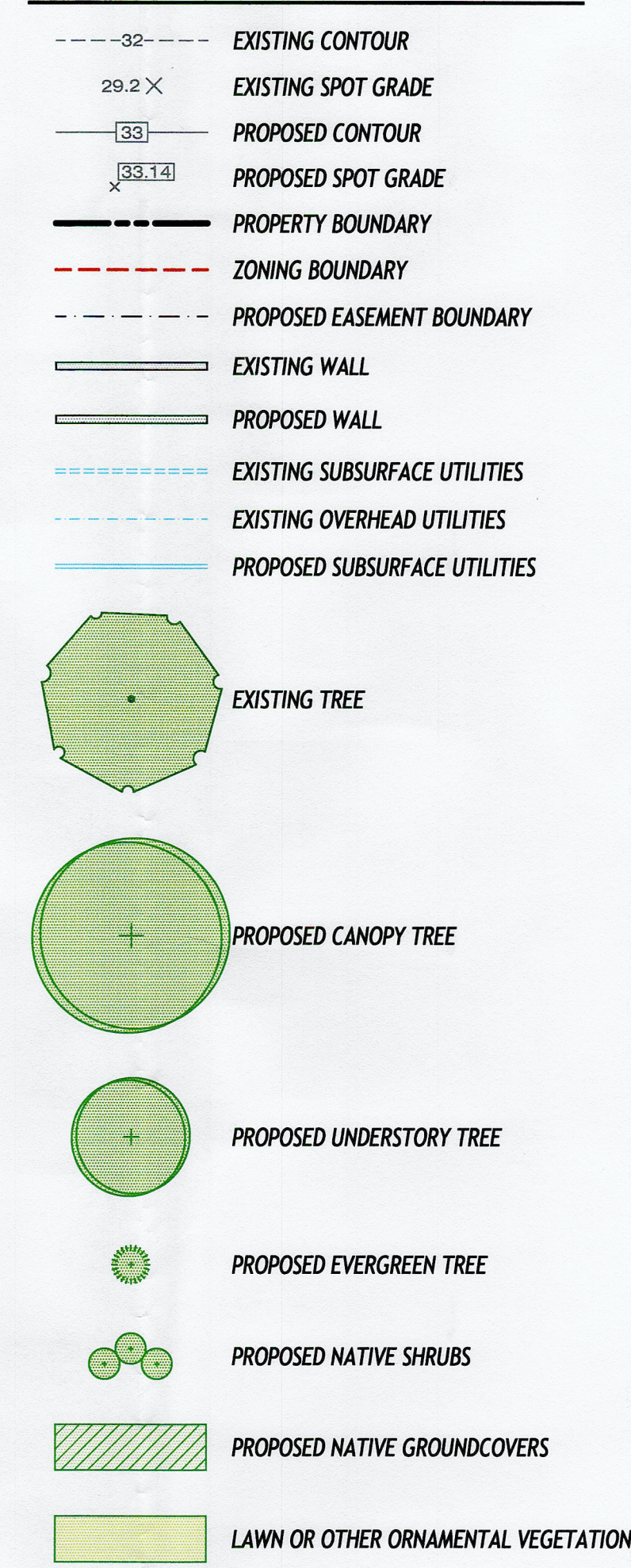
LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZIP CODE
8 MONTGOMERY ST #10	ETIENNE DEAN & JEAN	8 MONTGOMERY ST #10	BRIDGEPORT	CT	06605
694 COURTLAND AV	BASJAH JOHN & FORTUNATA	694 COURTLAND AVE	BRIDGEPORT	CT	06605
40 CLARKSON ST	MARGUERITE FRATARCANGELI REVOCABLE TRUST	40 CLARKSON ST	BRIDGEPORT	CT	06605
3142 FAIRFIELD AV	THRESHER HUGH G	42879 SPINKS FERRY RD	LEESBURG	VA	20176
3120 FAIRFIELD AV	KERSTETTER GERALDINE & RICHARD	3120 FAIRFIELD AVE	BRIDGEPORT	CT	06605
3126 FAIRFIELD AV	LORA KARSYS VENTURA	3126 FAIRFIELD AVE	BRIDGEPORT	CT	06605
3150 FAIRFIELD AV	FORMATO JOSEPH	3870 BLACK ROCK TPK	FAIRFIELD	CT	06825
3104 FAIRFIELD AV	NRK LLC	3104 FAIRFIELD AVE	BRIDGEPORT	CT	06604
30 CLARKSON ST	3115 FAIRFIELD AVE LLC	15 AMERIC AVE, STE 110	LAKEWOOD	NJ	08701
704 COURTLAND AV	3115 FAIRFIELD AVE LLC	15 AMERIC AVE, STE 110	LAKEWOOD	NJ	08701
689 COURTLAND AV	PEKAR MARGE	000679 COURTLAND AVE	BRIDGEPORT	CT	06605
3115 FAIRFIELD AV	3115 FAIRFIELD AVE LLC	15 AMERIC AVE, STE 110	LAKEWOOD	NJ	08701
3129 FAIRFIELD AV	3115 FAIRFIELD AVE LLC	15 AMERIC AVE, STE 110	LAKEWOOD	NJ	08701
3135 FAIRFIELD AV	3115 FAIRFIELD AVE LLC	15 AMERIC AVE, STE 110	LAKEWOOD	NJ	08701
3171 FAIRFIELD AV	3171 FAIRFIELD AVENUE LLC	3255 FAIRFIELD AVE	BRIDGEPORT	CT	06605
3083 FAIRFIELD AV #3085	DEPARLE JUDITH & RICHARD	3083 FAIRFIELD AVE	BRIDGEPORT	CT	06605
29 CLARKSON ST	CARNICKE ALLEN	29 CLARKSON ST	BRIDGEPORT	CT	06605
41 CLARKSON ST	MCCARTHY MOLLY & STEPHEN MCCABE III	41 CLARKSON ST	BRIDGEPORT	CT	06605
16 MONTGOMERY ST	AQUILA PROPERTIES LLC	32 SUGAR PLUM LN	FAIRFIELD	CT	06824
675 COURTLAND AV #679	VITORINO JAMES	675 COURTLAND AV #679	BRIDGEPORT	CT	06605
686 COURTLAND AV	WASHBURN THOMAS L ET AL	686 COURTLAND AV	BRIDGEPORT	CT	06605
674 COURTLAND AV #676	PAVEL PEARL	152 WAKEMAN LN	SOUTHPORT	CT	06490
50 CLARKSON ST	CORREA JEAN E	50 CLARKSON ST	BRIDGEPORT	CT	06605
42 CLARKSON ST	MARGUERITE FRATARCANGELI REVOCABLE TRUST	42 CLARKSON ST	BRIDGEPORT	CT	06605

PLANTING PLAN

SCALE: 1" = 10' 1/2"



LEGEND



GENERAL NOTES

- UNLESS NOTED OTHERWISE, EXISTING AND ALL OTHER PROPOSED CONDITIONS INFORMATION TAKEN FROM A DRAWING PREPARED BY THE HUNTINGTON COMPANY, LLC.
- PROPOSED PLANTING INFORMATION PROVIDED BY WILLIAM KENNY ASSOCIATES LLC.

PLANT LIST

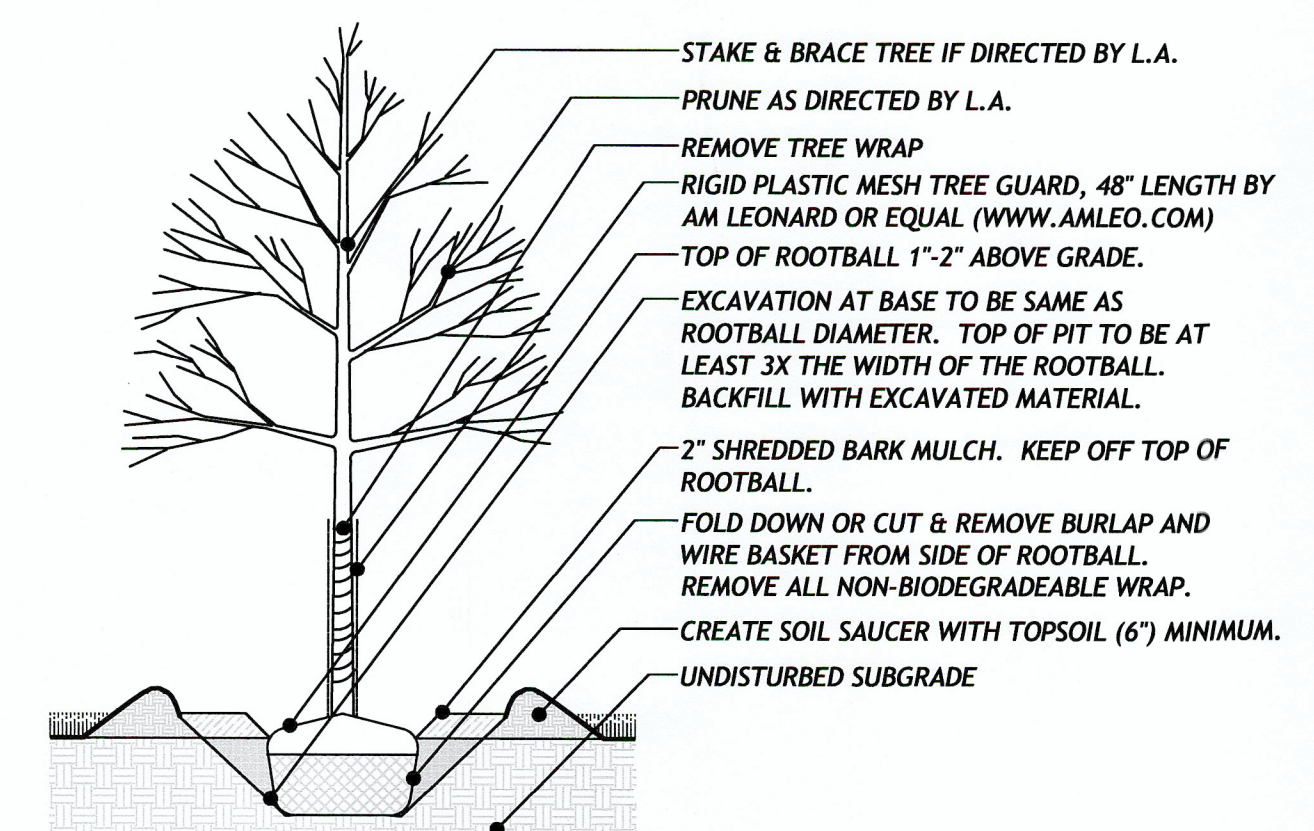
SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
PROPOSED NATIVE CANOPY TREES					
QR	7	QUERCUS RUBRA	RED OAK	4" CAL.	B&B
TOTAL	7				
PROPOSED NATIVE UNDERSTORY TREES					
AF	7	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	4" CAL.	B&B
TOTAL	7				
PROPOSED EVERGREEN TREES					
TO	49	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6'-7' HT.	B&B
TOTAL	49				
PROPOSED NATIVE SHRUBS					
CA	18	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	2'-3' HT.	CONTAINER
HA	22	HYDRANGEA ARBORESCENS 'INCREDIBALL'	INCREDIBALL SMOOTH HYDRANGEA	2'-3' HT.	CONTAINER
HL	11	HYDRANGEA ARBORESCENS 'LIMETTA'	LIMETTA SMOOTH HYDRANGEA	2'-3' HT.	CONTAINER
IG	29	ILEX GLABRA 'DENSE'	DENSE INKBERRY	2'-3' HT.	CONTAINER
TOTAL	80				
PROPOSED NATIVE GROUNDCOVERS					
EP	87	ECHINACEA PURPUREA 'POWOW WHITE'	POWOW WHITE CONEFLOWER	2 QUART	CONTAINER
JH	5	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	2 QUART	CONTAINER
PV	62	PANICUM VIRGATUM 'CAPE BREEZE'	CAPE BREEZE SWITCHGRASS	2 QUART	CONTAINER
PS	85	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	2 QUART	CONTAINER
RF	87	RUDBECKIA FULGIDA 'EARLY BIRD GOLD'	BLACK-EYED SUSAN	2 QUART	CONTAINER
TOTAL:	326				

PLANTING NOTES

- PROPOSED TREE AND SHRUB LOCATIONS TO BE ADJUSTED IN FIELD AS NEEDED BASED ON FIELD CONDITIONS.
- PLANT SPACING FOR HERBACEOUS MATERIAL TO BE 24" O.C.
- BOTANICAL NAMES SHALL PREVAIL OVER COMMON NAMES.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN; NO COLLECTED MATERIALS SHALL BE ACCEPTED, UNLESS SPECIFICALLY INDICATED.
- PLANTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS IN ALL WAYS INCLUDING DIMENSIONS.
- THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIALS UPON DELIVERY TO THE PROJECT. SELECTION BY THE LANDSCAPE ARCHITECT DOES NOT WAIVE THE RIGHT OF REJECTION.
- ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST OR AS NECESSARY TO MATCH SURVIVING PLANTS OF THE SAME PLANTING GROUP. ALL COSTS SHALL BE BORN BY THE LANDSCAPE CONTRACTOR EXCEPT FOR REPLACEMENTS RESULTING FROM LOSS OR DAMAGE DUE TO VANDALISM OR ACTS OF NEGLIGENCE ON THE PART OF OTHERS, PHYSICAL DAMAGE, BY ANIMALS, VEHICLES, FIRE, ETC., AS MAY BE DETERMINED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHOULD BE PLACED, OR LOCATION STAKED, ON THE SITE AS SHOWN ON THE PLANTING PLAN PRIOR TO COMMENCEMENT OF PLANT EXCAVATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT OF ALL PLANTING OPERATIONS A MINIMUM OF 48 HOURS IN ADVANCE.
- ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN OR AS OTHERWISE SPECIFIED. NO CONSTRUCTED BALLS SHALL BE ACCEPTED. REMOVE SYNTHETIC 'BURLAP' AND SYNTHETIC TWINES AND ROPES. REMOVE TOP 1/3 OF METAL BASKETS FROM ROOT BALLS WHEN THE ROOT BALL HAS BEEN POSITIONED IN THE PLANTING PIT. PROVIDE SUPPORT AS NECESSARY TO PROTECT THE ROOT BALL FROM INJURY DURING THIS OPERATION.

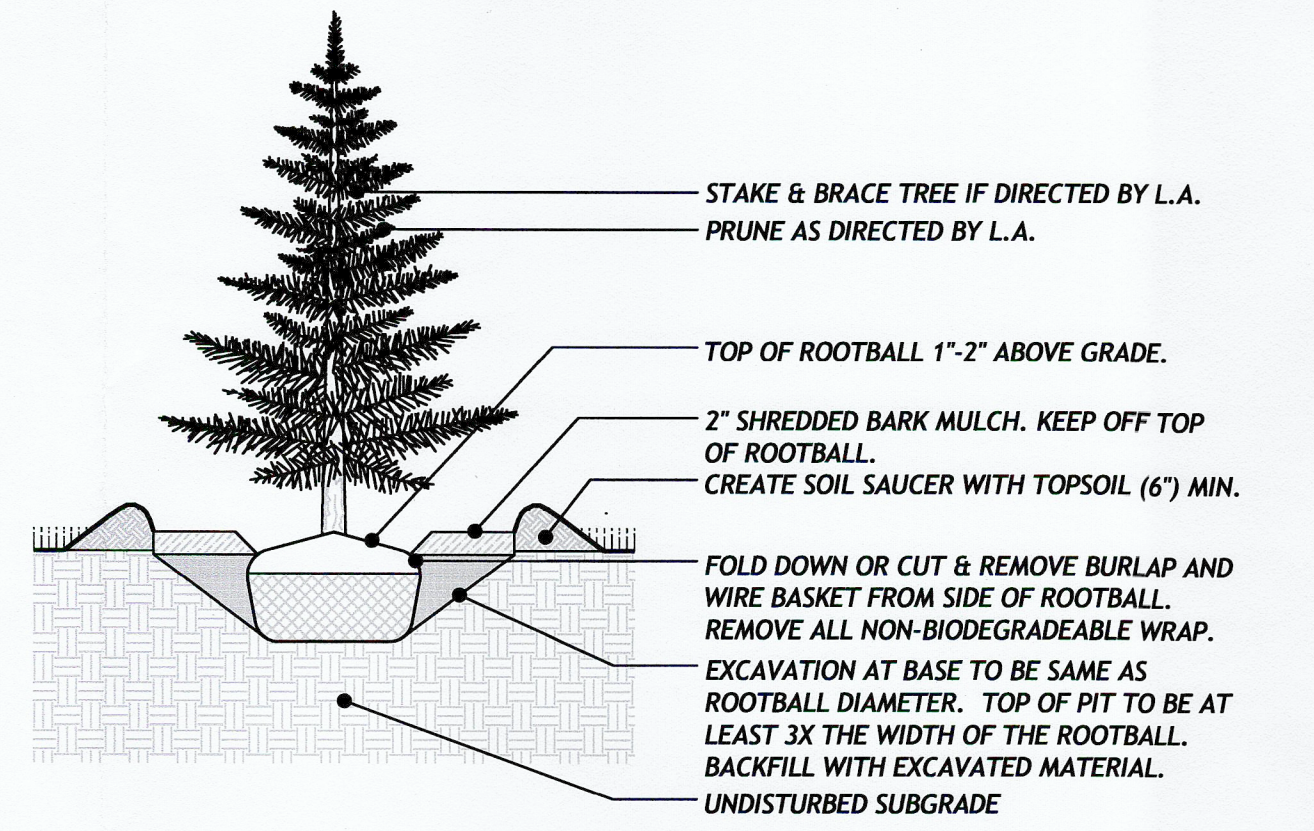
TREE PLANTING DETAIL

NOT TO SCALE



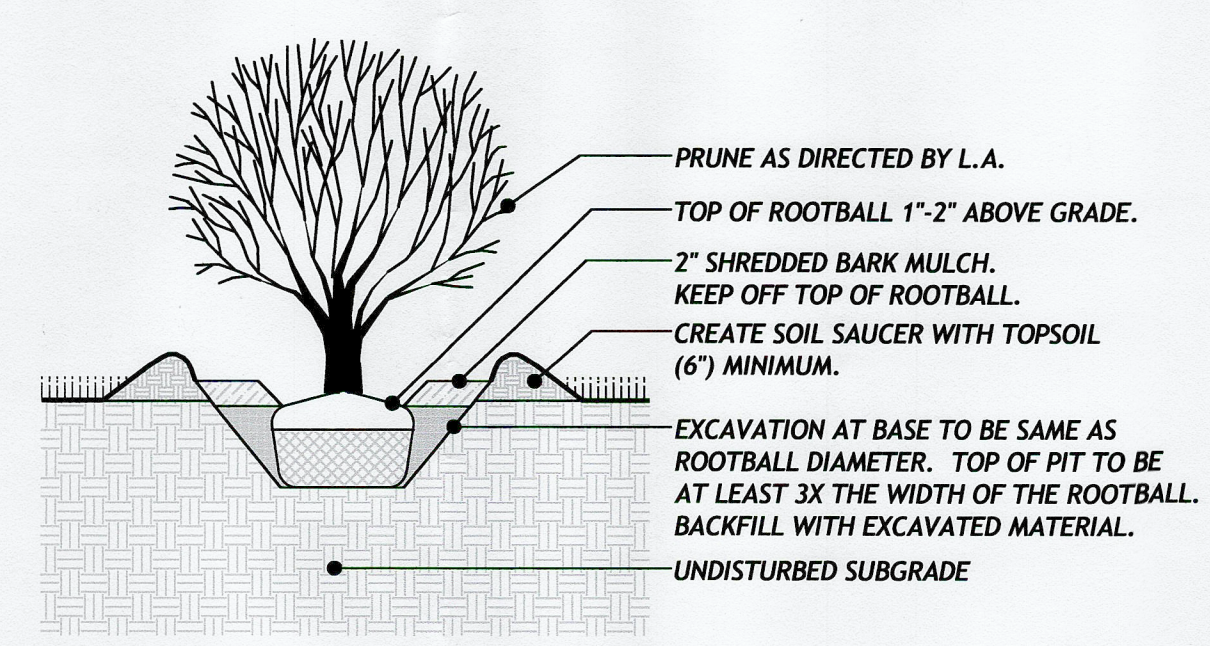
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

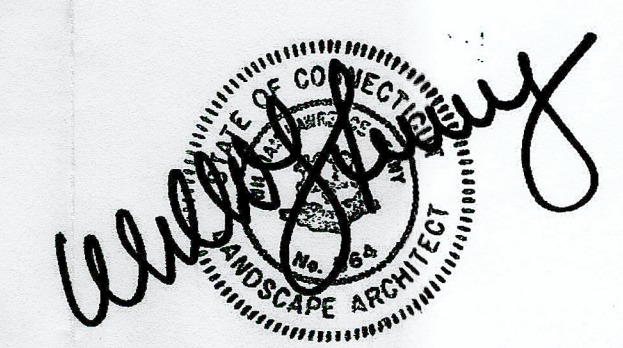
NOT TO SCALE



PLANTING PLAN

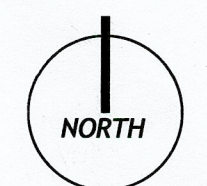
PREPARED FOR:
MAGNICO CONTRACTING
 LOCATION:
**3125 FAIRFIELD AVENUE
 BRIDGEPORT, CONNECTICUT**

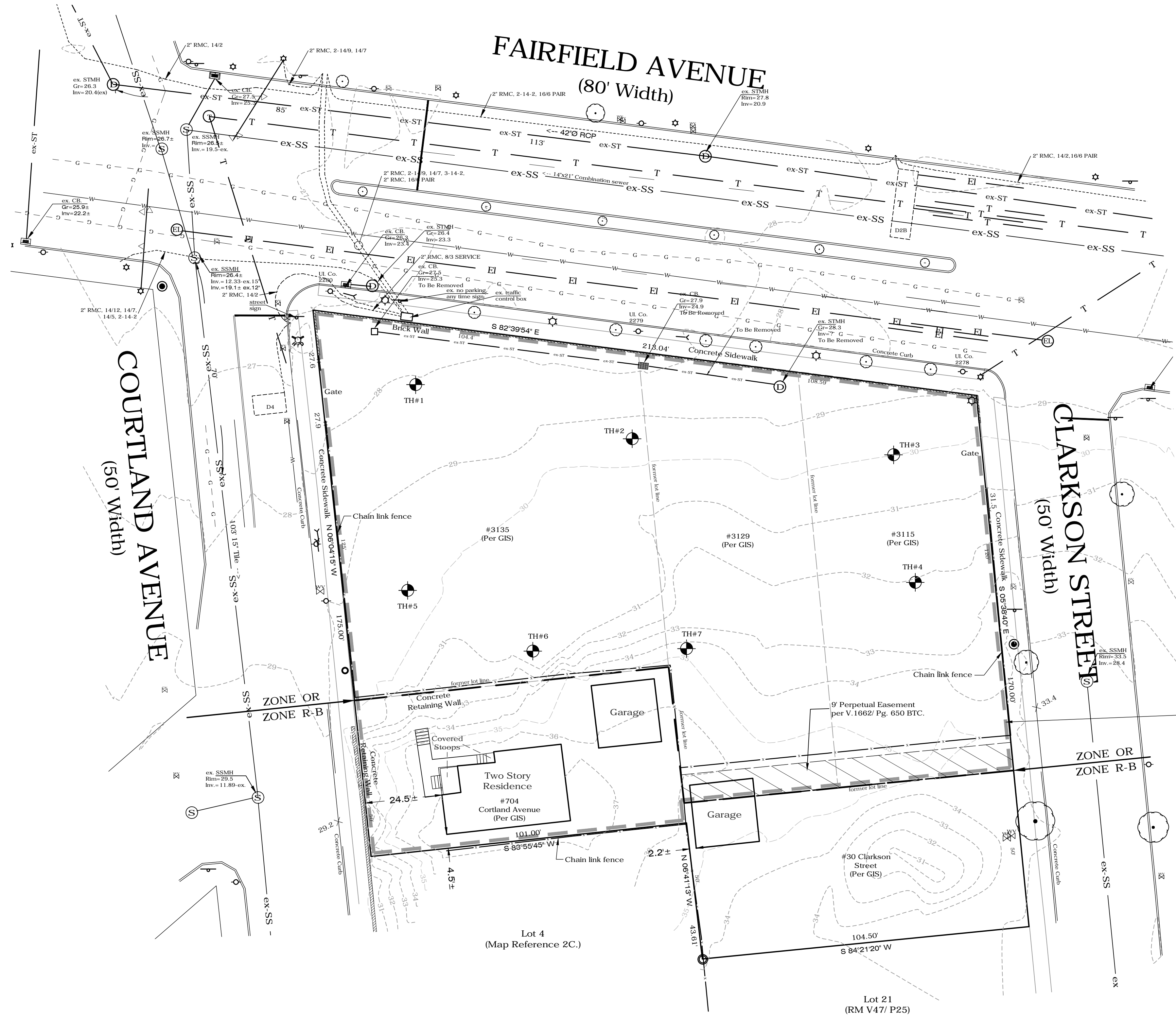
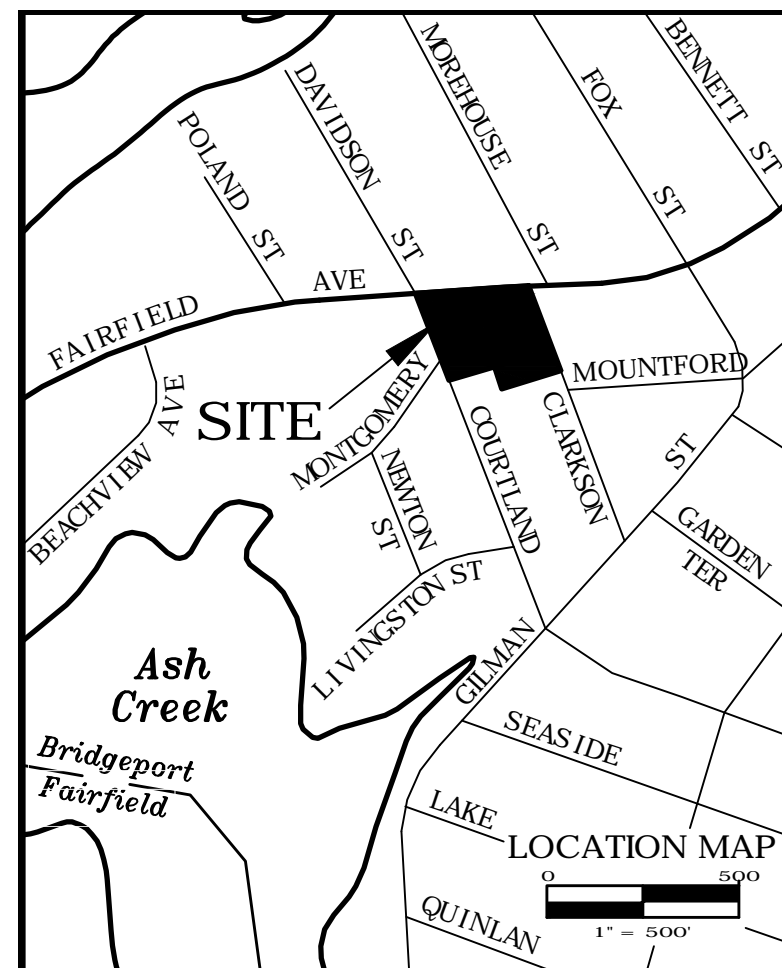
DATE: 10/8/21 - 1
 10/27/21 - 2
 12/22/21 - 3
 SCALE: AS NOTED
 REF NO. 5017



WILLIAM KENNY ASSOCIATES
 LANDSCAPE ARCHITECTURE • ECOLOGICAL SERVICES

1899 Bronson Road Fairfield CT 06824
 203 366 0588 www.wkassociates.net





SOIL TESTING:

- Test Hole #1 (6/30/15)**
Broken ledge @ 1.5 ft.
Ledge @ 4 ft.
- Test Hole #2 (6/30/15)**
Broken Rock Fill
8 ft. to grey silt/clay
Total depth 9 ft.
- Test Hole #3 (6/30/15)**
Ledge @ 3 ft.
- Test Hole #4 (6/30/15)**
Ledge @ 6 ft. (east)
Ledge @ 7 ft. (west)
- Test Hole #5 (6/30/15)**
Total depth 7 to 8 ft.
- Test Hole #6 (6/30/15)**
Ledge @ 6 ft.
- Test Hole #7 (6/30/15)**
Ledge @ grade ±

Percolation Test:
6/21/11
Depth = 3.0 ft.
Pre-soak @ 10:00
Time: Reading: Drop:
11:05.....1.20 ft.
11:15.....1.43 ".....0.23 ft.
11:25.....1.53 ".....0.10 "
11:35.....1.62 ".....0.09 "
11:45.....1.69 ".....0.07 "
11:55.....1.75 ".....0.06 "
12:05.....1.81 ".....0.06 ft.
Drop of 0.05 ft. in 10 minutes =
PERC RATE = 1 inch in 13 minutes

LEGEND

- Chain Link Fence
- Picket Fence
- Iron Pin, Brass Plug
- Drill Hole
- Lamp Post
- Catch Basin
- Water Valve
- Fire Hydrant
- Manhole
- Test Hole

NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Resurvey and conforms to Horizontal Accuracy Class A-2 and Topographical Class T-2.
2. Reference is made to the following maps:
 - A. "Revised Map No. 3 of Property Belonging To The Estate Of Caroline Clarkson. Situated in Bridgeport, Conn." November 1918, Revised March 1925. Scale 1"=30'
 - B. "Map of Fairfield Avenue Estates" September 1915 Prepared by Palmer and Goodell, Surveyors
 - C. "Map of Property For Phoebe M. Clarkson. Bridgeport, Conn; Dec. 19, 1981"; Scale 1"=20' Prepared by The Huntington Company; Vol.47/ Pg.25 BTC.
 - D. Block Maps from the Bridgeport Engineering Department.
3. Reference is made to the following deeds:
 - A. Vol. 423/ Pg. 249 - Building Restrictions (#704 Courtland Ave.)
 - B. Vol. 1662/ Pg. 650 - Perpetual Easement (Lots 22,23,24 RM V47/P25)
4. The underground utilities shown, if any, have been located from visible field survey information. 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. The surveyor has not physically located the underground utilities, unless specifically noted as such. It is the Contractor's responsibility to contact CALL BEFORE YOU DIG (CBYD) prior to commencement of any excavation, Dial 811 or 1-800-922-4455.
5. Location and Depths of underground utilities within the Proposed Pipe Crossing Area Have been provided by ACS Underground Solutions
6. Property is located in FEMA Zone X. Per Flood Insurance Rate Map #09001C0438G, Effective Date: July 8, 2013; Panel 438 of 626.
7. Property is located in Zone OR and R-B.
8. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
9. Total Lot Area = 35,704 S.F. ±, 0.820 Ac. ±
10. Closure 1/5000 or better.
11. Underground traffic control features shown per map entitled: "State Of Connecticut Department Of Transportation Bureau Of Engineering & Hwy. Operations Division Of Traffic Engineering, Traffic Control Signal Layout, City Of Bridgeport, Route 130 (Fairfield Ave.) At Davidson Street And Cortland Ave.; Scale: 1"=40' ". Traffic Control Signal Plan For Intersection 015-341.

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Jason T. Spath Sr., L.S. #70136

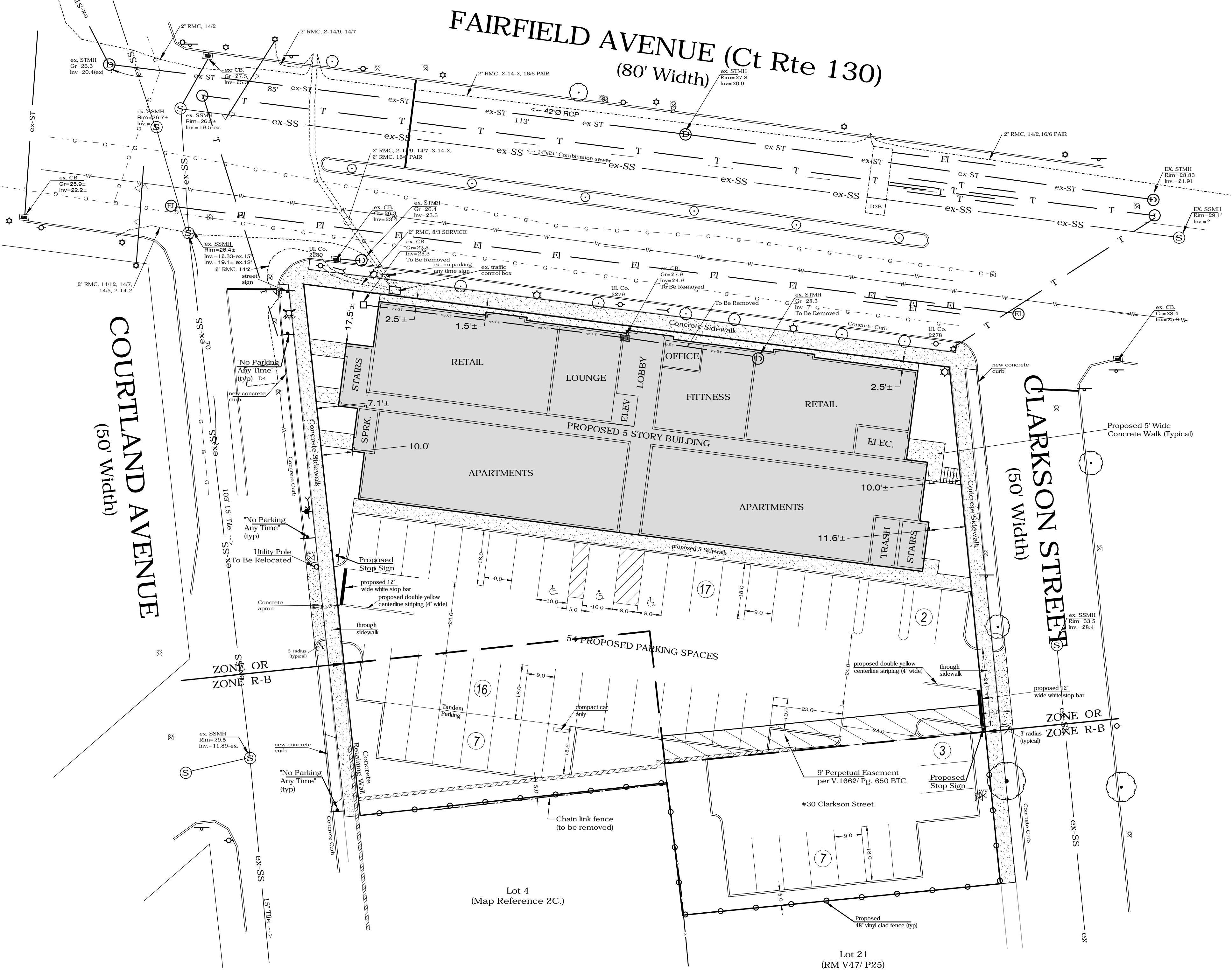
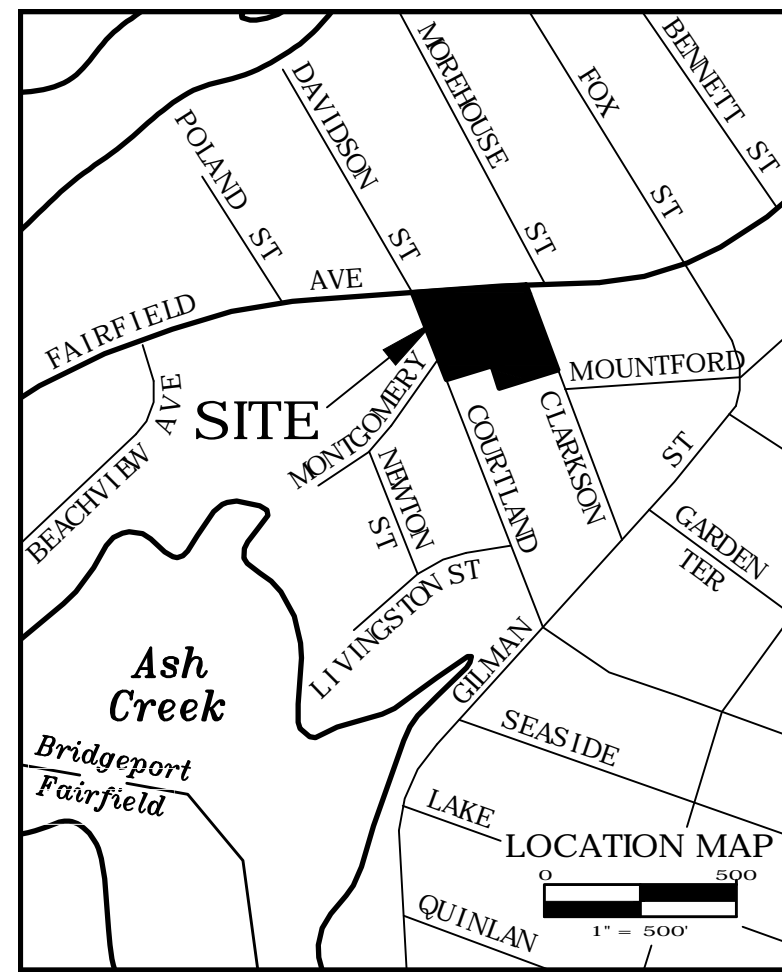
NO.	DATE	DESCRIPTION
13	12-22-21	Revise Building
12	8-23-21	Modify Site Plan
11	12-17-19	CT DOT Comments 12-10-19
10	11-22-19	Underground Utility Info Added
9	10-16-19	CT DOT Comments 10-8-19
8	9-18-19	State of CT comments
7	10-28-14	revise parking & details
6	9-08-14	additional landscaping
5	8-18-14	RC zoning table
4	7-31-14	rev. parking & bldg.
3	6-01-14	rev. parking & lot
2	5-28-14	rev. parking & lot
1	1-22-14	zoning table

DATA ACCUMULATION PLAN
PREPARED FOR
MAGNICO CONTRACTING
#3125 FAIRFIELD AVE
BRIDGEPORT, CONNECTICUT

DATE: JAN. 9, 2014 SCALE: 1"=20' DRAFTER: MSC JOB NUMBER: 9205 PROJECT #: 9205

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
303 Linwood Avenue, Fairfield, CT 06424-1091

1/7



DESCRIPTION	REQUIRED	PROPOSED
Overall Area	5,000 sf	35,704 sf
Lot Area	35'	213±
Street Lot Line	0'	1.5±
Lot Line	0' / 5' *	NA
Rear Lot Line	None **	79.3±
Street Lot Line	10'	10.0'
Lot Line	75%	84.9% (30,328 / 35,704)
Lot Line	None	84.9% (30,328 / 35,704)
Lot Line	65 ft	59.4±
Lot Line	5 Stories	5
Front Setback	12 ft	12+
Side Setback		
Height based on information provided by Applicant & Architect		
* 5' if side yard is utilized		
** 20' if floor contains habitable space		
LANDSCAPING	required 15%	proposed 15.1% (5,376 / 35,704)

PARKING 52 Units Proposed 49 Parking Spaces
3 Handicap Spaces
Total = 52 Parking Spaces Proposed

EXISTING	LEGEND	PROPOSED
- - -	EXISTING CONTOURS (City of Bridgeport DATUM)	- - -
x 3.2	EXISTING SPOT ELEVATION	x 3.2
- - -	PROPOSED CONTOURS	- - -
- - -	PROPOSED SPOT ELEVATION	- - -
⊙	SSMH (SANITARY SEWER MANHOLE)	⊙
- - -	SANITARY PIPE	- - -
⊕	BENCHMARK	⊕
⊕	CB (CATCH BASIN)	⊕
⊕	STMH (STORM DRAIN MANHOLE)	⊕
- - -	STORM PIPE	- - -
- - -	ELECTRIC & TELEPHONE	- - -
⊕	GV (GAS VALVE)	⊕
⊕	WM (WATER METER)	⊕
⊕	WV (WATER VALVE)	⊕
⊕	HYDRANT	⊕
⊕	TREELINE	⊕
⊕	LIGHT POLE	⊕
⊕	UTILITY POLE	⊕
⊕	CHAINLINK FENCE	⊕
⊕	STOCKADE FENCE	⊕
⊕	WIRE FENCE	⊕
⊕	STONEWALL	⊕
⊕	TEST BORING	⊕
⊕	WETLANDS	⊕
⊕	WETLANDS FLAG	⊕
- - -	100 Year Flood Line (EI= 11.0)	- - -
- - -	SILT FENCE	- - -
- - -	ANTI-TRACKING APRON	- - -
- - -	FOUNDATION ENVELOPE	- - -
- - -	SITE DISTURBANCE LINE	- - -
- - -	FOUNDATION DRAIN	- - -
- - -	ROOF LEADER DRAIN	- - -
- - -	SANITARY SOIL LINE	- - -
- - -	VERIFY IN FIELD	- - -
- - -	RETAINING WALL	- - -

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

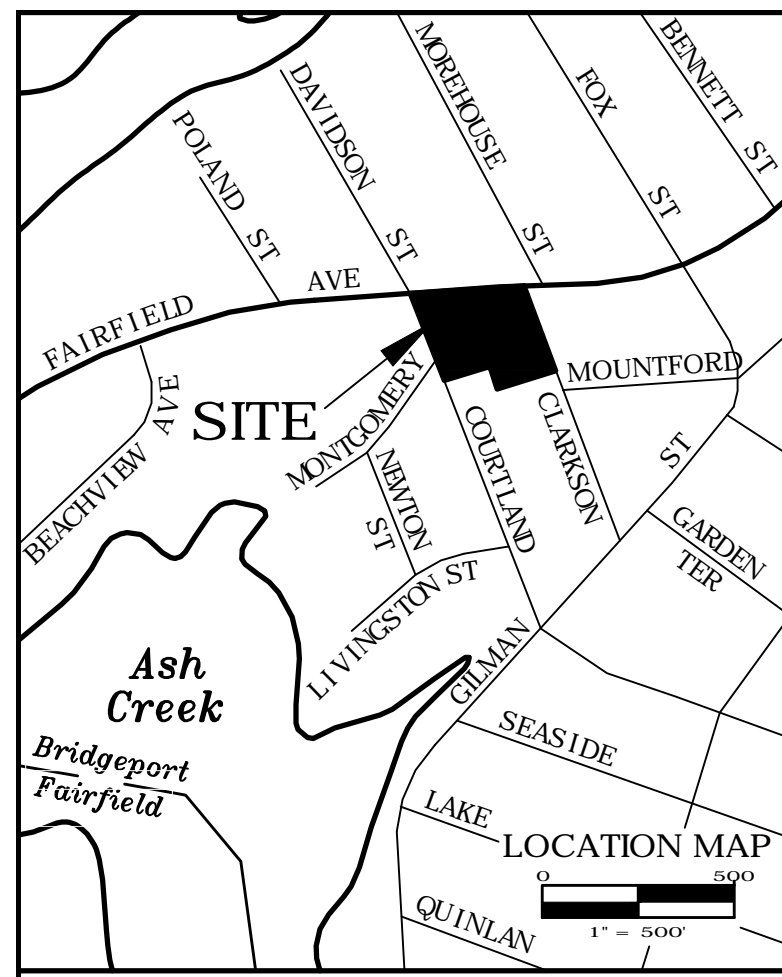
Michael Butaria, P.E., L.S. #13290

NO.	DATE	DESCRIPTION
14	12-22-21	Revise Building
13	10-27-21	Revise Parking
12	8-23-21	Modify Site Plan
11	12-17-19	CT DOT Comments 12-10-19
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4	7-31-14	rev. parking & bldg.
3	6-01-14	rev. parking & lot
2	5-28-14	rev. parking & lot
1	1-22-14	zoning table

LAYOUT PLAN
PREPARED FOR
MAGNICO CONTRACTING
#3125 FAIRFIELD AVENUE
BRIDGEPORT, CONNECTICUT

20 0 1" = 20' 20 40

DATE: JAN. 9, 2014	SCALE: 1"=20'	DRAFTER: whj	JOB NUMBER: 9205	PROJECT #: 9205
				2/7



EXISTING LEGEND

- EXISTING CONTOURS (City of Bridgeport DATUM)
- EXISTING SPOT ELEVATION
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- SS SSMH (SANITARY SEWER MANHOLE)
- SS SANITARY PIPE
- BM BENCHMARK
- CB (CATCH BASIN)
- STMH (STORM DRAIN MANHOLE)
- ST STORM PIPE
- ET ELECTRIC & TELEPHONE
- GV (GAS VALVE)
- WM (WATER METER)
- WV (WATER VALVE)
- HYDRANT
- TREELINE
- LP LIGHT POLE
- UP UTILITY POLE
- CF CHAINLINK FENCE
- STOCKADE FENCE
- WF WIRE FENCE
- SW STONEWALL
- TB TEST BORING
- WETLANDS
- WF#36 WETLANDS FLAG
- 100 Year Flood Line (E=11.0)
- SF SILT FENCE
- ANTI-TRACKING APRON
- FOUNDATION ENVELOPE
- SD SITE DISTURBANCE LINE
- FD FOUNDATION DRAIN
- RL ROOF LEADER DRAIN
- SS SANITARY SOIL LINE
- V.I.F. VERIFY IN FIELD
- RETAINING WALL

PROPOSED

- SS SANITARY PIPE
- BM BENCHMARK
- CB (CATCH BASIN)
- STMH (STORM DRAIN MANHOLE)
- ST STORM PIPE
- ET ELECTRIC & TELEPHONE
- GV (GAS VALVE)
- WM (WATER METER)
- WV (WATER VALVE)
- HYDRANT
- TREELINE
- LP LIGHT POLE
- UP UTILITY POLE
- CF CHAINLINK FENCE
- STOCKADE FENCE
- WF WIRE FENCE
- SW STONEWALL
- TB TEST BORING
- WETLANDS
- WF#36 WETLANDS FLAG
- 100 Year Flood Line (E=11.0)
- SF SILT FENCE
- ANTI-TRACKING APRON
- FOUNDATION ENVELOPE
- SD SITE DISTURBANCE LINE
- FD FOUNDATION DRAIN
- RL ROOF LEADER DRAIN
- SS SANITARY SOIL LINE
- V.I.F. VERIFY IN FIELD
- RETAINING WALL

SOIL TESTING:

Test Hole #1 (6/30/15)
Broken ledge @ 1.5 ft.
Ledge @ 4 ft.

Test Hole #2 (6/30/15)
Broken Rock Fill
8 ft. to grey silt/clay
Total depth 9 ft.

Test Hole #3 (6/30/15)
Ledge @ 3 ft.

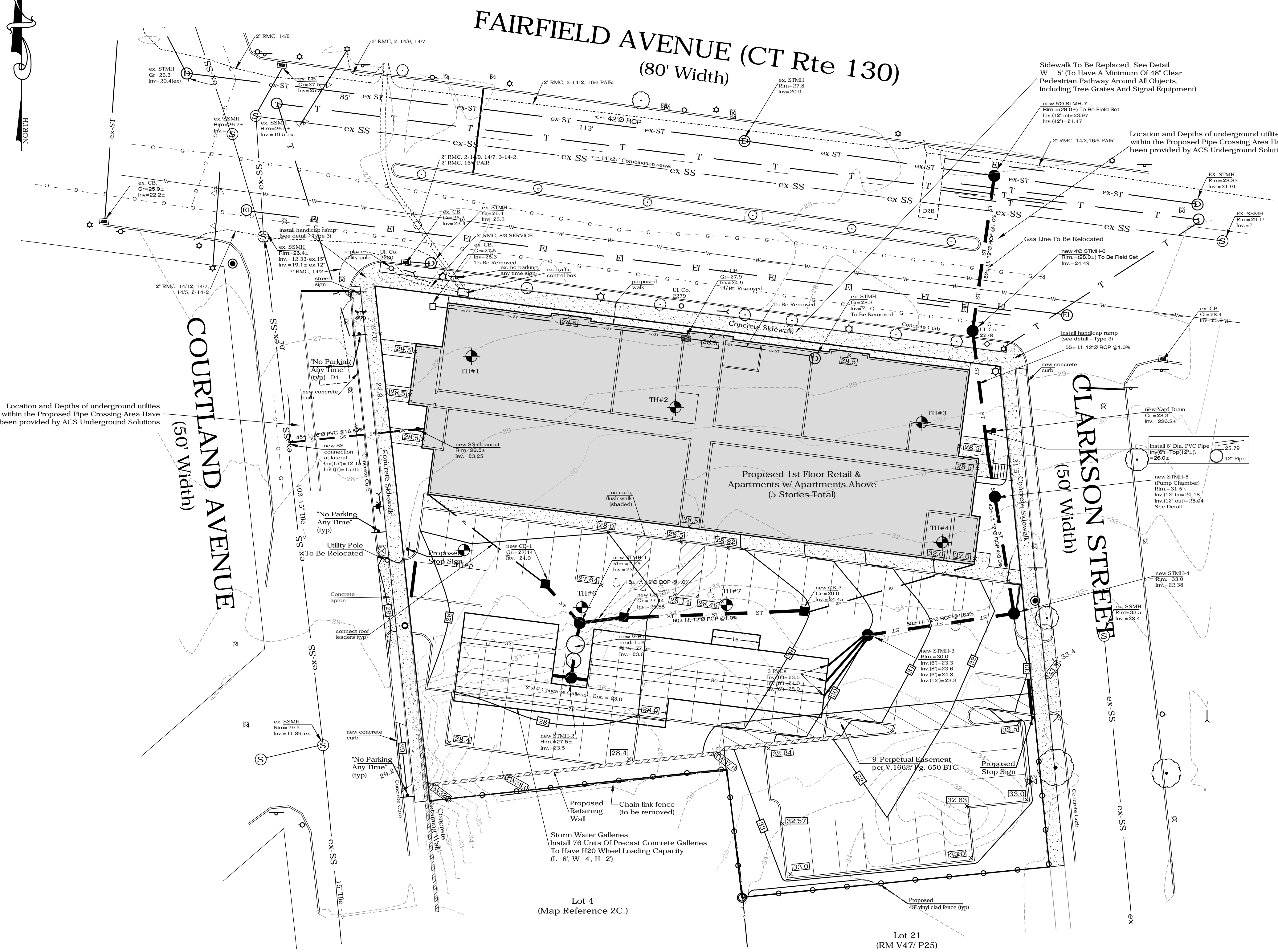
Test Hole #4 (6/30/15)
Ledge @ 6 ft. (east)
Ledge @ 7 ft. (west)

Test Hole #5 (6/30/15)
Total depth 7 to 8 ft.

Test Hole #6 (6/30/15)
Ledge @ 6 ft.

Test Hole #7 (6/30/15)
Ledge @ grade ±

Percolation Test:
6/21/11
Depth = 3.0 ft.
Pre-soak @ 10:00
Time: Reading: Drop:
11:05.....1.20 ft.
11:15.....1.43 ".....0.23 ft.
11:25.....1.53 ".....0.10 "
11:35.....1.62 ".....0.09 "
11:45.....1.69 ".....0.07 "
11:55.....1.75 ".....0.06 "
12:05.....1.81 ".....0.06 ft.
Drop of 0.05 ft. in 10 minutes =
PERC RATE = 1 inch in 13 minutes



- NOTES:**
1. Trim trees along Fairfield Avenue to provide 7' clearance over sidewalk.
 2. The underground utilities shown, if any, have been located from visible field survey information. 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. The surveyor has not physically located the underground utilities, unless specifically noted as such. It is the Contractor's responsibility to contact CALL BEFORE YOU DIG (CBYD) prior to commencement of any excavation, Dial 811 or 1-800-922-4455.
 3. The permittee shall contact the Department's District Survey Unit - Mr. Vincent Hanchuruck at (203) 389-3112 prior to any construction within State Right Of Way.
 4. The permittee will be responsible for all engineering costs should the CTDOT boundary/survey markers be disturbed or damaged.
 5. In the event the Department determines the subject CDOT boundary/survey markers need to be replaced due to the proposed development, the Department will furnish new Monuments, which the permittee will be required to install under the direction of a Connecticut licensed surveyor.
 6. The CDOT boundary / survey markers shall be verified and accepted by the District 3 survey unit prior to releasing the encroachment permit bond.
 7. The Department of Transportation will secure a Drainage Connection Concurrence for the proposed drainage connection. The actual Drainage Connection Concurrence document will be finalized during the permit issuance phase for the property owner's signature. The completed document shall be recorded in the town land records. A certified copy of the recording must be received by Neil Creem, District 3 Drainage Engineer, Pond Lily Avenue, New Haven, CT 06515 prior to the release of the bond for the project.

NO.	DATE	DESCRIPTION
14	12-22-21	Revise Building
13	10-27-21	Revise Parking
12	8-23-21	Modify Site Plan
11	12-17-19	CT DOT Comments 12-10-19
10	11-22-19	Underground Utility Info Added
9	10-16-19	CT DOT Comments 10-8-19
8	9-18-19	State of CT comments
7	10-28-14	revise parking & details
6	9-08-14	additional landscaping
5	8-18-14	RC zoning table
4	7-31-14	rev. parking & bldg.
3	6-01-14	rev. parking & lot
2	5-28-14	rev. parking & lot
1	1-22-14	zoning table

SITE PLAN
PREPARED FOR
MAGNICO CONTRACTING
#3125 FAIRFIELD AVENUE
BRIDGEPORT, CONNECTICUT

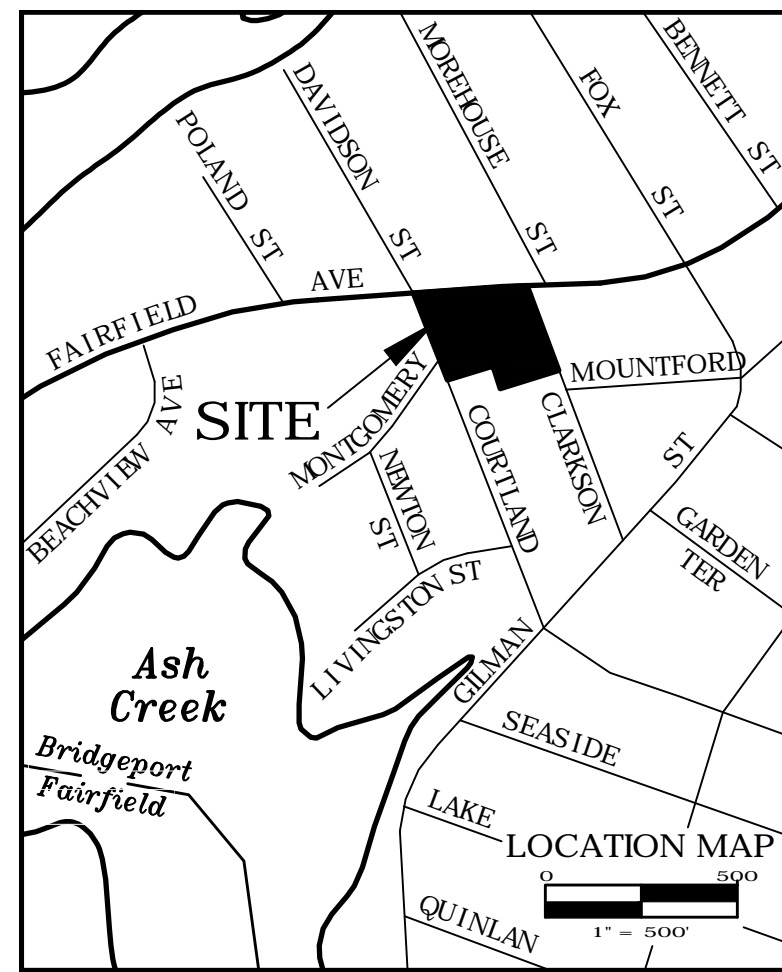
0 1' = 20' 20 40

DATE: JAN. 9, 2014	SCALE: 1" = 20'	DRAFTER: whj	JOB NUMBER: 9205	PROJECT #: 9205
				THE HUNTINGTON COMPANY, LLC Consulting Engineers & Surveyors 303 Linwood Avenue, Fairfield, CT 203.259.1091
				3/7

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

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

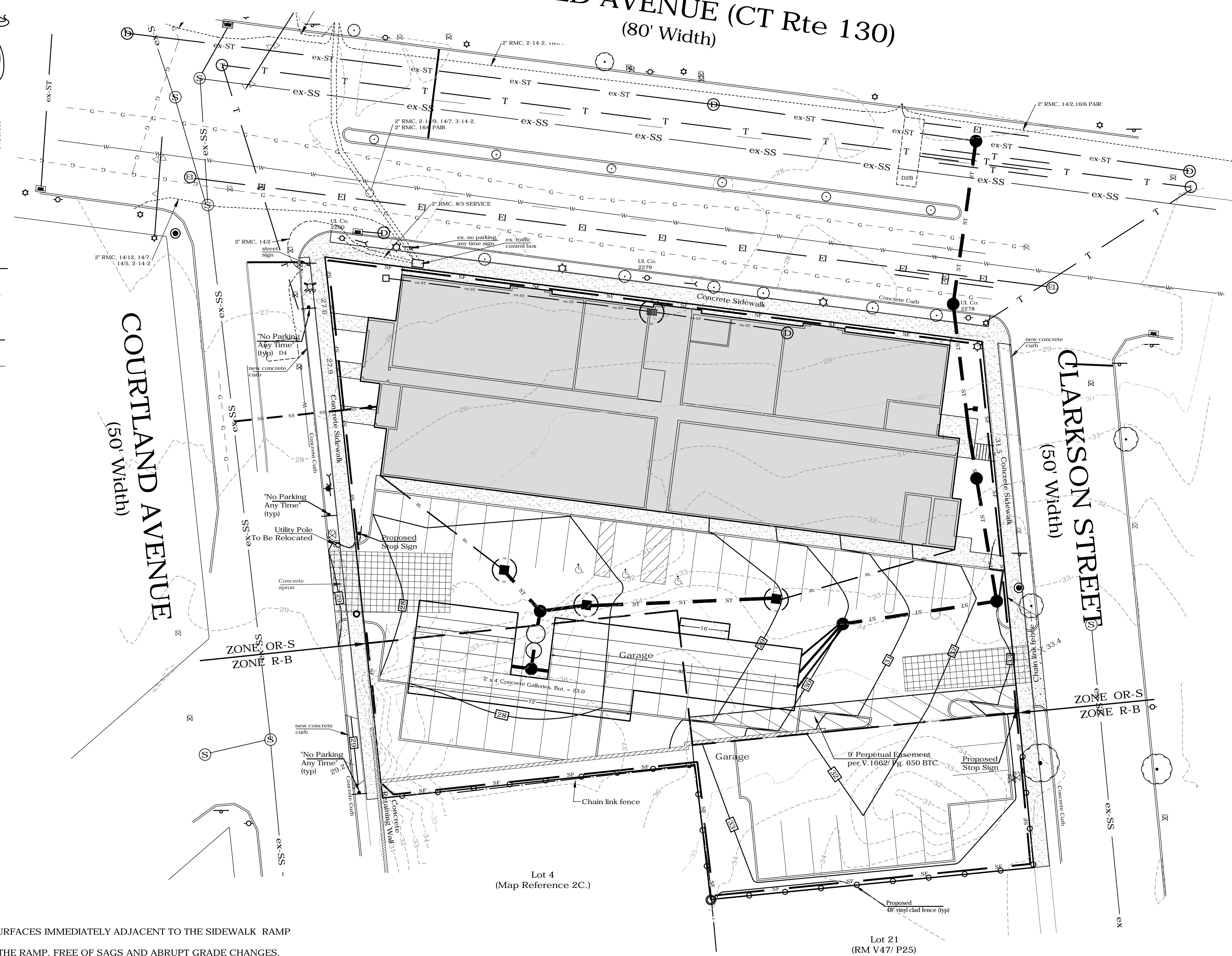
Michael Butura, P.E., L.S. #13290



EXISTING LEGEND	PROPOSED
--- 3.2 --- EXISTING CONTOURS (City of Bridgeport DATUM)	--- 3.2 --- EXISTING SPOT ELEVATION
--- 3.2 --- PROPOSED CONTOURS	--- 3.2 --- PROPOSED SPOT ELEVATION
--- 3.2 --- SSMH (SANITARY SEWER MANHOLE)	--- 3.2 --- SSMH (SANITARY SEWER MANHOLE)
--- 3.2 --- SANITARY PIPE	--- 3.2 --- SANITARY PIPE
--- 3.2 --- BENCHMARK	--- 3.2 --- BENCHMARK
--- 3.2 --- CB (CATCH BASIN)	--- 3.2 --- CB (CATCH BASIN)
--- 3.2 --- STMH (STORM DRAIN MANHOLE)	--- 3.2 --- STMH (STORM DRAIN MANHOLE)
--- 3.2 --- STORM PIPE	--- 3.2 --- STORM PIPE
--- 3.2 --- ELEC. & TELEPHONE	--- 3.2 --- ELEC. & TELEPHONE
--- 3.2 --- GV (GAS VALVE)	--- 3.2 --- GV (GAS VALVE)
--- 3.2 --- WM (WATER METER)	--- 3.2 --- WM (WATER METER)
--- 3.2 --- WV (WATER VALVE)	--- 3.2 --- WV (WATER VALVE)
--- 3.2 --- HYDRANT	--- 3.2 --- HYDRANT
--- 3.2 --- TREELINE	--- 3.2 --- TREELINE
--- 3.2 --- LIGHT POLE	--- 3.2 --- LIGHT POLE
--- 3.2 --- UTILITY POLE	--- 3.2 --- UTILITY POLE
--- 3.2 --- CHAINLINK FENCE	--- 3.2 --- CHAINLINK FENCE
--- 3.2 --- STOCKADE FENCE	--- 3.2 --- STOCKADE FENCE
--- 3.2 --- WIRE FENCE	--- 3.2 --- WIRE FENCE
--- 3.2 --- STONEWALL	--- 3.2 --- STONEWALL
--- 3.2 --- TEST BORING	--- 3.2 --- TEST BORING
--- 3.2 --- WETLANDS	--- 3.2 --- WETLANDS
--- 3.2 --- WETLANDS FLAG	--- 3.2 --- WETLANDS FLAG
--- 3.2 --- 100 Year Flood Line (E1=11.0)	--- 3.2 --- 100 Year Flood Line (E1=11.0)
--- 3.2 --- SILT FENCE	--- 3.2 --- SILT FENCE
--- 3.2 --- ANTI-TRACKING APRON	--- 3.2 --- ANTI-TRACKING APRON
--- 3.2 --- FOUNDATION ENVELOPE	--- 3.2 --- FOUNDATION ENVELOPE
--- 3.2 --- SITE DISTURBANCE LINE	--- 3.2 --- SITE DISTURBANCE LINE
--- 3.2 --- FOUNDATION DRAIN	--- 3.2 --- FOUNDATION DRAIN
--- 3.2 --- ROOF LEADER DRAIN	--- 3.2 --- ROOF LEADER DRAIN
--- 3.2 --- SANITARY SOIL LINE	--- 3.2 --- SANITARY SOIL LINE
--- 3.2 --- VERIFY IN FIELD	--- 3.2 --- VERIFY IN FIELD
--- 3.2 --- RETAINING WALL	--- 3.2 --- RETAINING WALL

- GENERAL NOTES:**
- MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20:1.
 - CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
 - ALL RAMPS SHALL BE CONSTRUCTED OF CLASS "C" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS ARTICLE M.03.01.
 - SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE SURFACE ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH ADAAG SECTION 4.5.
 - DIAGONAL SIDEWALK RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
 - REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION/CONTRACTION JOINT OR DUMMY JOINT. 12:1 MAY NOT BE ACHIEVABLE DUE TO SIDEWALK GRADE. IN RECOGNITION OF THIS, A MINIMUM LIMIT OF 15' FOR A PARALLEL RAMP SHALL BE USED. REMOVAL SHALL NOT BE FURTHER THAN 2' FROM THE PROPOSED RAMP UNLESS DIRECTED BY THE ENGINEER. SAW CUT REQUIRED FOR DUMMY JOINTS SHALL BE INCLUDED IN THE COST OF "CONCRETE SIDEWALK".
 - EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12' UNLESS OTHERWISE NOTED.
 - RAISED ISLANDS IN MARKED CROSSINGS SHALL HAVE SIDEWALK RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 4' LONG BETWEEN THE RAMPS. IF THIS CAN NOT BE ACHIEVED, THE RAISED ISLAND SHALL BE CUT THROUGH LEVEL WITH THE ROADWAY AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
 - SIDEWALK RAMPS SHALL BE CONSTRUCTED AND PAID FOR UNDER THE ITEM "CONCRETE SIDEWALK", INCLUDING CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP AND DETECTABLE WARNING STRIPS.
 - CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF FORM 814A SECTIONS 8.11 AND 8.13.
 - HANDICAP RAMPS CONFORMING WITH CONNECTICUT GENERAL STATUTES, SEC. 7-118a, SHALL BE INCORPORATED IN ALL PROPOSED SIDEWALKS AT ALL STREET INTERSECTIONS, AND AT ALL OTHER LOCATIONS WHERE THE GRADE OF A DRIVEWAY OR OTHER FACILITY TAKES PRECEDENCE OVER THE GRADE OF THE PROPOSED SIDEWALK.
 - TRANSITION TO FULL HEIGHT CURB. INSTALL STONE CURBING IF ADJACENT CURBING IS STONE. INSTALL CONCRETE CURBING IF ADJACENT CURBING IS CONCRETE OR BITUMINOUS.
 - INSTALL THE EDGE OF THE DETECTABLE WARNING 6" FROM THE EDGE OF ROAD.
 - TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, ALIGN DOMES ON A SQUARE GRID IN THE DIRECTION OF PEDESTRIAN TRAVEL.

FAIRFIELD AVENUE (CT Rte 130) (80' Width)



- Sediment and Erosion Control Notes**
- Prior to the start of construction, a preconstruction meeting with the engineer is required.
 - Actual locations and applications of erosion control devices shall be determined in the field prior to the start of construction based on the erosion and sediment control strategy. The strategy will require the contractor to follow the general sequence of construction, provide appropriate controls such as structural practices, maintenance, and stabilization practices along with the proper discharge of dewatering wastewaters. The contractor must follow the general permit for the discharge of stormwater and dewatering wastewaters associated with construction activities.
 - Limits of disturbance shall be flagged in the field and verified prior to initiation of construction.
 - Erosion and sediment control devices shall be installed prior to any site or building demolition at the site. All erosion and sediment control measures shall be constructed in accordance with the standard and specifications of the State of Ct. Dep "Guidelines for Erosion and Sediment Control" Handbook, January, 1985, or as amended.
 - All sediment and erosion control measures shall be installed and functioning prior to any site disturbance. Additional measures may be required during the course of construction and shall be implemented as needed. No activity is to begin until the site monitor has been notified. All sediment and erosion control measures are to be inspected prior to a heavy rain, immediately after and at least daily during prolonged rains.
 - All graded areas with slopes steeper than 3 horizontal to 1 vertical shall be stabilized with jute netting.
 - land grading.
 - fill shall be compacted as required to reduce erosion slippage, settlement, subsidence. Or other related problems.
 - fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other unsuitable materials that would interfere with or prevent construction of satisfactory fills.
 - When all graded areas are permanently stabilized. Remove all erosion and sediment controls. Remove trapped sediment.
 - It shall be the responsibility of the Owner and the site development contractor to ensure proper implementation of the soil erosion and sediment controls as shown on this plan; and shall include but not be limited to installation and maintenance of control measures, informing all parties of such requirements and notification of any transfer of this responsibility to other parties.
 - Any disturbed area and piles remaining to be left more than 14 days will have to be seeded or mulched immediately. Recommended seed mixture: pounds per 1,000 square feet of recommended varieties of perennial Ryegrass: Fiesta II, Blazer II, Dasher II, and Express. A seeding rate of 5-7 pounds per 1,000 square feet is recommended.
 - When all surfaces are permanently stabilized, any remaining sediment and erosion control devices shall be removed and all trapped sediment shall be removed. All catch basin sumps shall be cleaned.
 - Construction activities at the project site will result in emissions of fugitive dust to the atmosphere. The quantity of fugitive dust generated will be controlled but is dependent upon weather conditions. Fugitive dust particles have a greater propensity to become airborne during dry and breezy meteorological conditions. Construction activities at the site which will result in the generation of fugitive dust include which will result in the generation of fugitive dust include grading, material loading and unloading, material storage piles and construction traffic. The contractor will implement the following reasonable precautions during construction to minimize the generation of fugitive dust:
 - use water for dust control of active construction areas, active unpaved roads, and other surfaces which can give rise to airborne dust. A typical practice to be followed during site grading will be to follow the earth moving equipment with a water truck to immediately wet the new disturbed area.
 - blow seed for a vegetative cover on storage piles, especially those that will remain dormant for an extended period.
 - apply the binder course of paving material to site drives and parking lots as soon as feasible during construction.
 - the contractor must clean/sweep daily all on-site paved roads and that portion of any surrounding roads which are used by construction traffic, for the duration of the project.
 - institute a maximum on site speed limit of 10 miles per hour.
 - the contractor is responsible for dust control during the construction process. The construction manager shall inspect the site to assure dust is adequately controlled. If the construction manager or owners representative feels dust control measures are not adequate the contractor shall be required to increase these measures as directed by the construction manager.
 - All construction activities shall comply with the City of Bridgeport Zoning regulations.
 - Dewatering procedures shall be conducted in a manner that insures no dewatering wastewater is directly discharged into any wetland or waterbody. Dewatering wastewater must be discharged in a manner which will not cause erosion and scouring or contain suspended solids in amounts which could reasonably be expected to cause pollution of the waters of the state. The measures shall be conducted in accordance with the dewatering plan submitted by the contractor as part of the contract documents. Dewatering wastewaters shall be discharged in a manner to minimize the discoloration of the receiving waters. Unless otherwise specifically approved, all dewatering wastewaters shall be infiltrated into the ground.
 - A stockpile of sediment and erosion controls shall be kept on site at all times. This will consist of at least 24 hay bales, under cover, extra stone for the anti-tracking apron, at least 100 feet of silt fence and 100 square yards of non-woven filter fabric additional measures may be required by the site monitor. These measures are to be installed by the request date. Replace construction entrance when the capacity of the apron has reached the 50% full volume.
 - Sediment removed from control structures will be disposed of in a manner which is consistent with the intent of these plans.
 - Where construction activities have permanently ceased or have temporarily been suspended for more than seven days, or when final grades are reached in any portion of the site, stabilization practices shall be implemented within three days.
 - The contractor is responsible for stormwater discharges and must submit a revised general permit registration to Connecticut Department of Environmental Protection prior to the start of construction.
 - The contractor must prepare a plan which conforms to the stormwater pollution control plan approved by the Connecticut Department of Environmental Protection. The plan must be approved the A/E and will be prepared at the contractors own expense. The contractor must sign and cause to be signed by each appropriate subcontractor, the "certification statement" required by the general permit.
 - The contractor, during construction, shall inspect the site in conformance with the general permit, including and inspection at least once every seven days and within 24 hours of the end of a storm that is 0.5 inch or greater.

- General Sequence of Construction**
- A copy of "Connecticut Guidelines for Soil and Sediment Control" should be on site for reference.
 - The limits of the new construction and limits of grading are to be staked by a licensed land surveyor.
 - Clear the proposed driveway to the grading limits. It is strongly recommended that the wood and brush chips be saved for sediment and erosion control. Brush and trees less than 6" in diameter may be chipped for use as mulch.
 - The construction entrance(s) shall be installed at the locations as shown on the plans. The sediment control system (silt fence, hay bales, temporary swales shall be placed at the locations as shown on the plans. Install an anti-tracking apron per attached detail. The limits of construction are to be clearly marked whether with silt or barrier fence or some other approved means. This applies to the silt and barrier fence, staked hay bales, the anti-tracking apron, stone dams and other protection which might be required due to site conditions.
 - All trees and brush in the area of the new grading shall be cut.
 - Stockpile areas for topsoil and extra material are to be ringed, on the downhill side with silt fence, staked hay bales and another approved system of containment. Piles to be left over two weeks should be seeded with a quick grow grass mix. This is to control erosion by both rain and wind.
 - Proceed with cuts and fills for access driveway, maintaining and adding any additional sediment and erosion controls which might be needed due to field conditions and pending weather. Rough grade proposed driveway and stabilize area.
 - Proceed with cuts and fills for parking area and building site. Rough grade proposed parking area and stabilize.
 - The loam shall be stripped and stockpiled in a level area on the site. Stumps shall be removed and disposed of at a legal landfill off-site. The loam stockpiles shall be ringed with silt fence. These rings shall be maintained during the period that materials are stored. The earth excavation shall be done to bring the roadway, structures, shoulders and slope areas to subgrade levels. The slopes shall be stabilized with temporary vegetation (v) as soon as possible after the completion of the earthwork.
 - Demolish existing structures and appurtenances.
 - Begin new building foundation construction. Use graded parking area as staging area for building construction.
 - As building construction proceeds construct stormwater detention structures and municipal utilities and appurtenances.
 - Install drainage structures. As drainage structures are completed they must be protected with hay bales, silt fence, silt sacks or other approved means. If it is necessary to dewater the area, it must be done in an approved manner. This could be achieved by pumping into a portable sediment control container, into an approved sediment basin, filter bags or by other acceptable means. If any turbidity occurs, which affects the regulated area, the pumping is to cease immediately.
 - The drainage pipe shall be laid to the grades and elevations as shown on the plans starting from the downstream section first. The catch basin frames shall be adjusted to the finish grade elevations as shown on the plans.
 - The catch basins shall be protected with silt fencing or hay bales as shown on the plans.
 - The gravel base shall be placed in the roadway in accordance with the plans and specifications.
 - The first course of pavement and the curbing shall be placed.
 - The topsoil and seed shall be applied to the shoulders and all disturbed slope areas.
 - The second course of pavement shall be placed.
 - As soon as possible, disturbed areas are to be stabilized. On a temporary basis this could mean temporary Seeding, hay mulch, wood chips, netting or whatever method site condition might dictate.
 - Maintenance of all sediment and erosion controls is to be ongoing. Replacement and repairs are to be done immediately.
 - Complete cuts and fills, final grade, pave, and install curbing per specifications.
 - Regrade and restore stockpile and all other disturbed areas.
 - Remove all sediment and erosion controls once the site has been deemed stable.

- Temporary vegetation schedule**
- Provide not less than the following quantities of specified materials.
- 4' topsoil
 - 135 lbs. of lime per 1000 sq. Ft.
 - 7.5 lbs. of commercial fertilizer per 1000 sq. ft.
 - Seed:

NO.	DATE	DESCRIPTION
14	12-22-21	Revise Building
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11	12-17-19	CT DOT Comments 12-17-19
10	11-22-19	Underground Utility Info Added
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3	6-01-14	rev. parking & lot
2	5-28-14	rev. parking & lot
1	1-22-14	zoning table

SEDIMENT & EROSION CONTROL PLAN

PREPARED FOR
MAGNICO CONTRACTING
#3125 FAIRFIELD AVE
BRIDGEPORT, CONNECTICUT

DATE: JAN. 9, 2014 SCALE: 1"=20' DRAFTER: whj JOB NUMBER: 9205 PROJECT #: 9205

HC THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
303 Linwood Avenue, Fairfield, CT
203.259.1091

4/7

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Michael Buturla, P.E., L.S. #13290

MAINTENANCE PLAN

A stormwater management system maintenance schedule shall be implemented and officially recorded. The schedule shall include as a minimum:

- All elements of the stormwater management system shall be inspected monthly.
 - a weekly inspection of the site shall be conducted for surface debris.
 - a monthly inspection of all stormwater structures and outfalls shall be conducted for floating or surface debris or sediment.
 - structures and outfalls shall be cleaned of sediment and debris at least once a year during the month of April and at other times as necessary to prevent the discharge of pollutants from structures or outfalls.
 - all parking areas, sidewalks, driveways, and other impervious areas (except roofs) shall be swept clean of sand, litter and other possible pollutants at least twice a year, once between November 14 and December 15 (after leaf fall) and once during the month of April (after snow melt) and at other times as directed by the Town of Wilton.
- Cleaning to take place in accordance with City of Bridgeport standards.
- During inspections remove siphon hoods and inspect piping and gallery systems for any siltation or sedimentation.
- All accumulated silt and sedimentation to be disposed of in the proper manner.
- In the case of oil spills or other environmentally harmful materials entering the catch basins, inspection is to take place immediately.
- In the above case cleaning to take place immediately, and measures taken to prevent additional intrusion of environmentally harmful materials.

Form 817 Construction Notes

All work within the State right-of-way will comply with Form 817, "The State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction" with the latest Special Provisions and Typical State Standard Details. In any case where the construction is not specifically detailed in the Form 817, the work will be completed as directed by the Engineer or District Permit Section Representative.

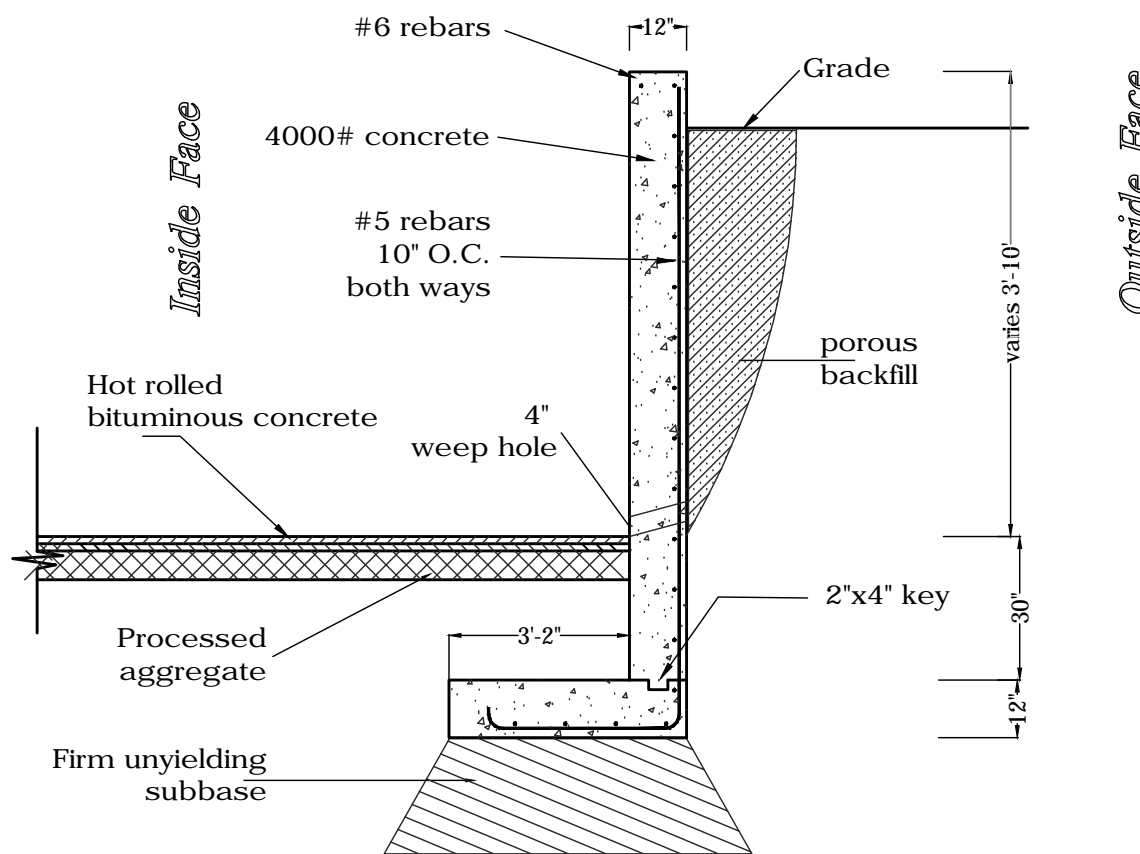
Removal of pavement markings along state roadways shall be completed by a non-destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 817 Section 12.11 as revised.

New Pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 817 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white background. Type 3 Reflective Sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.

New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 817 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white background. Type 3 Reflective Sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.

All signs and pavement markings installed within the State Right of Way must conform to the "Manual on Uniform Traffic Control Devices" and the latest State of Connecticut Catalog of Signs as revised.

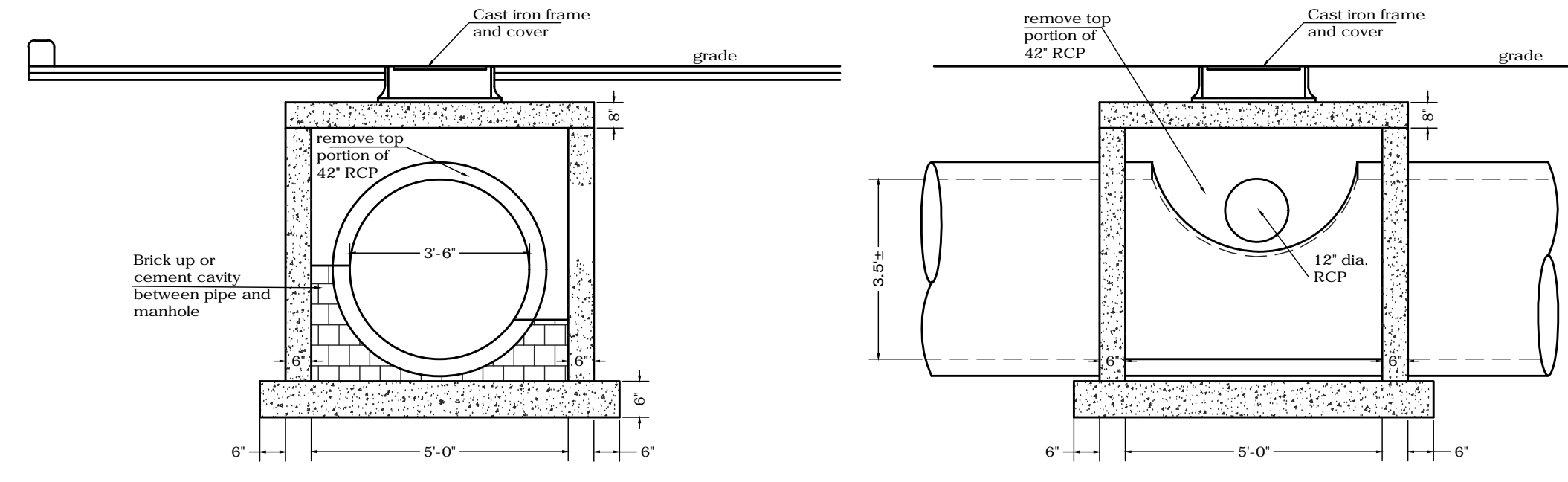
Any damage to the existing curb, sidewalk or any other highway appurtenances during the development of the permitted site will be replaced by the contractor as directed by the District 3 Permit Section at no cost to the State.



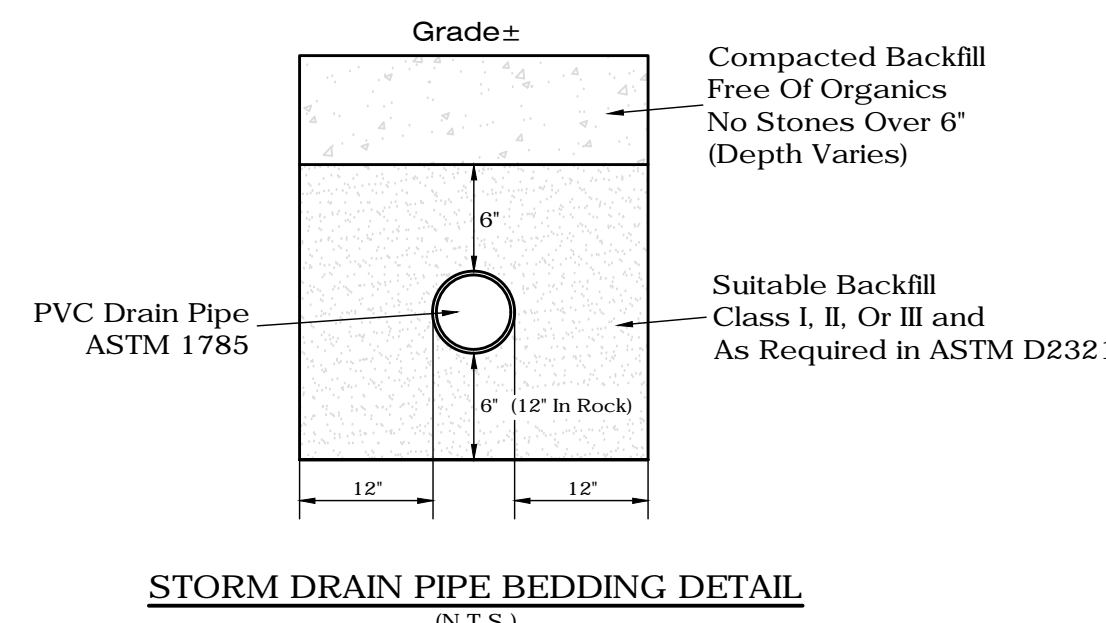
Section thru Retaining Wall
(to be designed by Structural Engineer)

CATCH BASIN - RESIDENTIAL DRAIN
NOT TO SCALE

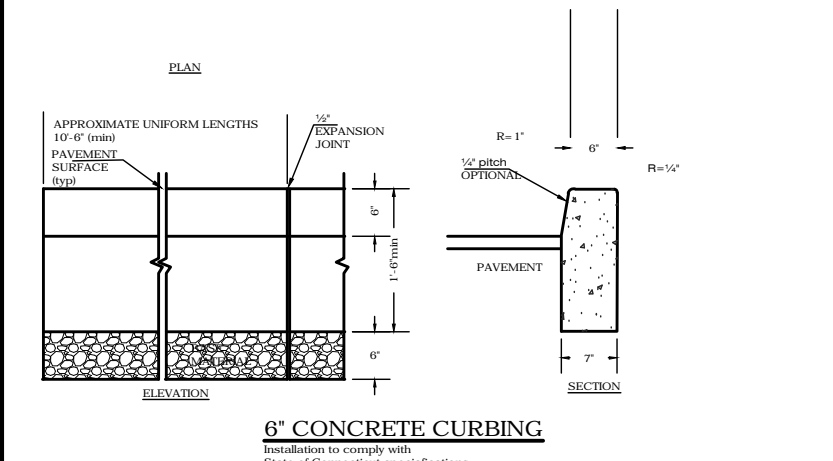
Notes:
1. Reinforced 6" x 4" 10 gauge mesh
2. 1/2" thick concrete
3. Minimum concrete compressive strength 4,000 PSI @ 28 Days.



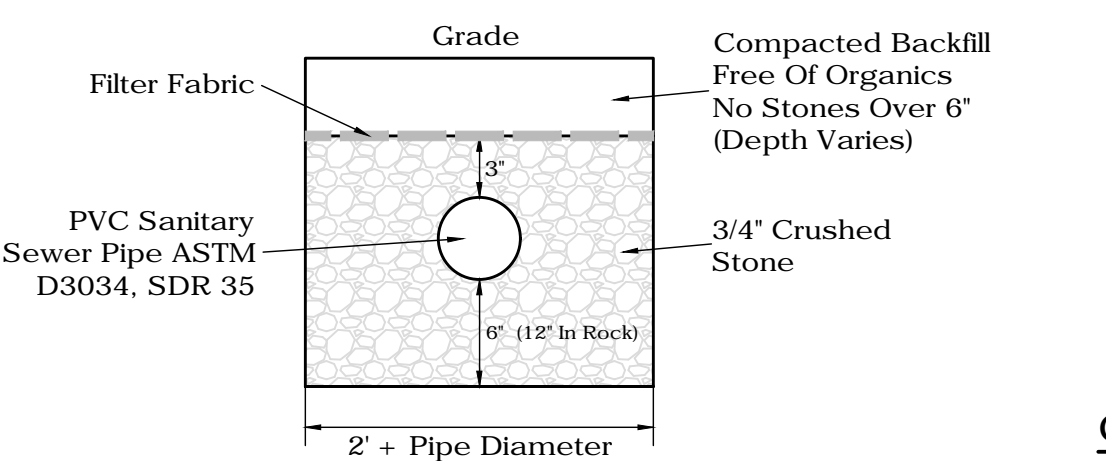
STORM MANHOLE
to be constructed over existing 42" RCP



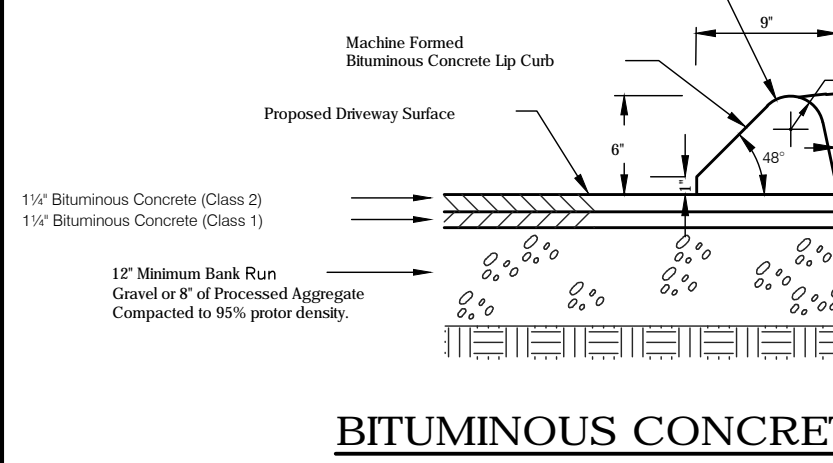
STORM DRAIN PIPE BEDDING DETAIL
(N.T.S.)



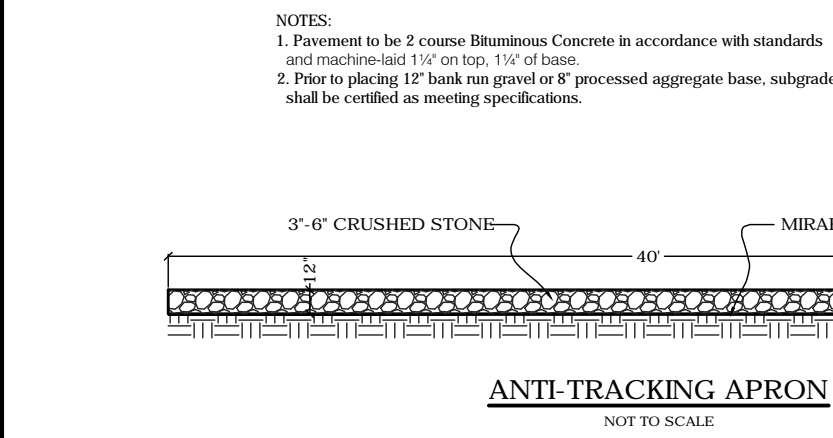
6" CONCRETE CURB
NOT TO SCALE



SANITARY SEWER LATERAL BEDDING DETAIL
(N.T.S.)



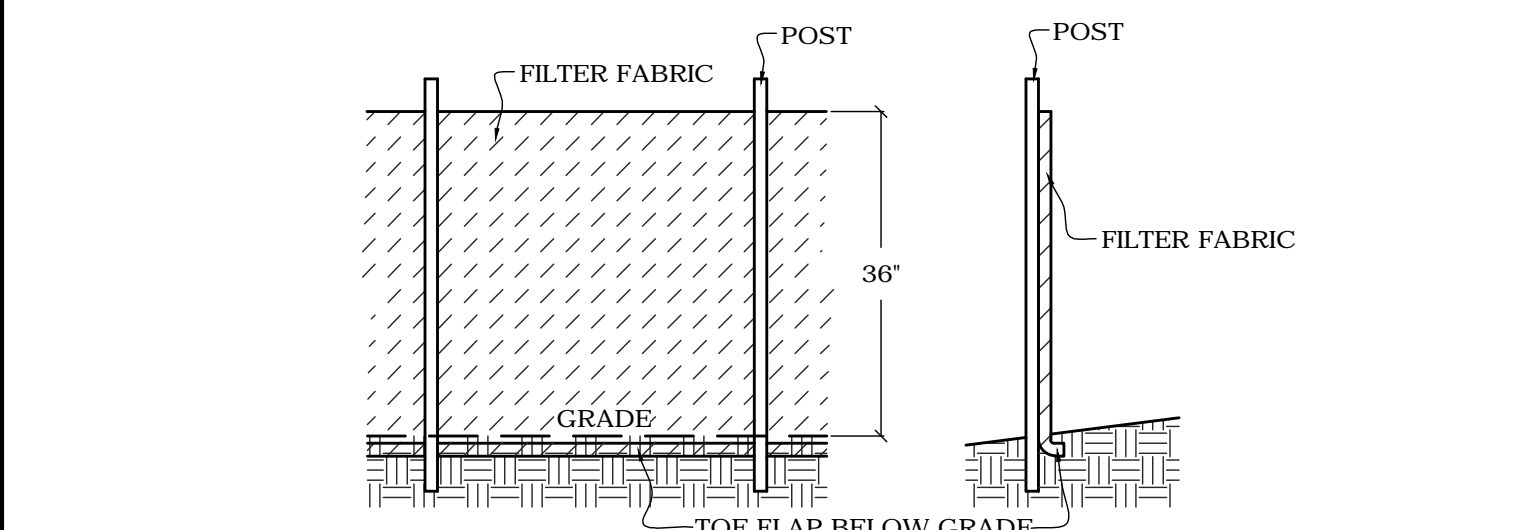
BITUMINOUS CONCRETE CURB
NOT TO SCALE



ANTI-TRACKING APRON
NOT TO SCALE

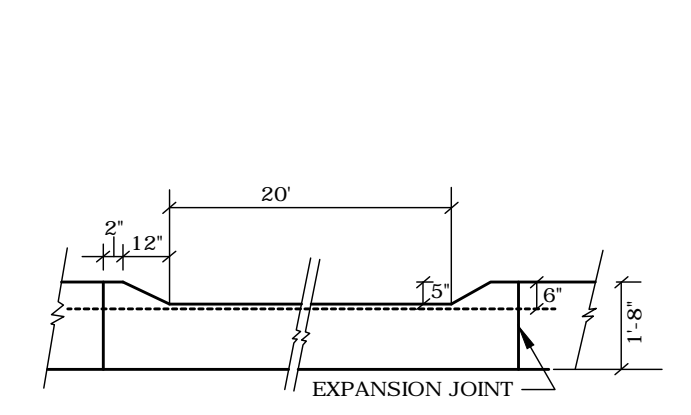
ANTI-TRACKING APRON
A stone anti-tracking apron shall be installed at the entrance to the property. It shall be for the full length and width specified. The anti-tracking apron shall be installed prior to the start of any excavating and/or filling on the site and shall be removed only after all construction has been completed and all sources of erosion have been permanently stabilized. All paved areas adjacent to the site shall be checked for sediment and as necessary shall be swept clean of any accumulations.

At the commencement of lot construction a stone anti-tracking apron shall be installed at the entrance to each lot and shall be removed only after all construction has been completed and all sources of erosion have been permanently stabilized.

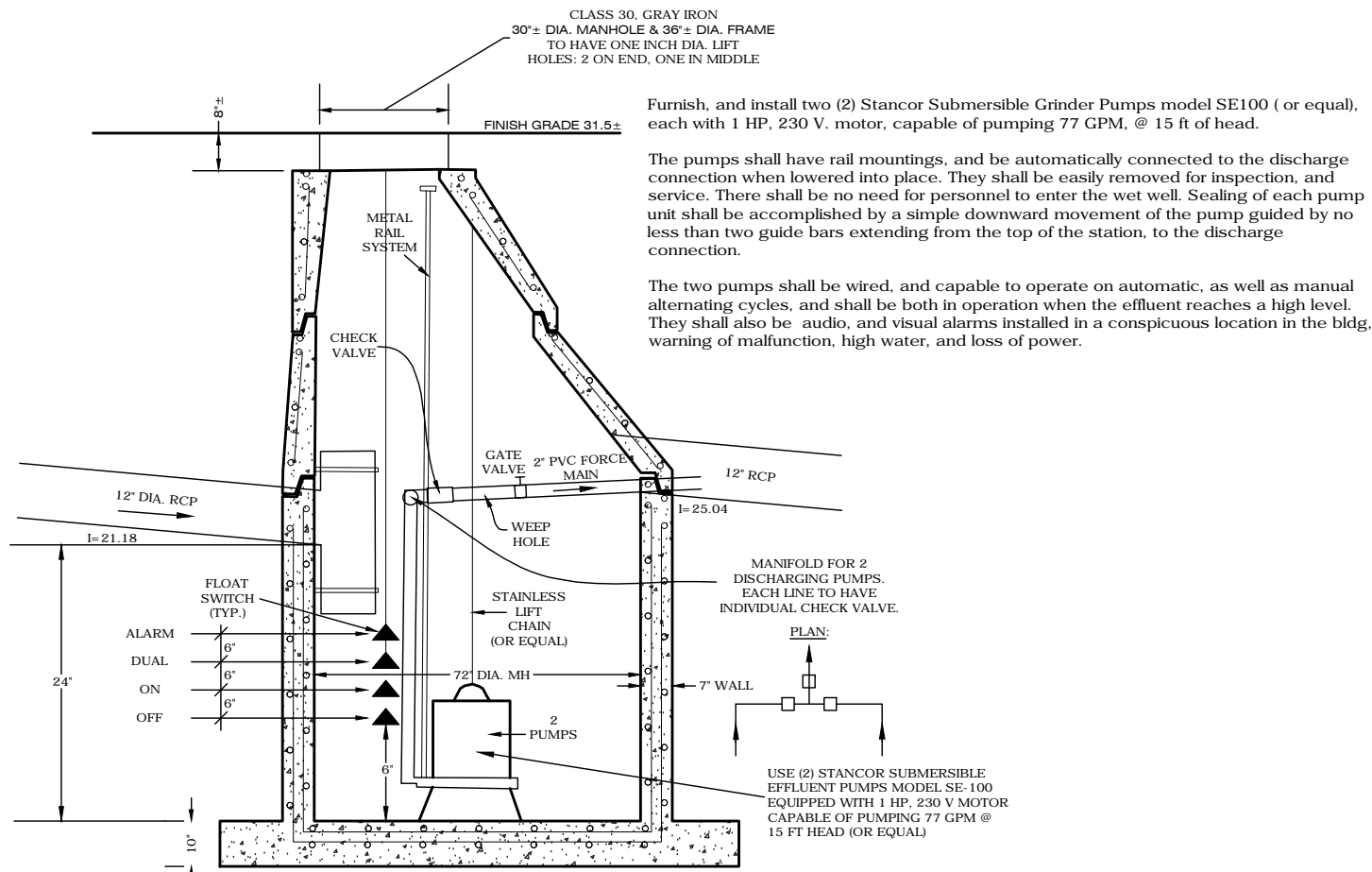


SILT FENCE
NOT TO SCALE

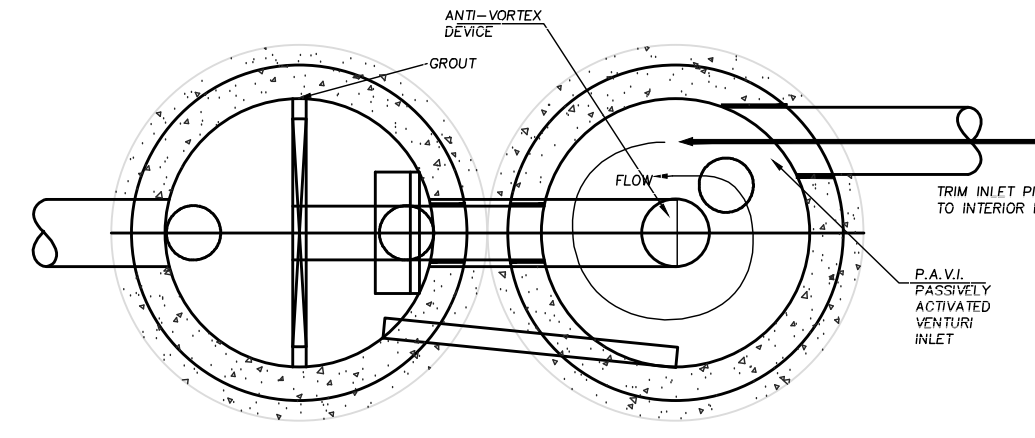
SILT FENCES
Silt fences shall be installed prior to start of construction on the site. Silt fences shall be installed downgradient of all site disturbance and in any additional areas where, during the course of construction, they may be necessary. Silt fences shall be maintained in effective operating condition throughout the construction process. Damaged or ineffective sections of silt fences shall be replaced immediately. Silt fences shall be removed only after all construction has been completed and all sources of erosion have been permanently stabilized. Sediment deposits shall be removed when they reach one half the height of the silt fence. Sediment shall be disposed of in a manner which does not result in additional erosion.



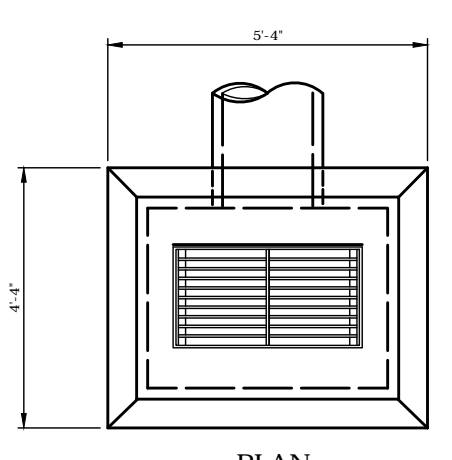
CONCRETE APRON DETAIL
NOT TO SCALE



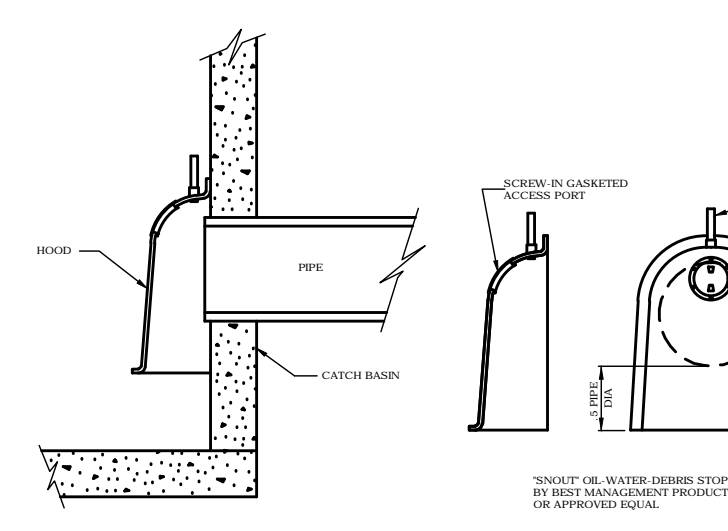
CONNECTICUT PRECAST CONCRETE MANHOLE (OR EQUAL) PUMP CHAMBER
(TO BE WATERTIGHT)
NOT TO SCALE



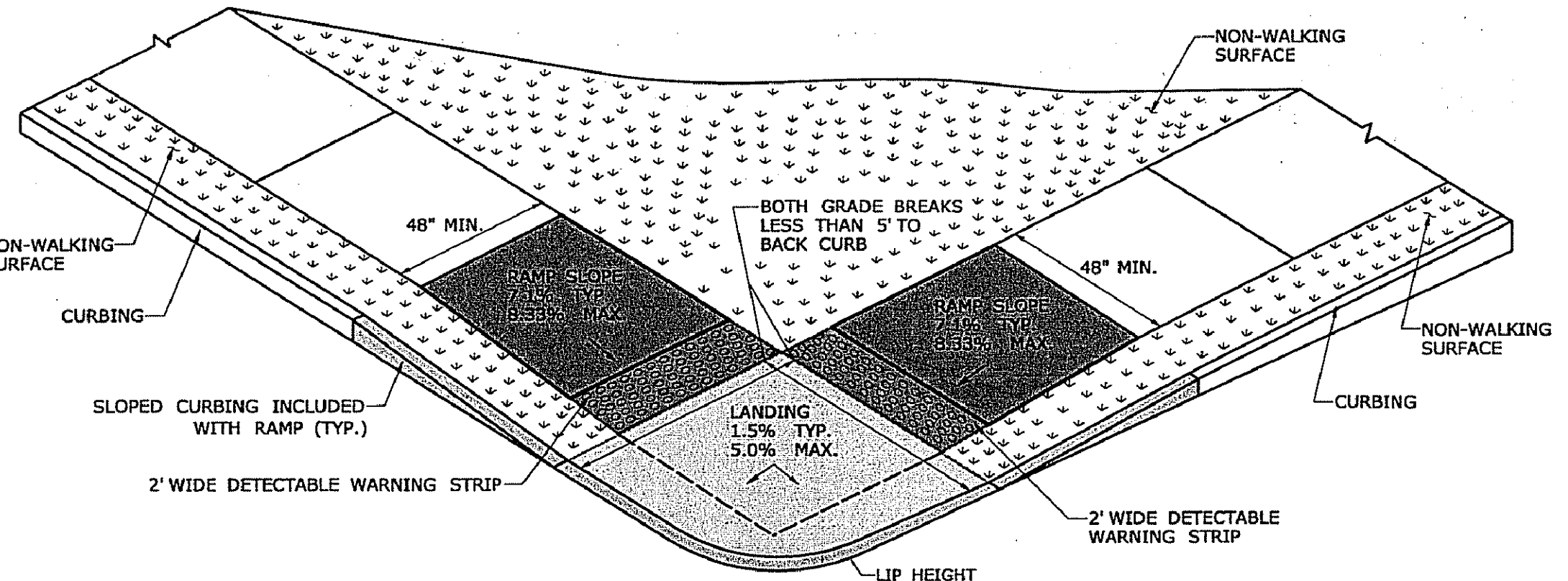
SCHEMATIC of V2B1 STORMWATER TREATMENT SYSTEM



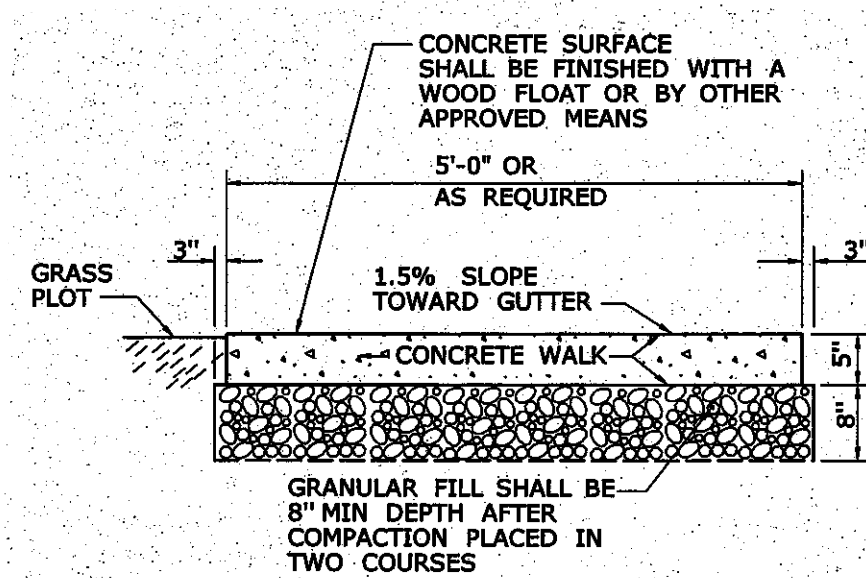
TYPE "C-L" CATCH BASIN



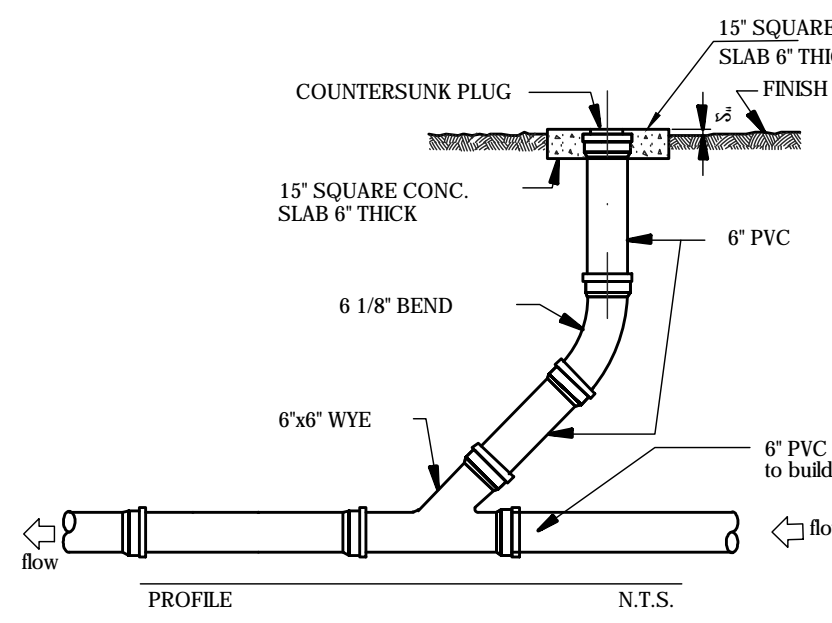
HOODED CATCH BASIN PLASTIC HOOD



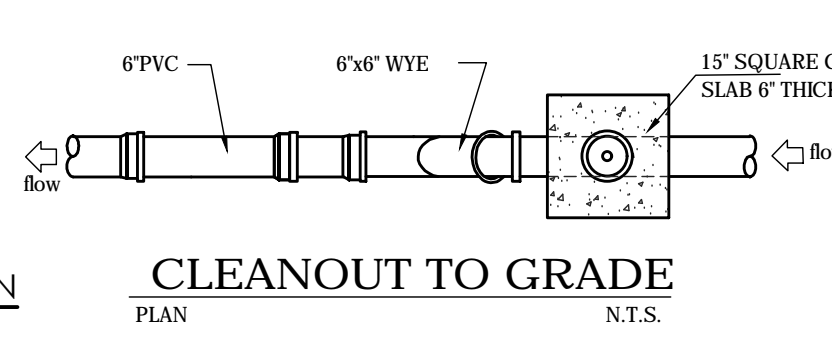
PERPENDICULAR RAMP WITH A GRADE BREAK TO BACK OF CURB OF 5' OR LESS (TYPE 3)



SECTION D
5' WIDE CONCRETE SIDEWALK WITH GRASS PLOT



SEWER LATERAL CONNECTION
NOT TO SCALE



CLEANOUT TO GRADE
N.T.S.

NO.	DATE	REVISIONS
14	12-22-21	Revise Building
13	10-27-21	Revise Parking
12	8-23-21	Modify Site Plan
11	12-17-19	CT DOT Comments 12-10-19
10	11-22-19	Underground Utility Info Added
9	10-16-19	CT DOT Comments 10-8-19
8	9-18-19	State of CT comments
7	10-28-14	revise parking & details
6	9-08-14	additional landscaping
5	8-18-14	RC zoning table
4	7-31-14	rev. parking & bldg.
3	6-01-14	rev. parking & lot
2	5-28-14	rev. parking & lot
1	1-22-14	zoning table

DETAIL SHEET
PREPARED FOR
MAGNICO CONTRACTING
#3125 FAIRFIELD AVE
BRIDGEPORT, CONNECTICUT

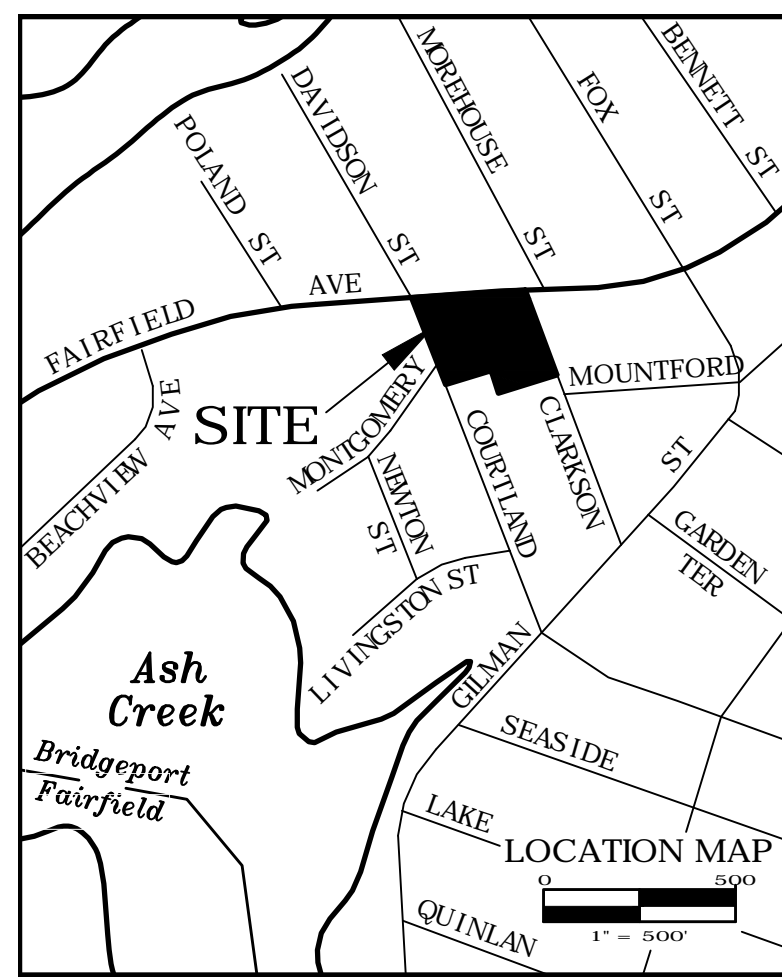
DATE: JAN. 9, 2014 SCALE: as shown DRAFTER: whj JOB NUMBER: 9205 PROJECT #: 9205

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303 Linwood Avenue, Fairfield, CT 06424
203.259.1091

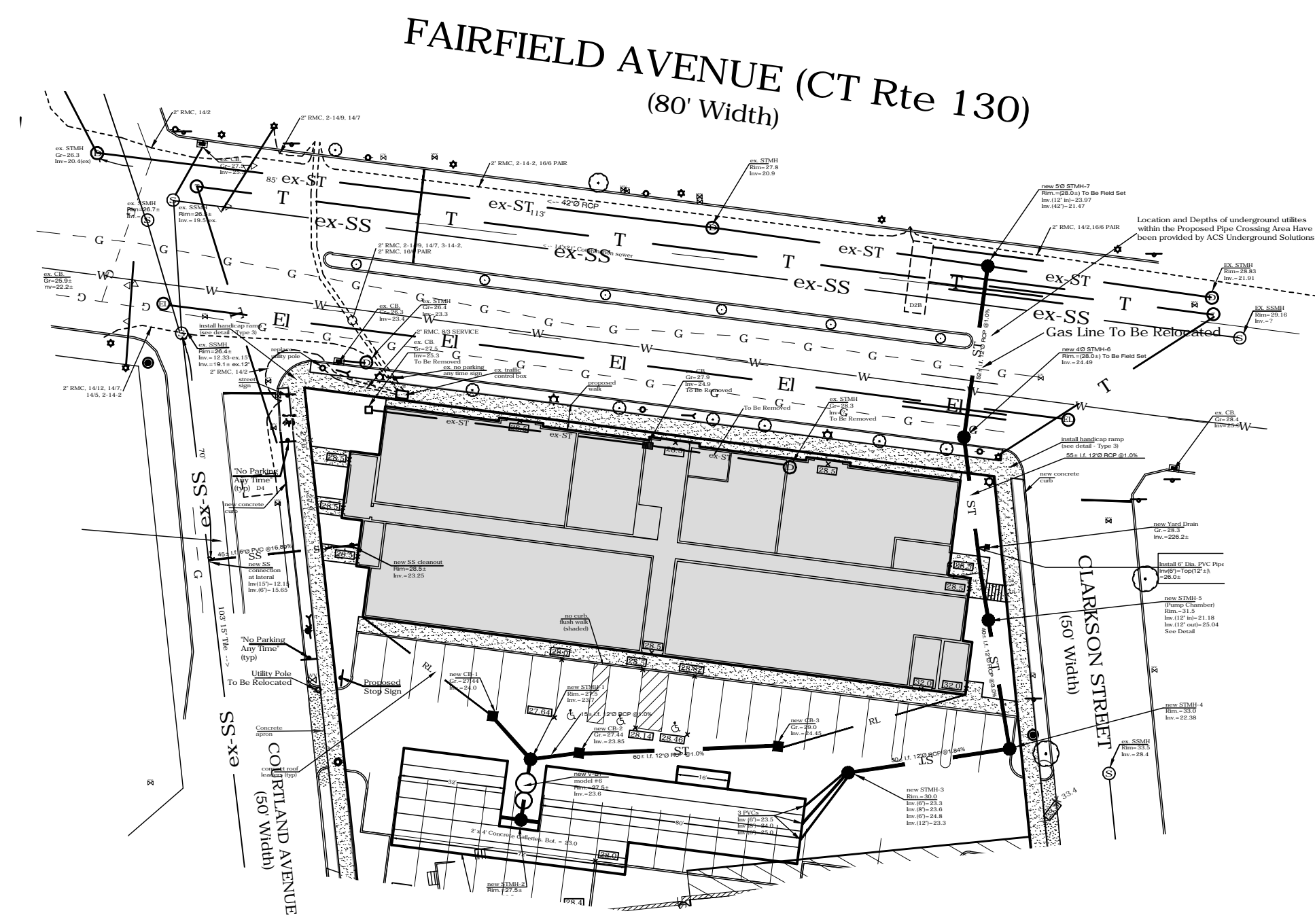
5/7

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

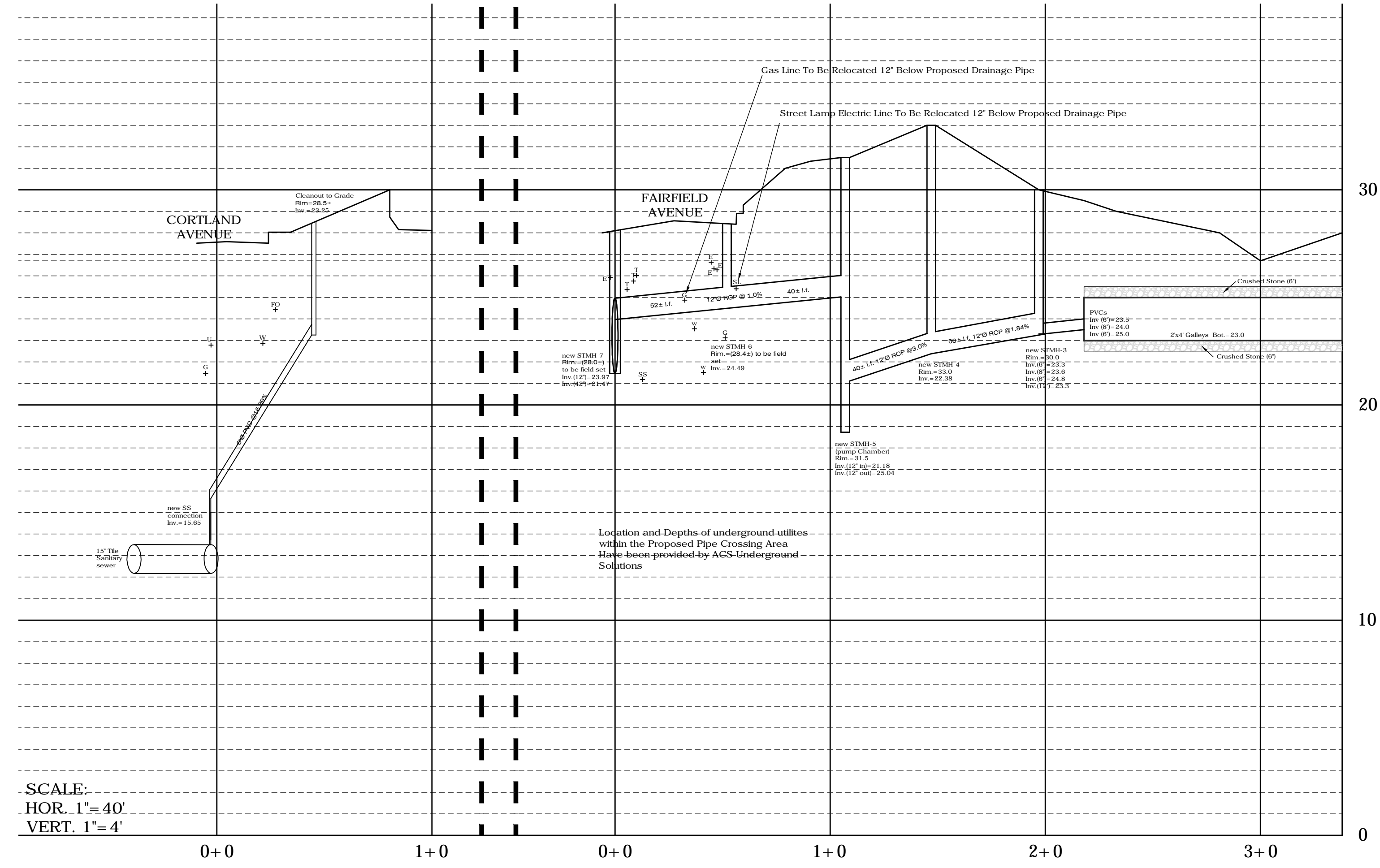
Michael Buturla, P.E., L.S. #13290



EXISTING	LEGEND	PROPOSED
---	EXISTING CONTOURS (City of Bridgeport DATUM)	
---	EXISTING SPOT ELEVATION	
---	PROPOSED CONTOURS	
---	PROPOSED SPOT ELEVATION	
⊙	SSMH (SANITARY SEWER MANHOLE)	⊙
---	SANITARY PIPE	---
⊙	BENCHMARK	⊙
⊙	CB (CATCH BASIN)	⊙
⊙	STMH (STORM DRAIN MANHOLE)	⊙
---	STORM PIPE	---
---	ELECTRIC & TELEPHONE	---
---	GV (GAS VALVE)	---
---	WM (WATER METER)	---
---	WV (WATER VALVE)	---
---	HYDRANT	---
---	TREELINE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	CHAINLINK FENCE	---
---	STOCKADE FENCE	---
---	WIRE FENCE	---
---	STONEMALL	---
⊙	TEST BORING	⊙
---	WETLANDS	---
---	WETLANDS FLAG	---
---	100 Year Flood Line (E1=11.0)	---
---	SILT FENCE	SF
---	ANTI-TRACKING APRON	---
---	FOUNDATION ENVELOPE	---
---	SITE DISTURBANCE LINE	SD
---	FOUNDATION DRAIN	FD
---	ROOF LEADER DRAIN	RL
---	SANITARY SOIL LINE	SS
V.I.F.	VERIFY IN FIELD	---
---	RETAINING WALL	---



Note: Proposed Drainage Pipe And Relocated Utilities To Be A Minimum Of 36" Below The Roadway Surface



SCALE:
HOR. 1"=40'
VERT. 1"=4'

- NOTE:
- The underground utilities shown, if any, have been located from visible field survey information. 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. The surveyor has not physically located the underground utilities, unless specifically noted as such. It is the Contractor's responsibility to contact CALL BEFORE YOU DIG (CBYD) prior to commencement of any excavation, Dial 811 or 1-800-922-4455.
 - Location and Depths of underground utilities within the Proposed Pipe Crossing Area Have been provided by ACS Underground Solutions
 - Underground traffic control features shown per map entitled: "State Of Connecticut Department Of Transportation Bureau Of Engineering & Hwy. Operations Division Of Traffic Engineering, Traffic Control Signal Layout, City Of Bridgeport, Route 130 (Fairfield Ave.) At Davidson Street And Cortland Ave., Scale: 1"=40', Traffic Control Signal Plan For Intersection 015-341.

NO.	DATE	DESCRIPTION
14	12-22-21	Revise Building
13	10-27-21	Revise Parking
12	8-23-21	Modify Site Plan
11	12-17-19	CT DOT Comments 12-10-19
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4	7-31-14	rev. parking & bldg.
3	6-01-14	rev. parking & lot
2	5-28-14	rev. parking & lot
1	1-22-14	zoning table

PLAN & PROFILE
PREPARED FOR
MAGNICO CONTRACTING
#3125 FAIRFIELD AVENUE
BRIDGEPORT, CONNECTICUT

0 1" = 40' 40 80

DATE: JAN. 9. 2014	SCALE: 1"=40'	DRAFTER: whj	JOB NUMBER: 9205	PROJECT #: 9205
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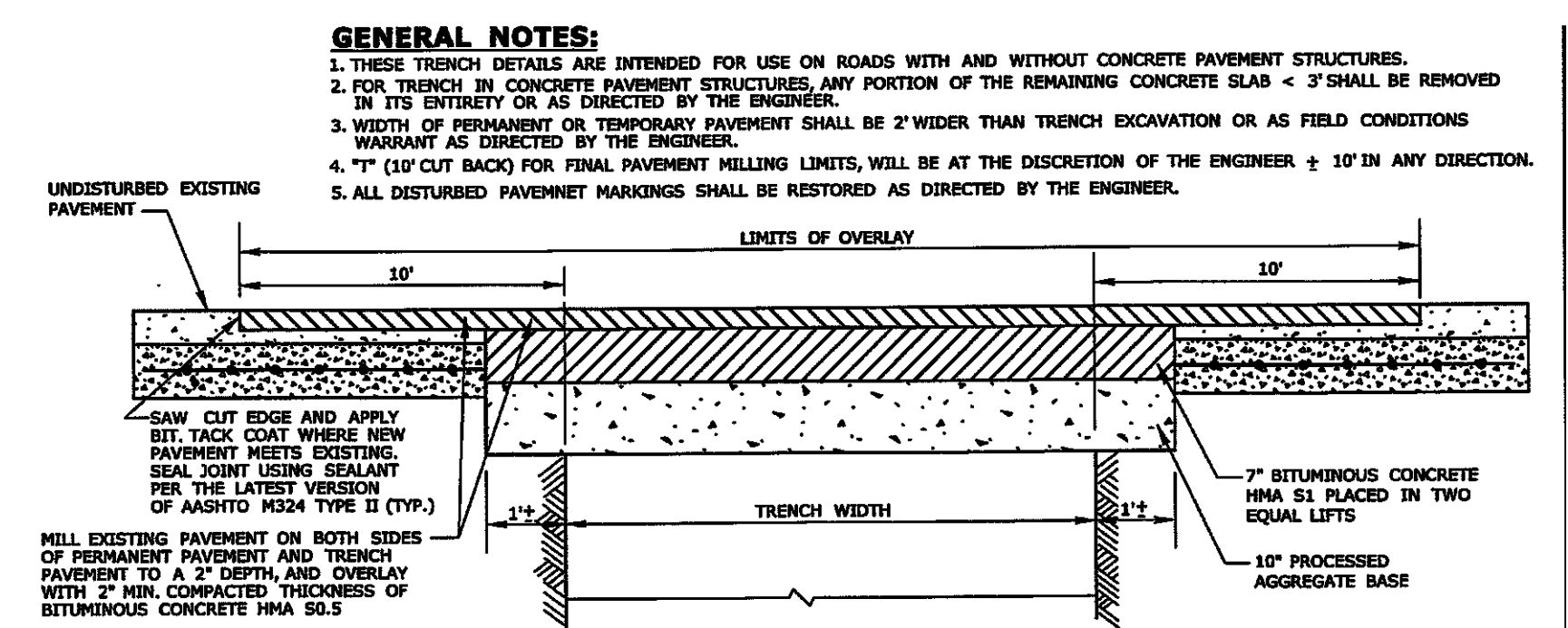
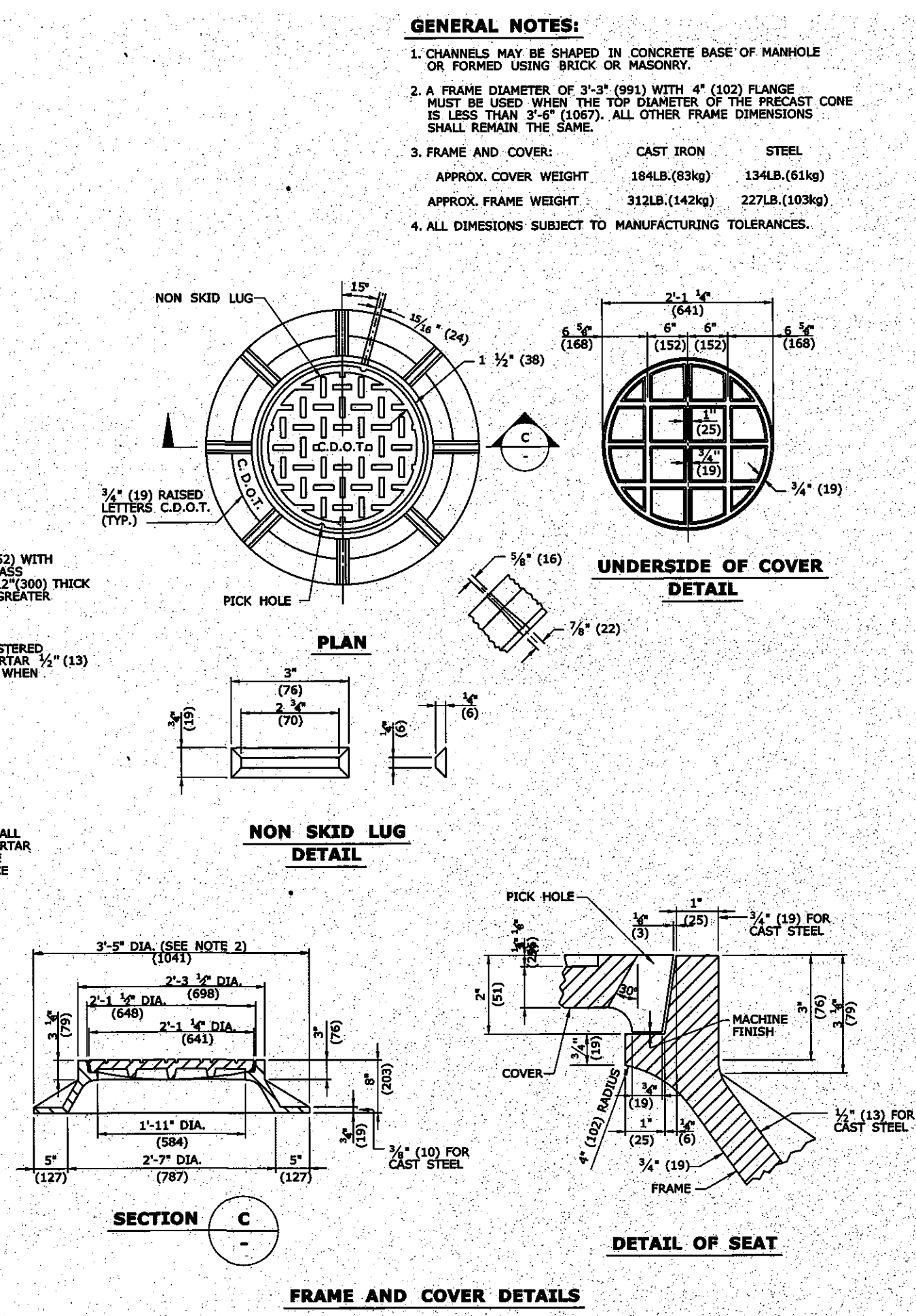
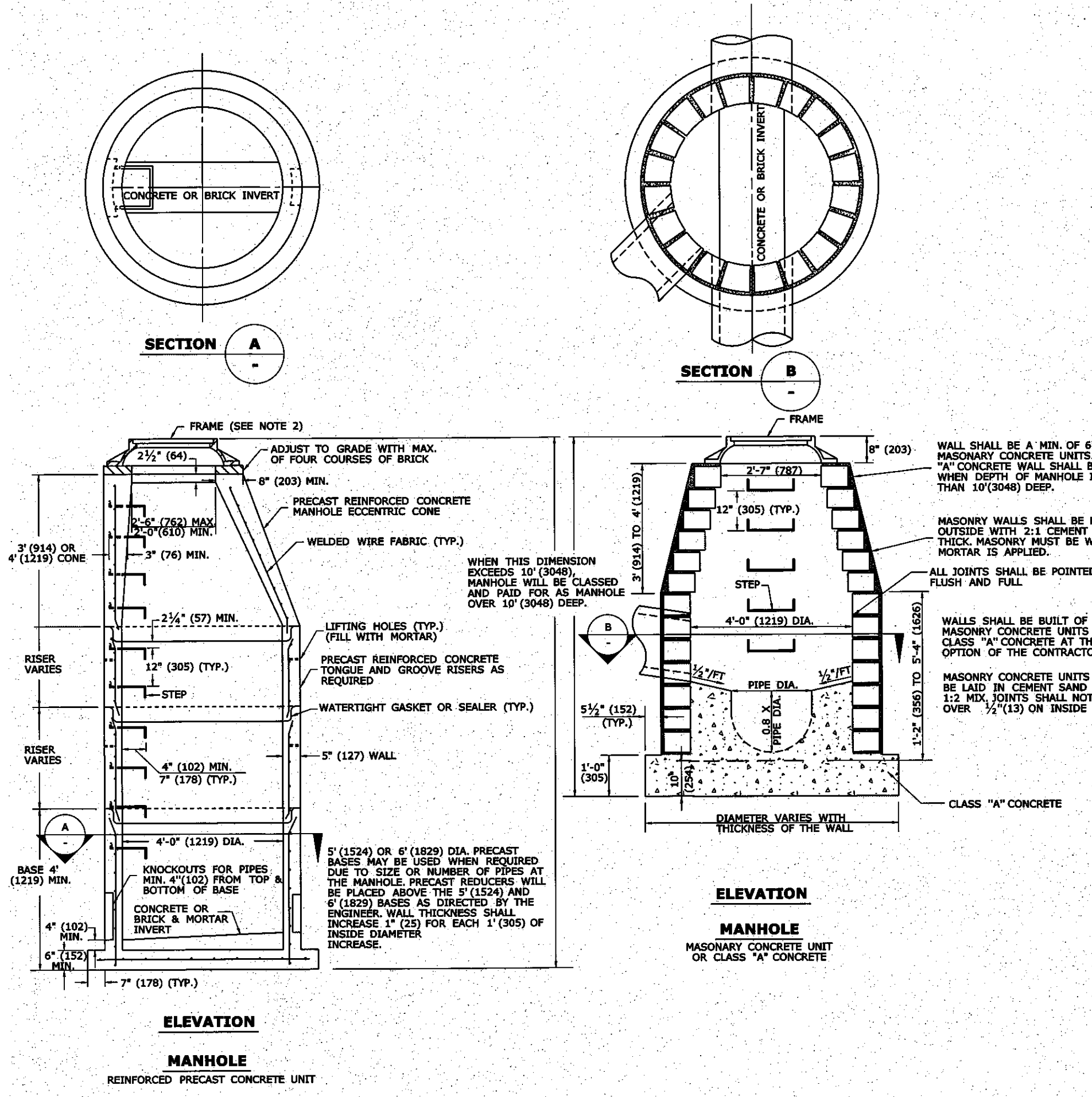
HC
THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
303 Linwood Avenue, Fairfield, CT
203.259.1091

7/7

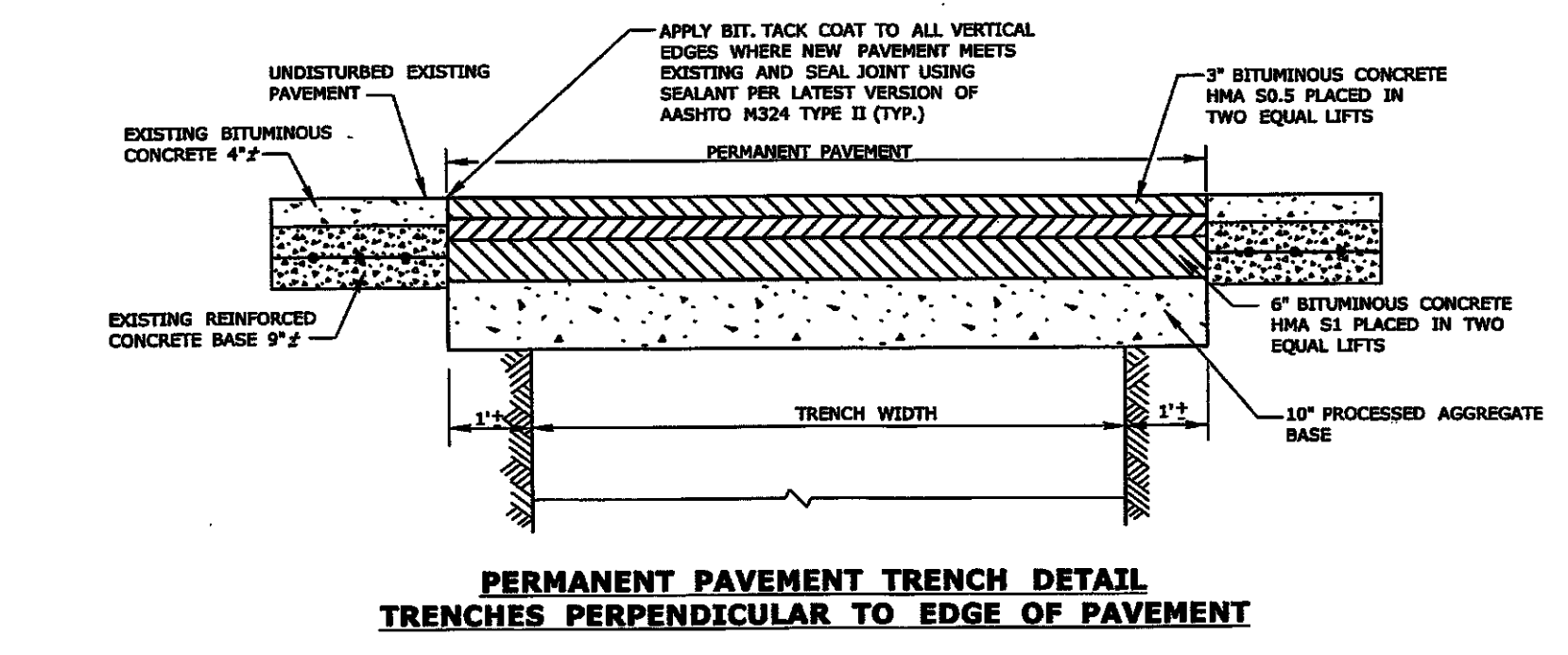
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FIXED WITH THE LIVE STAMP OF THE SIGNATORY

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

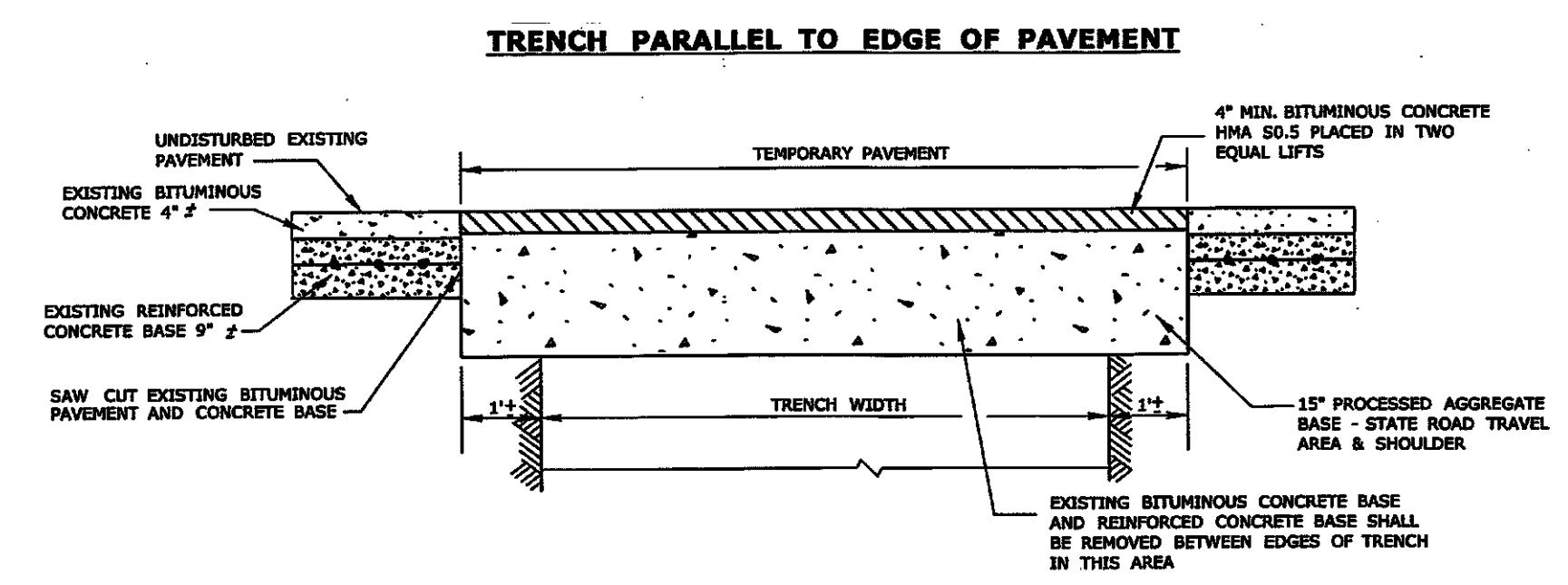
Michael Buturja, P.E., L.S. #13290



MILLING AND OVERLAY TRENCHES PERPENDICULAR TO EDGE OF PAVEMENT



PERMANENT PAVEMENT TRENCH DETAIL TRENCHES PERPENDICULAR TO EDGE OF PAVEMENT



TEMPORARY PAVEMENT DETAIL TRENCHES PERPENDICULAR TO EDGE OF PAVEMENT

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

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

NO.	DATE	DESCRIPTION
3	12-22-21	Revise Building
2	10-27-21	Revise Parking
1	8-23-21	Modify Site Plan
REVISIONS		

DETAIL SHEET
PREPARED FOR
MAGNICO CONTRACTING
#3125 FAIRFIELD AVE
BRIDGEPORT, CONNECTICUT

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PROJECT #:
DEC. 17, 2019	as shown	sjr	9205	9205

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203.259.1091

6/7

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	MF	8-10-21	CLIENT REVIEW
2	MF	8-23-21	ZONING SUBMISSION
3	MF	10-27-21	REVISE MATERIALS
4	MF	12-2-21	REVISED BUILDING
5	MF	12-29-21	ZONING SUBMISSION

PROJECT TITLE

**MIXED-USE
BUILDING**


3115-3129 FAIRFIELD AVE.
BRIDGEPORT, CT

Prepared For:
MAGNICO CONTRACTING
276 S. HOPE CHAPEL ROAD
JACKSON, NJ 08527

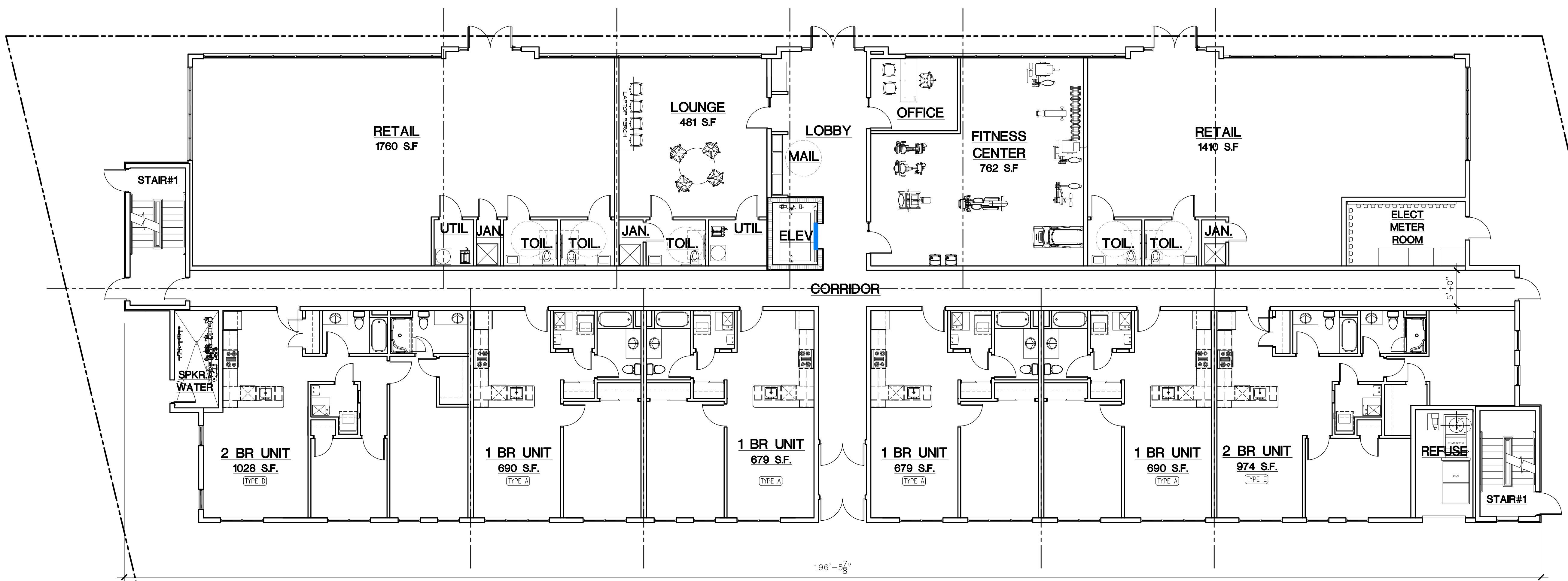
SHEET TITLE
FIRST FLOOR PLAN

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 8-10-21
CHECKED BY: PMR	PROJECT NUMBER: 2613
CAD FILE: R:/2613/ARCH	

SEAL



SHEET NUMBER
A-101



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

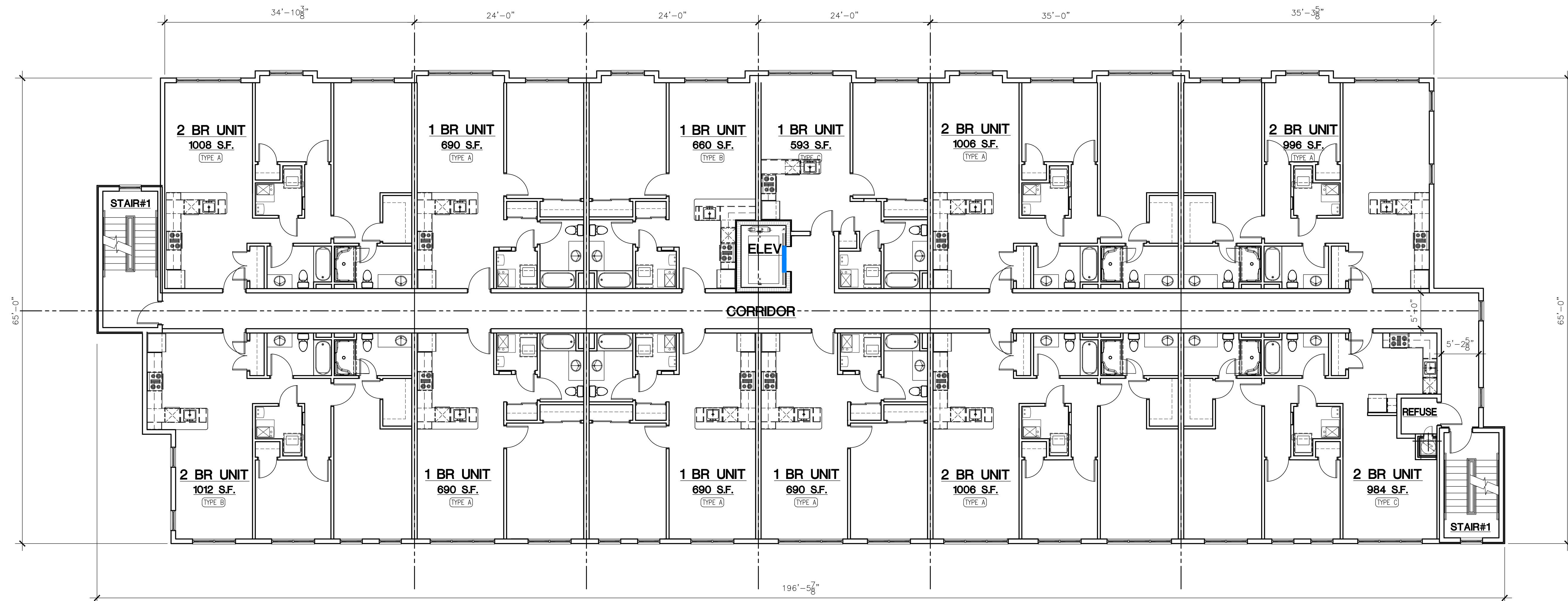
BUILDING FLOOR AREAS

Areas

Ground Floor =	12,087 SF
Second Floor =	12,122 SF
Third Floor =	12,122 SF
Fourth Floor =	12,087 SF
Fifth Floor =	9,032 SF
Total	57,450 SF

APARTMENT DISTRIBUTION

FLOOR	0 BR	1 BR	2 BR	TOTALS
GROUND FLOOR	0	4	2	6
SECOND FLOOR	0	6	6	12
THIRD FLOOR	0	6	6	12
FOURTH FLOOR	0	6	6	12
FIFTH FLOOR	4	3	3	10
TOTALS	4	25	23	52



TYPICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"
SECOND AND THIRD FLOORS

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	MF	8-10-21	CLIENT REVIEW
2	MF	8-23-21	ZONING SUBMISSION
3	MF	10-27-21	REVISE MATERIALS
4	MF	12-2-21	REVISED BUILDING
5	MF	12-29-21	ZONING SUBMISSION

PROJECT TITLE

**MIXED-USE
BUILDING**

3115-3129 FAIRFIELD AVE.
BRIDGEPORT, CT

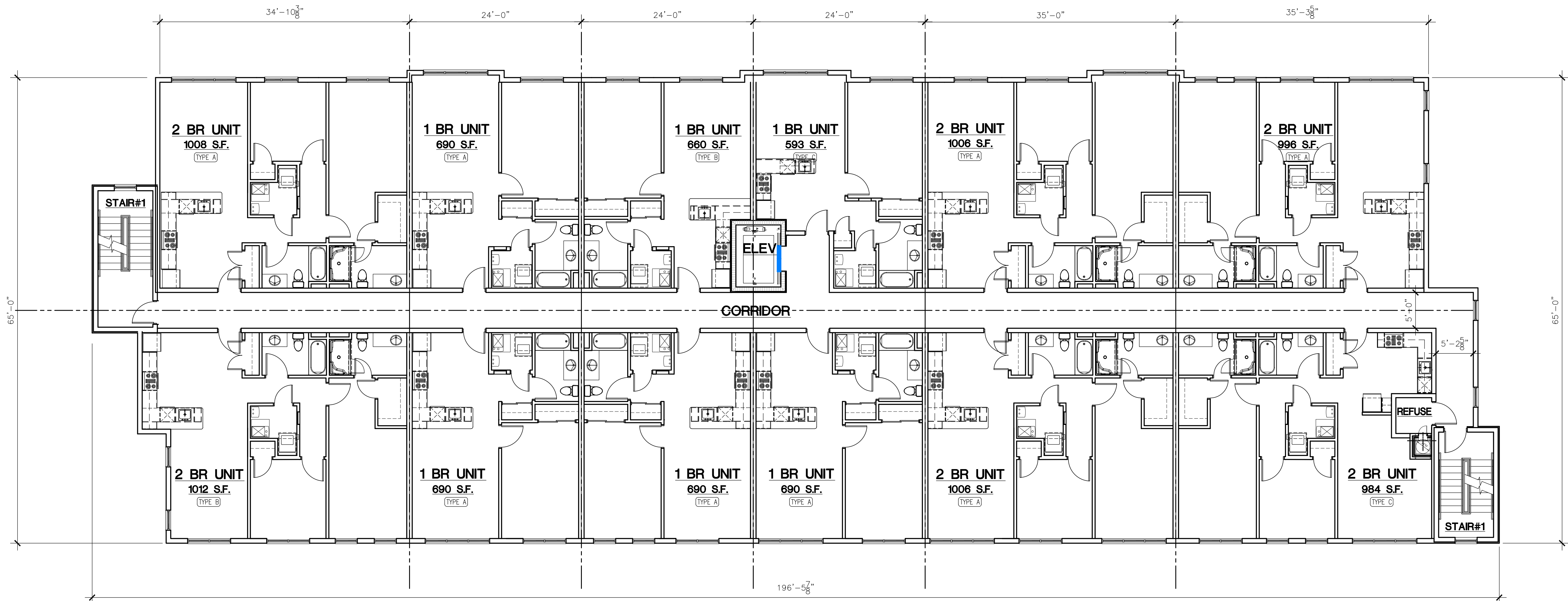
Prepared For:
MAGNICO CONTRACTING
276 S. HOPE CHAPEL ROAD
JACKSON, NJ 08527

SHEET TITLE
TYPICAL FLOOR PLAN

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 8-10-21
CHECKED BY: PMR	PROJECT NUMBER: 2613
CAD FILE: R:/2613/ARCH	

SEAL

SHEET NUMBER
A-102



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS				
NO.	BY	DATE	DESCRIPTION	
1	MF	8-10-21	CLIENT REVIEW	
2	MF	8-23-21	ZONING SUBMISSION	
3	MF	10-27-21	REVISE MATERIALS	
4	MF	12-2-21	REVISED BUILDING	
5	MF	12-29-21	ZONING SUBMISSION	

PROJECT TITLE

**MIXED-USE
BUILDING**

3115-3129 FAIRFIELD AVE.
BRIDGEPORT, CT

Prepared For:

MAGNICO CONTRACTING
276 S. HOPE CHAPEL ROAD
JACKSON, NJ 08527

SHEET TITLE

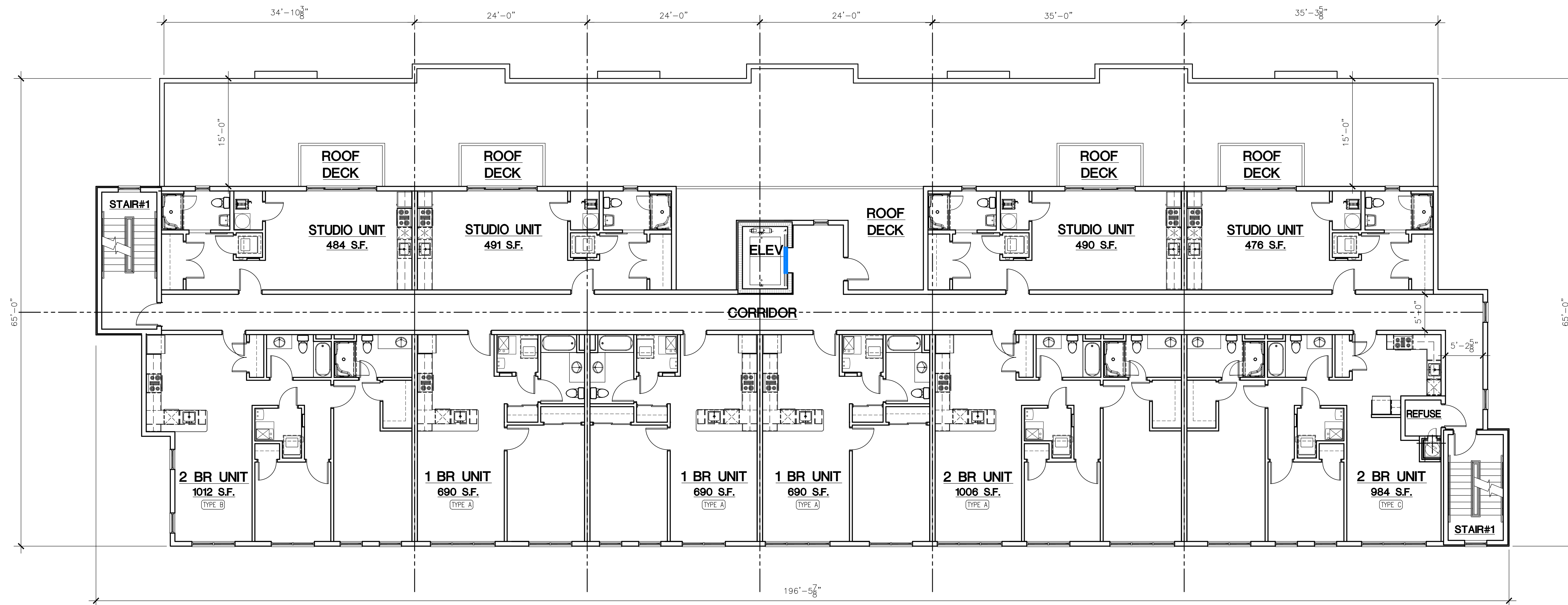
FIFTH FLOOR PLAN

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 8-10-21
CHECKED BY: PMR	PROJECT NUMBER: 2613
CAD FILE: R:/2613/ARCH	

SEAL

SHEET NUMBER

A-103



FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	MF	8-10-21	CLIENT REVIEW
2	MF	8-23-21	ZONING SUBMISSION
3	MF	10-27-21	REVISE MATERIALS
4	MF	12-2-21	REVISED BUILDING
5	MF	12-29-21	ZONING SUBMISSION

PROJECT TITLE

**MIXED-USE
BUILDING**

3115-3129 FAIRFIELD AVE.
BRIDGEPORT, CT

Prepared For:

MAGNICO CONTRACTING
276 S. HOPE CHAPEL ROAD
JACKSON, NJ 08527

SHEET TITLE

FIFTH FLOOR PLAN

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 8-10-21
CHECKED BY: PMR	PROJECT NUMBER: 2613
CAD FILE: R:/2613/ARCH	

SEAL

SHEET NUMBER

A-104

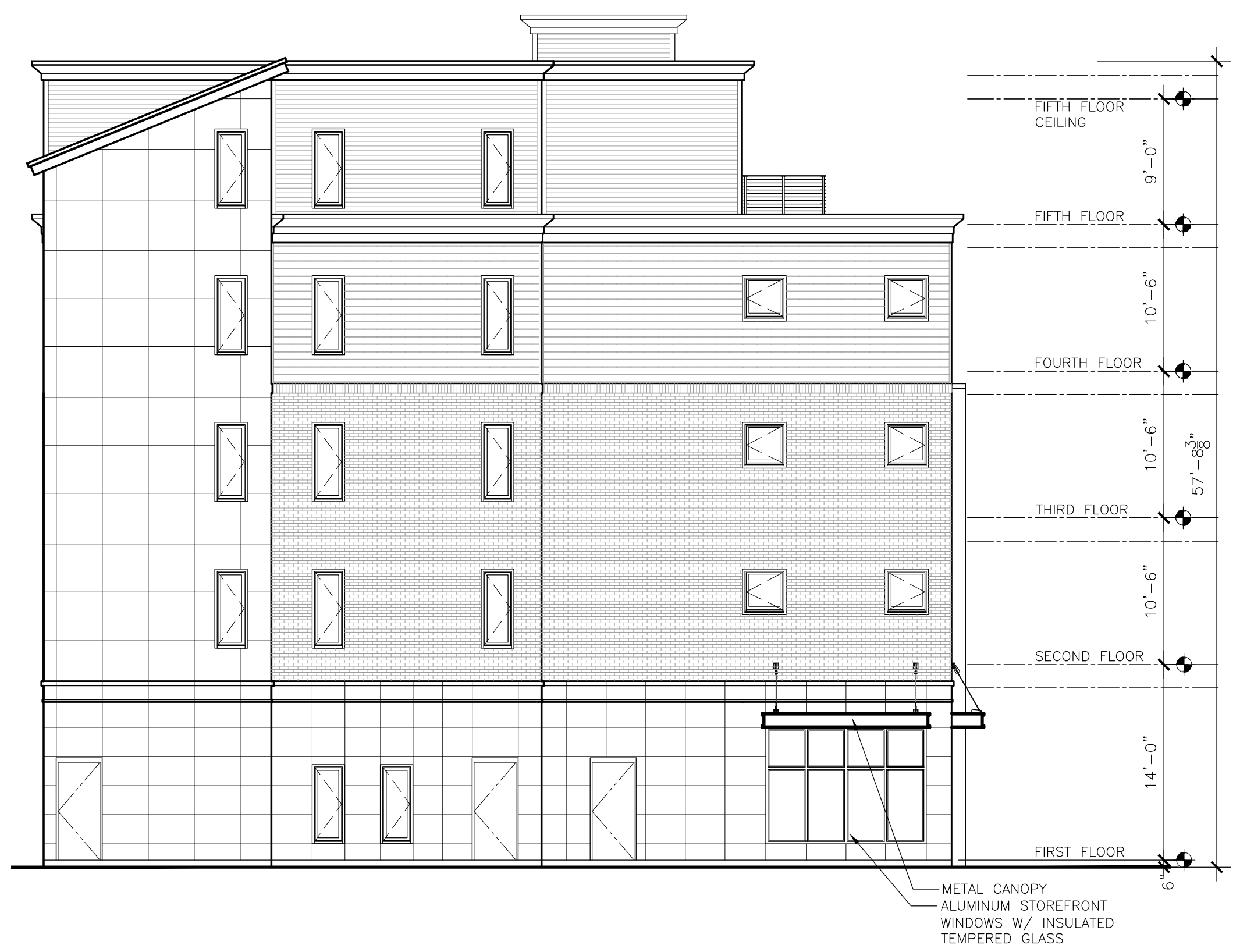


FRONT ELEVATION - FAIRFIELD AVENUE
SCALE: 1/8" = 1'-0"

**ROSE
TISO
& CO. LLC.**
ARCHITECTS • SURVEYORS • ENGINEERS

WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203) 610-6262 • FAX: (203) 610-6404

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	MF	8-10-21	CLIENT REVIEW
2	MF	8-23-21	ZONING SUBMISSION
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4	MF	12-2-21	REVISED BUILDING
5	MF	12-29-21	ZONING SUBMISSION



SCALE: 1/8" = 1'-0"



FRONT ELEVATION DETAIL
SCALE: 3/16" = 1'-0"

PROJECT TITLE


**MIXED-USE
BUILDING**

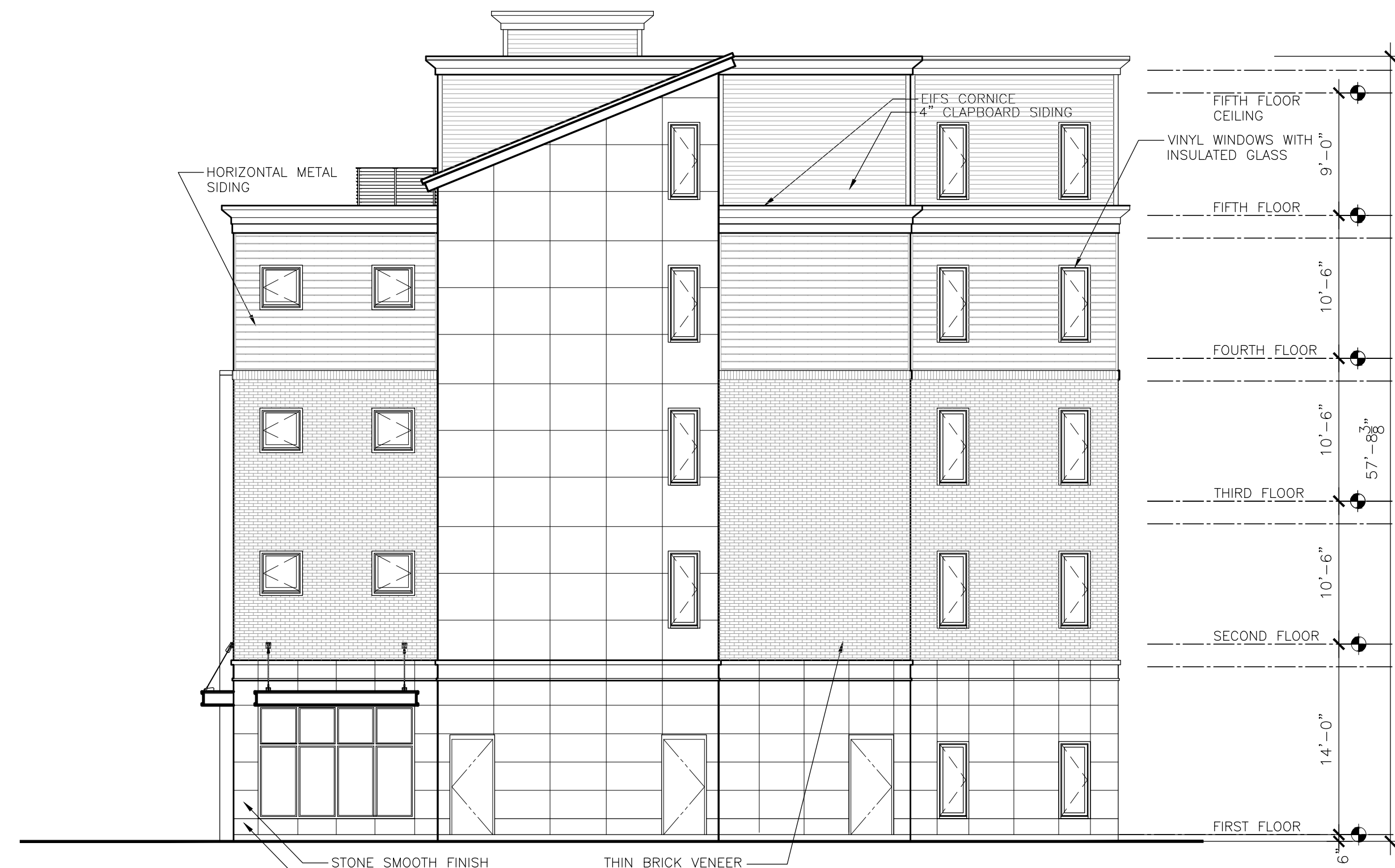
3115-3129 FAIRFIELD AVE.
BRIDGEPORT, CT

Prepared For:
MAGNICO CONTRACTING
276 S. HOPE CHAPEL ROAD
JACKSON, NJ 08527

SHEET TITLE
EXTERIOR ELEVATIONS

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 8-10-21
CHECKED BY: PMR	PROJECT NUMBER: 2613
CAD FILE: R:/2613/ARCH	

SEAL 	SHEET NUMBER A-201
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RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	MF	8-10-21	CLIENT REVIEW
2	MF	8-23-21	ZONING SUBMISSION
3	MF	10-27-21	REVISE MATERIALS
4	MF	12-2-21	REVISED BUILDING
5	MF	12-29-21	ZONING SUBMISSION

PROJECT TITLE

**MIXED-USE
BUILDING**

**3115-3129 FAIRFIELD AVE.
BRIDGEPORT, CT**

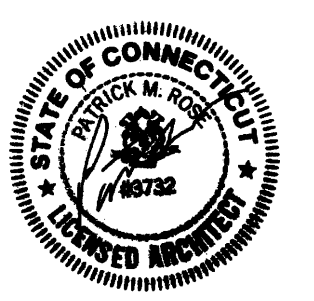
Prepared For:

**MAGNICO CONTRACTING
276 S. HOPE CHAPEL ROAD
JACKSON, NJ 08527**

SHEET TITLE

EXTERIOR ELEVATIONS

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 8-10-21
CHECKED BY: PMR	PROJECT NUMBER: 2613
CAD FILE: R:/2613/ARCH	

SEAL 	SHEET NUMBER A-202
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