



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Dereck Pettway and Diverse Builders, LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 83 & 87 Primrose Avenue and 536 Peet Street / CT / 06606
4. Assessor's Map Information: Block No. 73/2367 Lot No. 1, 7/A & 12
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): 80.00' x 100.00' x 120.00' x 140.00' x 200.00' x 240.00'. See submitted survey.
7. Existing Zone Classification: R-C
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: Proposed construction of a three-family dwelling in connection with existing multi-family development at 536 Peet Street with associated Site improvements.

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 06890
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 Estate of Helen Pothanszky 12/29/2021
Print Owner's Name Owner's Signature Date
Diverse Builders, LLC 12/29/2021
Print Owner's Name Owner's Signature Date



Colin B. Connor
Robert G. Golger
David K. Kurata
Katherine M. Macol
Leah M. Parisi
William M. Petroccio*
Raymond Rizio*
Christopher B. Russo
Robert D. Russo
John J. Ryan
Vanessa R. Wambolt
(*Also Admitted in NY)

December 23, 2021

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

Re: Petition for Special Permit and Site Plan Review – 83 & 87 Primrose Avenue and 536 Peet Street

Dear Mr. Buckley:

Please accept the following narrative and enclosed application materials as part of an application for the properties located at 83 & 87 Primrose Avenue (the “Site”) for a Special Permit and Site Plan Review approval to construct a three-family dwelling with associated site improvements in the R-C Zone in connection with a previously approved multi-family development at adjacent 536 Peet Street.

Narrative

The Petitioner requests a Special Permit and Site Plan Review under Sections 14-4 and 14-2 of the Zoning Regulations of the City of Bridgeport (the “Regulations”) to construct a three-family dwelling on the Site. The Site is located on two (2) public street frontages –Woodmont Avenue and Primrose Avenue - in the R-C Zone. This project is attached to the recent development that was approved at 536 Peet Street. In combination with 536 Peet Street, the lot area consists of Thirty-six thousand square feet (36,000 SF), which is significantly oversized for the R-C Zone. The Petition is fully conforming to the Regulations and requires no variances.

83 Primrose Avenue currently contains a single-family dwelling. 87 Primrose Avenue is currently a vacant and buildable lot. The Petitioner proposes to significantly enhance the Site with landscaping, conforming parking and new sidewalks. Access to the Site is proposed through a single driveway on Primrose Avenue. The property known as 536 Peet Street was already approved for a tremendous development of Ten (10) residential dwelling units divided into a six (6) dwelling unit building located along Peet Street, a two (2) dwelling unit building along Glendale Avenue and another two (2) dwelling unit building along Woodmont Avenue. On the properties known as 83 & 87 Primrose Avenue, the Petitioner now proposes a single building containing Three (3) dwelling units. Two (2) entrances out to the sidewalk will be installed to Woodmont Avenue to match the design of 536 Peet Street. A parking area for Two (2) parking spaces will be created with each dwelling unit having an additional parking space, so the Petition will be completely conforming as to

10 Sasco Hill Road
Fairfield, CT 06824

Tel 203-255-9928
Fax 203-255-6618

off-street parking. The entire street frontage of the Site will be surrounded by perimeter landscaping, which is also in conformity with the Regulations. The first floor of each dwelling unit will contain the single-car garage, a kitchen, living room and full bath. The second floor will contain three (3) bedrooms, full bath, closets, and washer/dryer.

Special Permit and Site Plan Review

The Petition satisfies all Special Permit and Site Plan Review standards under Section 14-4 and 14-2 of the Regulations as the proposed improvements will develop a currently vacant and overgrown property and a dated single-family dwelling with a proposed three-family dwelling. The proposed use is in conformity with the neighborhood and the Regulations with condominiums located across Peet Street and Glendale Avenue and just down at the end of Marconi Avenue.

The Petition satisfies the intent of the Regulations and Master Plan of Conservation and Development by developing a vacant and overgrown vacant lot and creating new housing stock to an area that has an extensive aging housing stock, one of which is being replaced with this Petition. It will not impair the future development of the surrounding area, but instead spur development in the surrounding area by removing blight from a very visible corner of the neighborhood and creating new, quality housing stock for City residents. The project fully conforms to the standards of the Regulations. The Petition includes extensive perimeter landscaping to separate and contain the proposed use and the Site will adequately park the proposed use, so it will have no impact on the abutting properties. In addition, the proposed front access to sidewalks from the unit will orient the buildings toward the street and have a more low-density residential appearance. The proposed use will not depreciate nearby property values, but rather, enhance them by developing a vacant and overgrown lot and dated dwelling in this neighborhood.

For the reasons stated above, the Petitioner respectfully requests approval of the application for Special Permit and Site Plan Review.

Sincerely,



Christopher Russo

LIST OF PROPERTIES WITHIN 100' OF 83 & 87 PRIMROSE AVENUE

LOCATION	Owner	Address	City	State	Zip
64 PRIMROSE AV	MALDONADO DIANE	34 ELM ST	DERBY	CT	06418
82 PRIMROSE AV	POLITE JESSE & PHYLISS	82 PRIMROSE AVE	BRIDGEPORT	CT	06606
422 WOODMONT AV	REYES FIDEL & THEAR C REYES	41 HEDGEHOG RD	TRUMBULL	CT	06611
408 WOODMONT AV	CONELIUS THOMAS E AND LINDA F	408 WOODMONT AVE	BRIDGEPORT	CT	06606
110 PRIMROSE AV	PEART DOREEN A	110 PRIMROSE AVE	BRIDGEPORT	CT	06606
70 PRIMROSE AV	MORALES DARCY	64 PRIMROSE AVE	BRIDGEPORT	CT	06606
87 PRIMROSE AV	POTHANSZKY HELEN	59 PRIMROSE AVE	BRIDGEPORT	CT	06606
83 PRIMROSE AV	POTHANSZKY HELEN	59 PRIMROSE AVE	BRIDGEPORT	CT	06606
536 PEET ST #566	DIVERSE BUILDERS LLC	25 SAWYER ROAD	FAIRFIELD	CT	06824
54 PRIMROSE AV	MALDONADO DIANE	34 ELM ST	DERBY	CT	06418
75 PRIMROSE AV	MONTEIRO FILIPE	4 LAWRENCE COURT	MILFORD	CT	06460
59 PRIMROSE AV	ESTATE OF HELEN POTHANSZKY	301 TURKEY ROOST RD	MONROE	CT	06468
436 WOODMONT AV	VEGA HIPOLITO & CYNTHIA	436 WOODMONT AV	BRIDGEPORT	CT	06606

DEVELOPMENT STANDARDS	ZONE: R-C	EXISTING CONDITIONS	PROPOSED CONDITIONS
LOT AREA, MINIMUM	9,000	36,000 SF	36,000 SF
FRONTAGE, MINIMUM	60 FT	520.00'	520.00'
DEPTH, MINIMUM	N/A	80.00'	80.00'
LOT AREA PER DWELLING UNIT, MINIMUM	2,000 SF	10 UNITS	13 UNITS
PRINCIPAL BUILDING SETBACK			
FRONT LOT LINE, MINIMUM FROM SIDE LOT LINE	15.0 FT	15.3'	15.3'
FRONT LOT LINE, MINIMUM FROM BOTH SIDES	10.0 FT	10.2'	10.2'
REAR LOT LINE, MINIMUM	N/A	N/A	N/A
REAR LOT LINE, MINIMUM FROM FRONT LOT LINE	20.0% / 50.0 FT	N/A	N/A
ACCESSORY STRUCTURE			
SETBACK, MINIMUM	N/A	N/A	N/A
FRONT LOT LINE	50% / 75 FT	N/A	N/A
SIDE LOT LINE	5 FT	N/A	N/A
REAR LOT LINE	N/A	N/A	N/A
FLOOR AREA, MAXIMUM	50% OF 1ST FLOOR	N/A	N/A
COVERAGE			
BUILDING COVERAGE, MAXIMUM	60.0%	22.9%	29.5%
LANDSCAPE AREA	20.0%	52.3%	66.5%
LANDSCAPE AREA			
MINIMUM	30.0%	47.2%	33.5%
HEIGHT			
FINAL BUILDING, MAXIMUM	N/A	24.9'	25.0'
MAXIMUM OF HIGHEST ROOF TO RIDGE	45 FT	30.6'	31.0'
ACCESSORY STRUCTURE, MAXIMUM			
TO MATCH EXISTING SIDEWALK	12 FT	N/A	N/A
TO MATCH EXISTING SIDEWALK ON ADJACENT STREET	15 FT	N/A	N/A

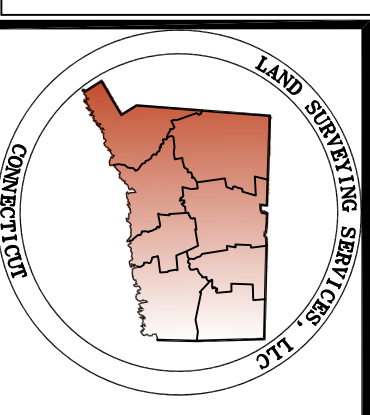
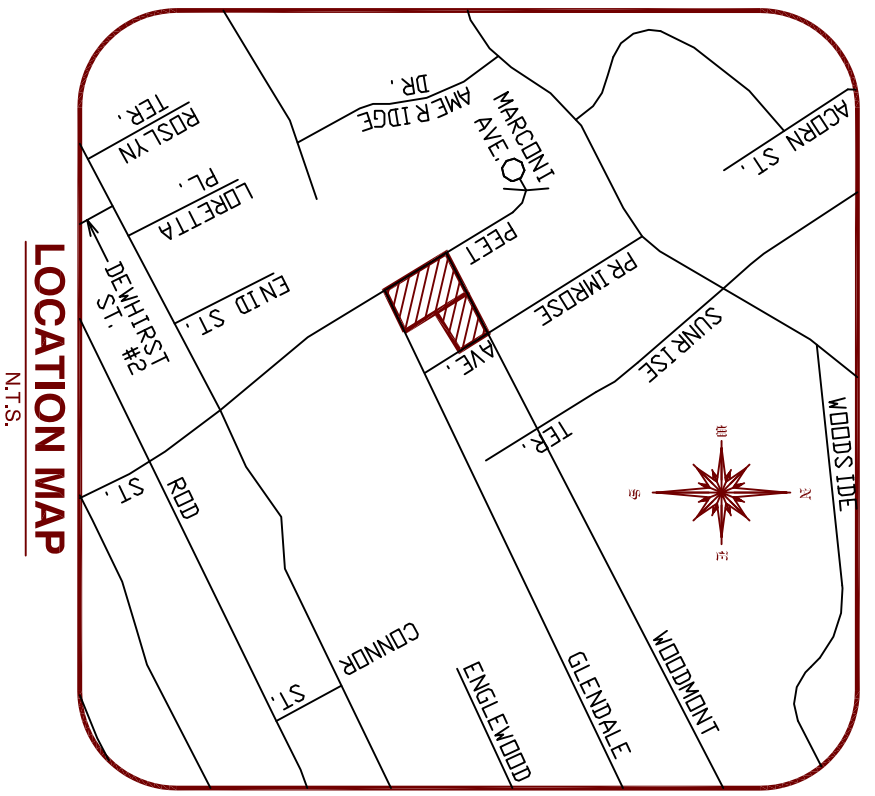
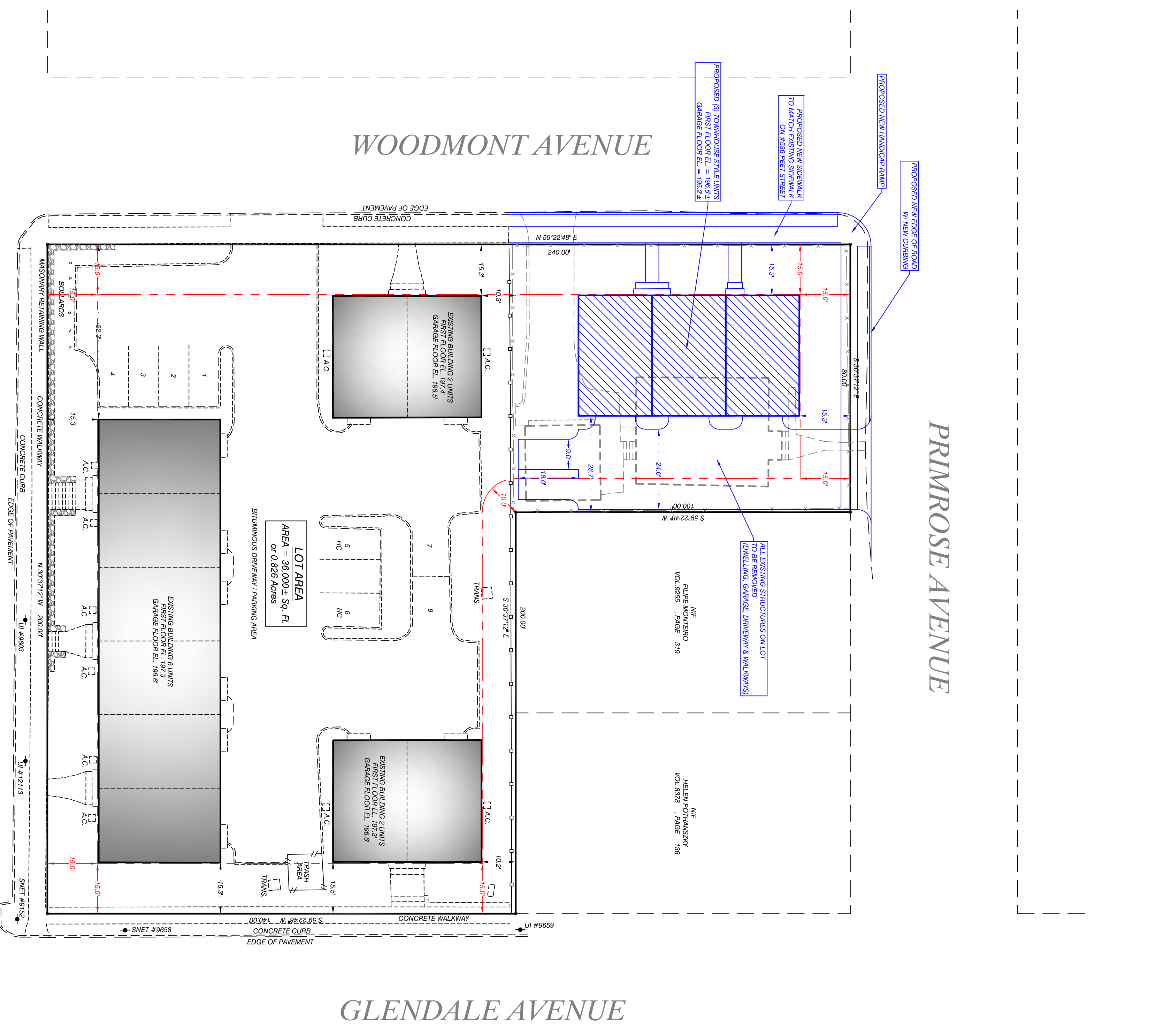
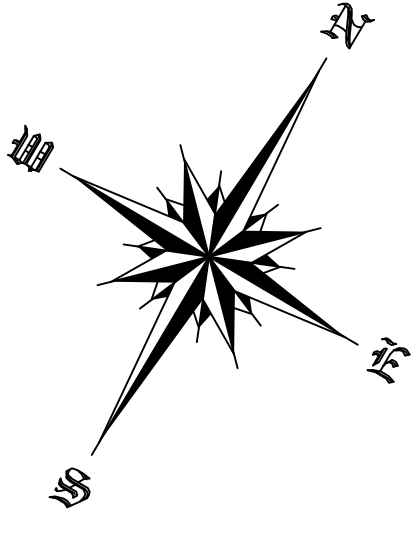
GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Professional State Agencies Section 20-308b-1 through 20-308b-6 of the Regulations of the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Re-survey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist.
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and Facility Locations depicted and described on this map were obtained from utility company mapping supplied by the respective utility companies or government agencies from parcel testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, location and nature of all such features must be field determined and verified by the client prior to construction. SHALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by town sewer system and public water supply.
- Elevations are based on an Assumed Datum.
- Proposed sanitary Lines on the property to the city sewer line are the sole responsibility of the association. The City of Bridgeport will not take responsibility for the upkeep and maintenance of the sewer line between the 2 manholes.

MAP REFERENCES:

- RECORD MAP VOL. #8, MAP #61
- RECORD MAP VOL. #30, MAP #47

PARKING CALCULATIONS
CURRENT PARKING
TOTAL UNITS = 10
TOTAL PARKING SPACES = 15 SPACES (10 INSIDE & 5 OUTSIDE)
PROPOSED PARKING
PROPOSED TOTAL UNITS = 13
PROPOSED TOTAL PARKING = 20 SPACES (13 INSIDE & 7 OUTSIDE)



LAND SURVEYING SERVICES, LLC
 1276 POST ROAD, SUITE A-20
 FAIRFIELD, CONNECTICUT 06824
 TEL. (203) 522-4177
 FAX. (203) 619-0123
 EMAIL: info@landsurvey.com

TITLE BLOCK
 ASSESSOR MAP #7328, PARCEL #7A, 1.21 ACRES, INC.
 APPLICANT: SWE AS OWNER
 DISCIPLINE TITLE: PROPOSED DIMENSIONS
 To the best of my knowledge and belief this map is substantially correct and ready for filing.
 TERRY K. JAMN, L.S. # 18139

DATE	REVISIONS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
DIVERSE BUILDERS, LLC.
 #56 PEET STREET, BRIDGEPORT, CONNECTICUT
 #83 87 PRIMROSE AVENUE, BRIDGEPORT, CONNECTICUT
 SCALE: 1" = 20'
 DATE: DEC. 23, 2021



UNIT "1"

UNIT "2"

UNIT "3"

FRONT ELEVATION

BUILDING 1



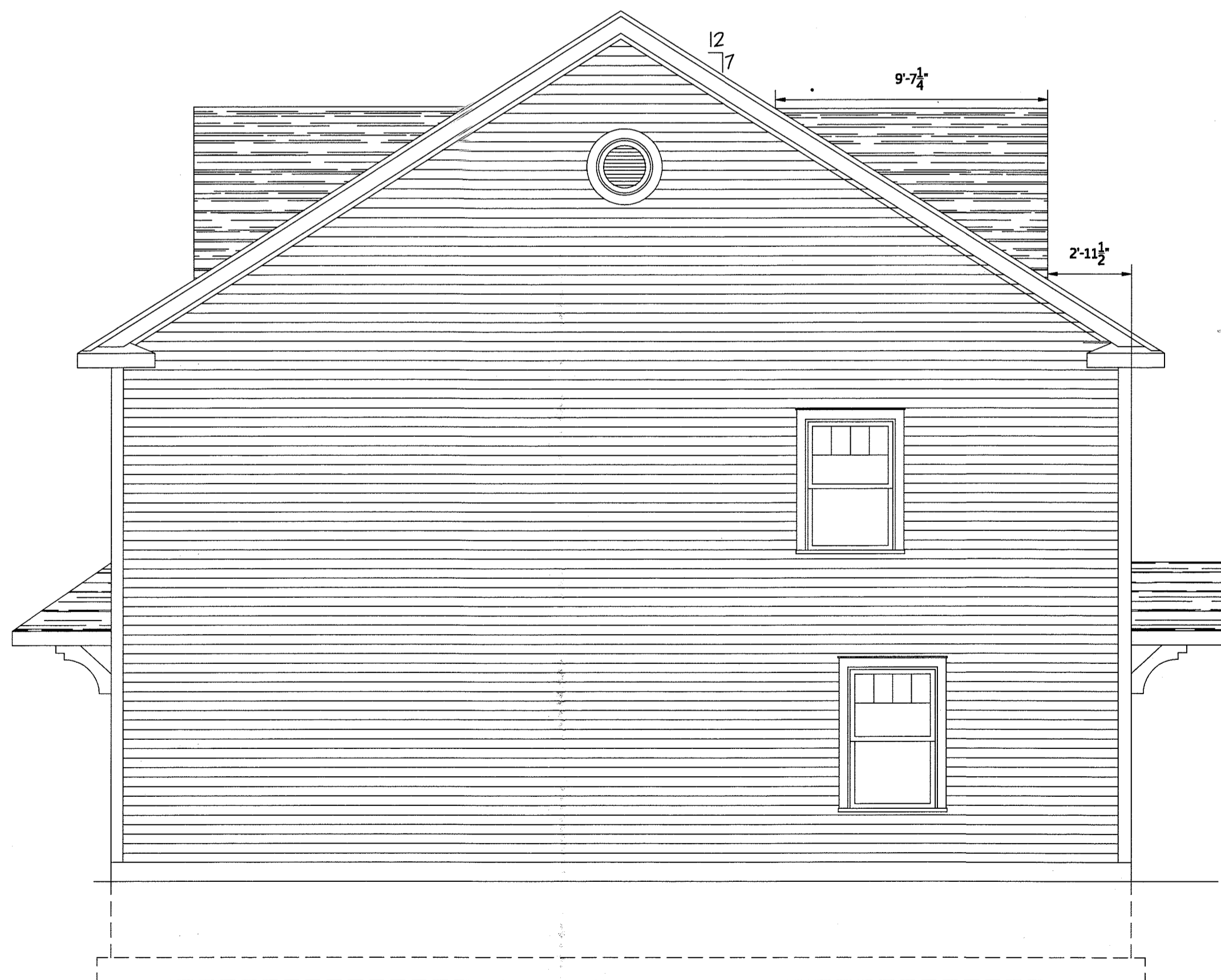
REAR ELEVATION

BUILDING 1

EAR ELEVATIONS
 PREPARED FOR
 DIVERSE BUILDERS LLC
 BRIDGEPORT,
 CONNECTICUT
 SCALE : 1/4"=1'-0"
 DATE

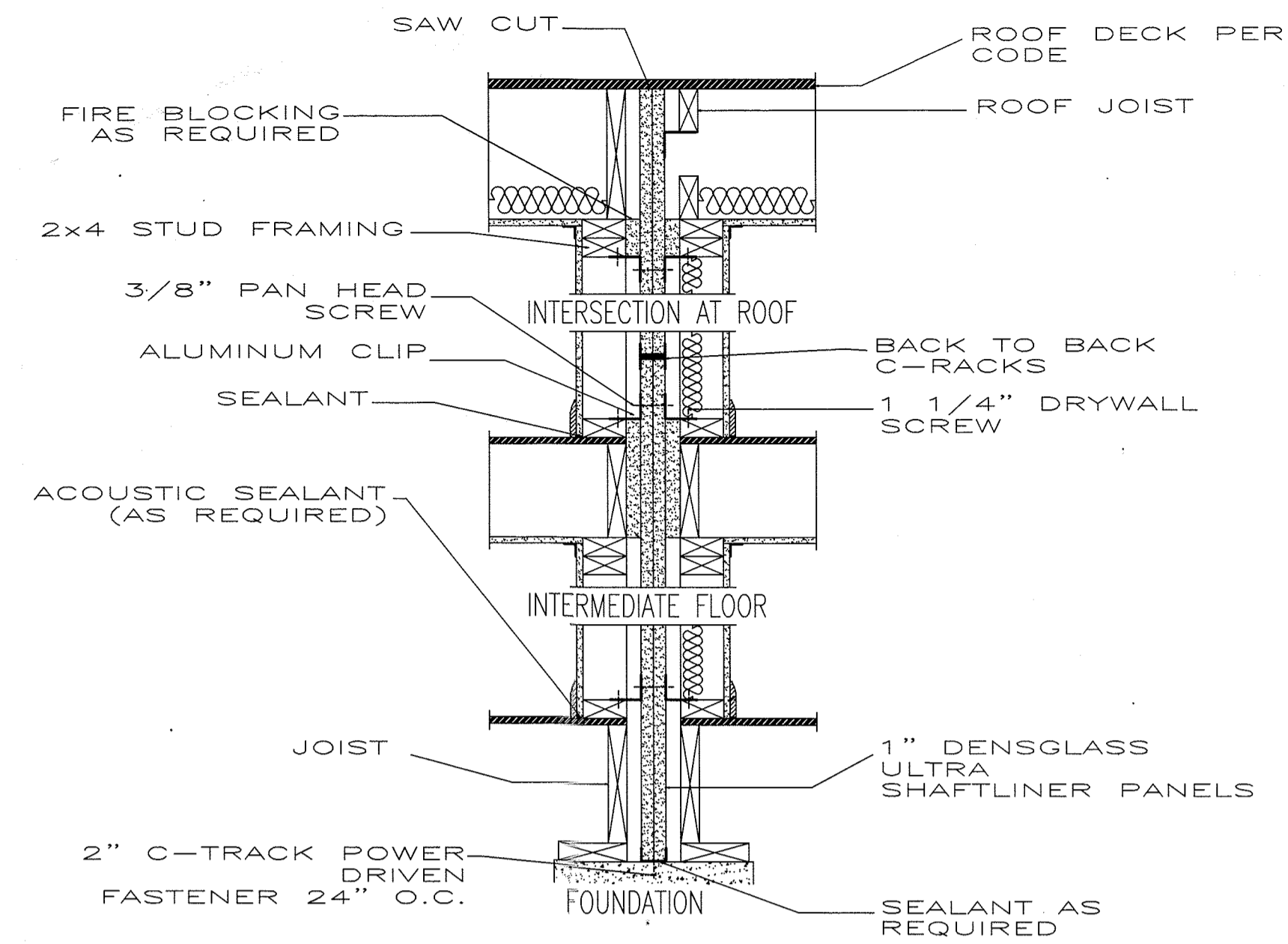


**UNIT
LEFT ELEVATION**

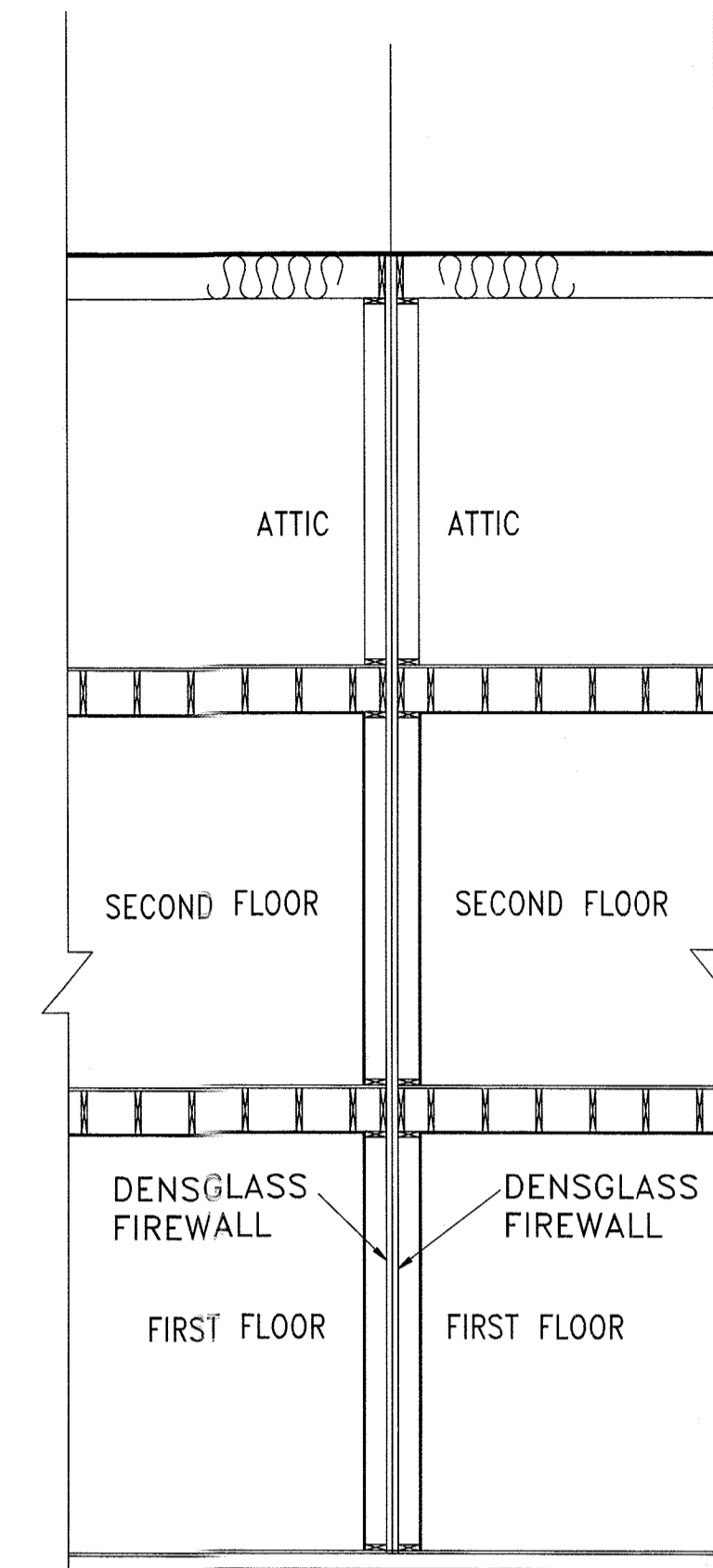


**UNIT
RIGHT ELEVATION**

BUILDING 1

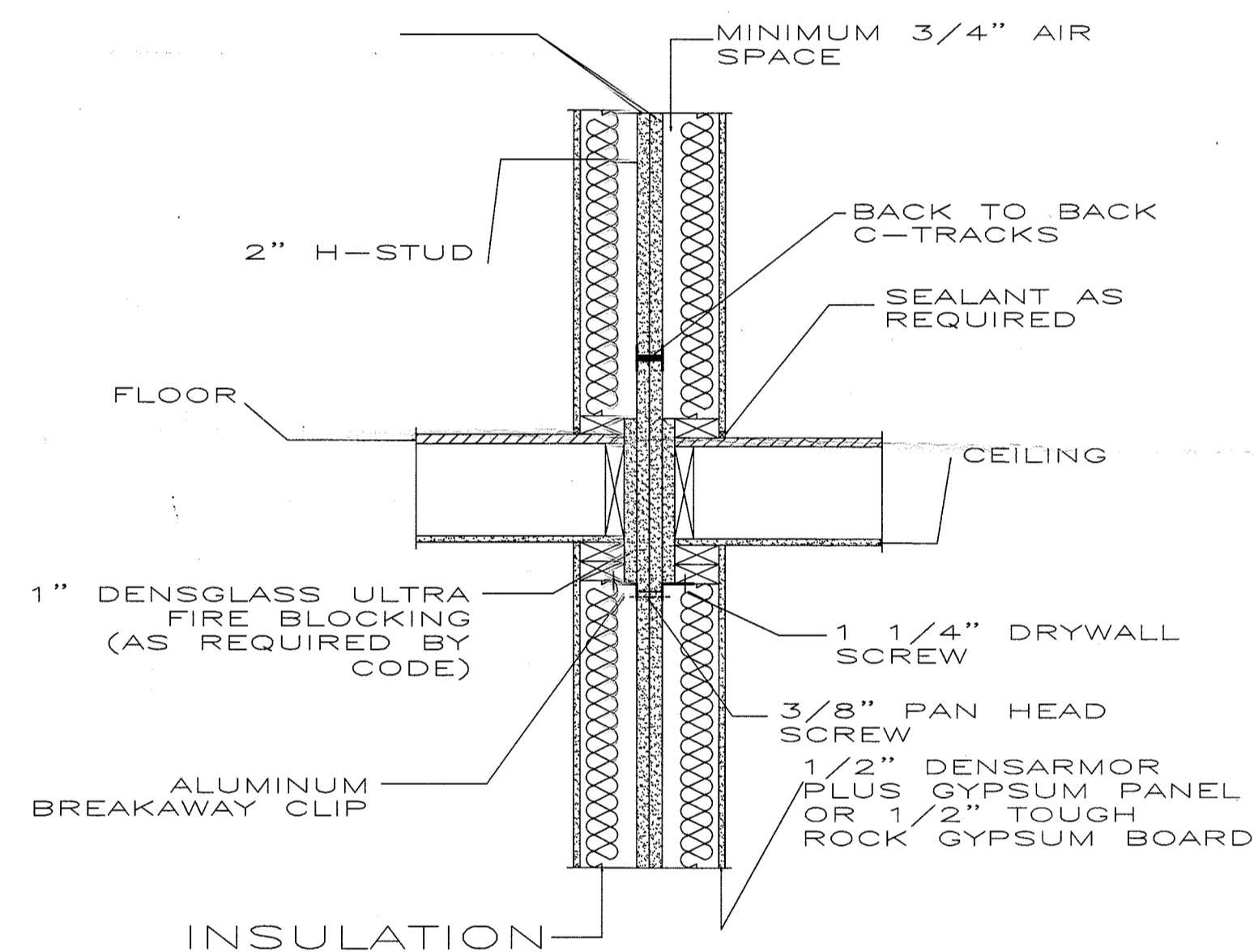


**FULL WALL DETAIL
DENSGLOSS
FIREWALL**

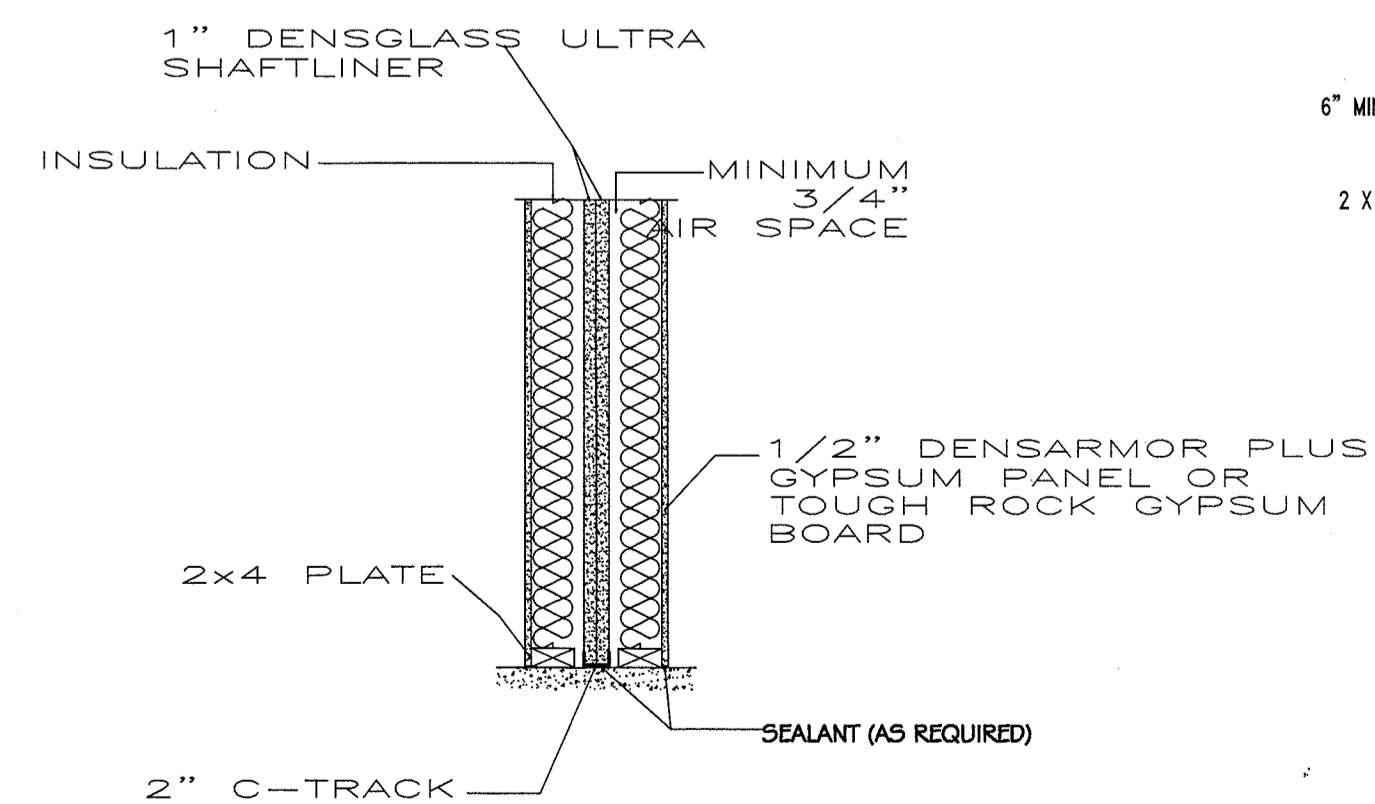


**UNIT 1
UNIT 2**

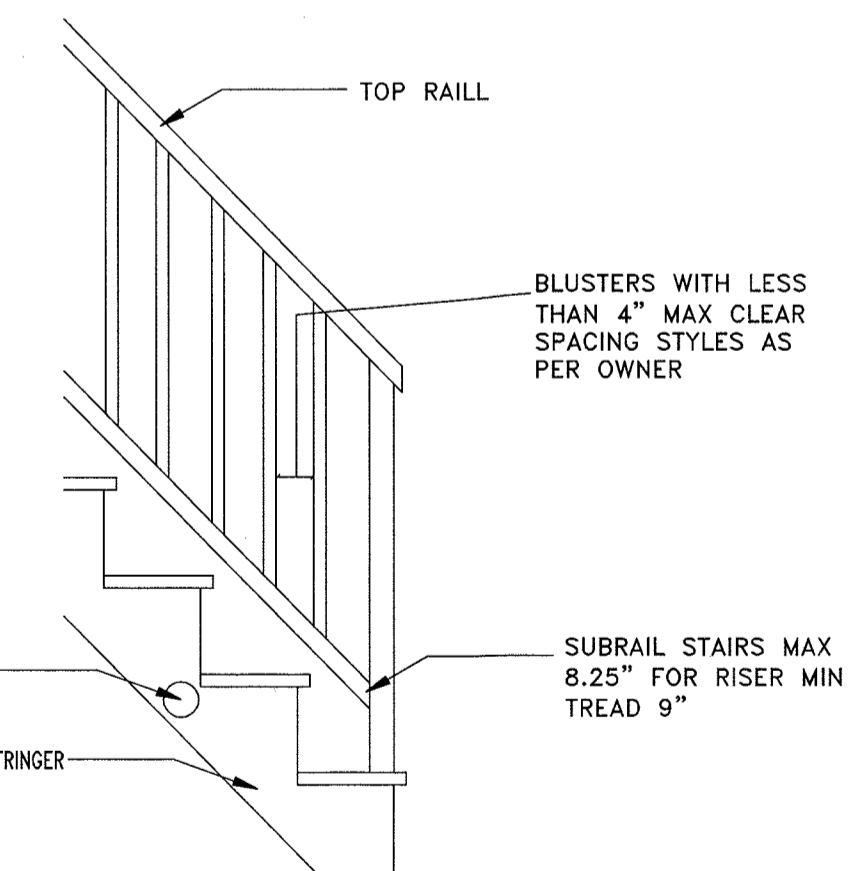
FIREWALL SEPERATION



**INTERMEDIATE FLOOR DETAIL
DENSGLOSS
FIREWALL**



**TYPICAL FOUNDATION DETAIL
DENSGLOSS
FIREWALL**



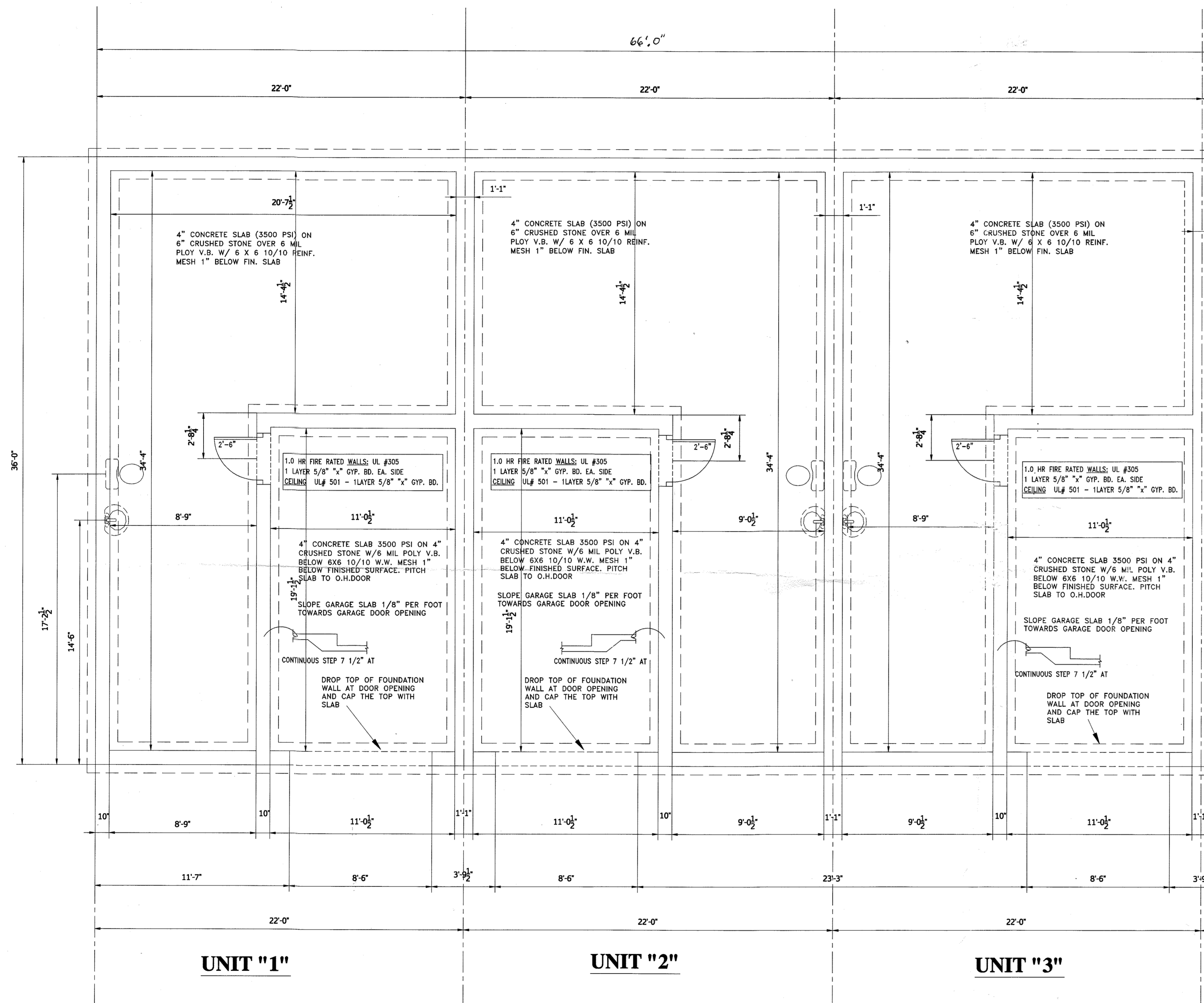
TYPICAL STAIR DETAILS

SCALE - 3/4" = 1'-0"

- 1- RISER
MAXIMUM HEIGHT: 8 1/4" MINIMUM TREAD: 9"
- 2- HEADROOM
THE MINIMUM HEADROOM IN ALL PARTS OF STAIRWAY : 6'-8" FROM TREAD NOSING TO SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM SURFACE OF LANDING OR PLATFORM
- 3- HANDRAILS/GUARDRAILS
MINIMUM HEIGHT: 34" MAXIMUM HEIGHT: 38"
- 4- WINDERS THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" INCH. WINDERS SHALL HAVE A MINIMUM TREAD DEPTH OF 9" AT A POINT 12" FROM THE NARROWEST EDGE. AND A MINIMUM TREAD DEPTH OF 6" AT ANY POINT.
- 6- LANDING FOR STAIRWAYS
A LANDING OR A FLOOR IS REQUIRED AT THE TOP OR BOTTOM OF EACH STAIRWAY EXCEPT FOR INTERIOR FLIGHT PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRS. THE MINIMUM LANDING SHALL NOT BE LESS THAN THE STAIRWAY SERVED. THE LANDING SHALL HAVE A MINIMUM 36" MEASURED IN THE DIRECTION OF TRAVEL.
- 7- ILLUMINATION
ALL STAIRWAYS TO BE ILLUMINATED AS PER CODE.

LEVATIONS, FIRE WALL DETAIL
PREPARED FOR
DIVERSE BUILDERS LLC
BRIDGEPORT,
CONNECTICUT

SCALE: 1/4" = 1'-0"
DATE: 11/15/20

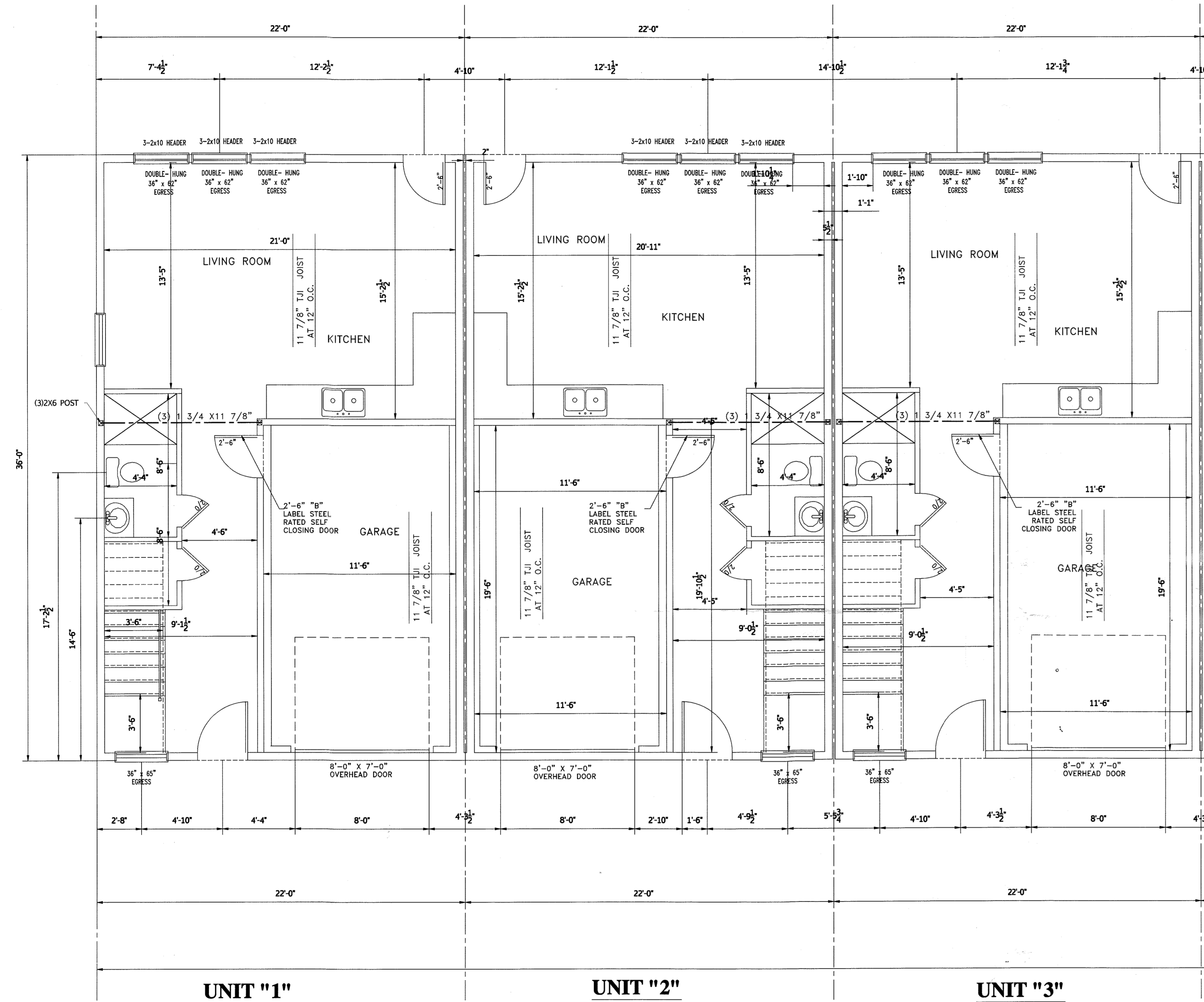


FOUNDATION PLAN PLAN

BUILDING 1

FOUNDATION
PREPARED FOR
DIVERSE BUILDERS LLC
BRIDGEPORT,
CONNECTICUT

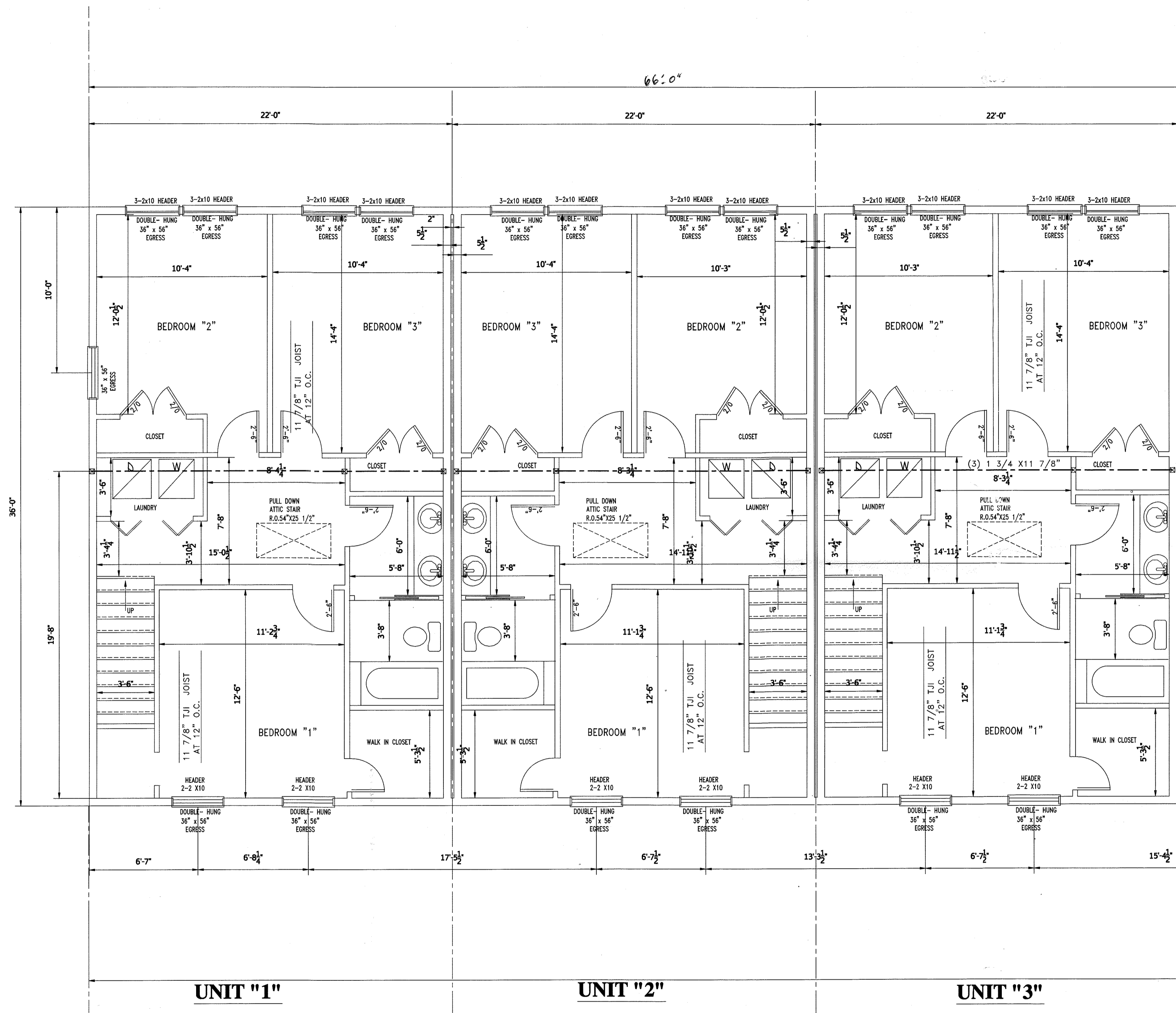
SCALE: 1/4"=1'-0"
DATE: 10/20/14



FIRST FLOOR PLAN

BUILDING 1

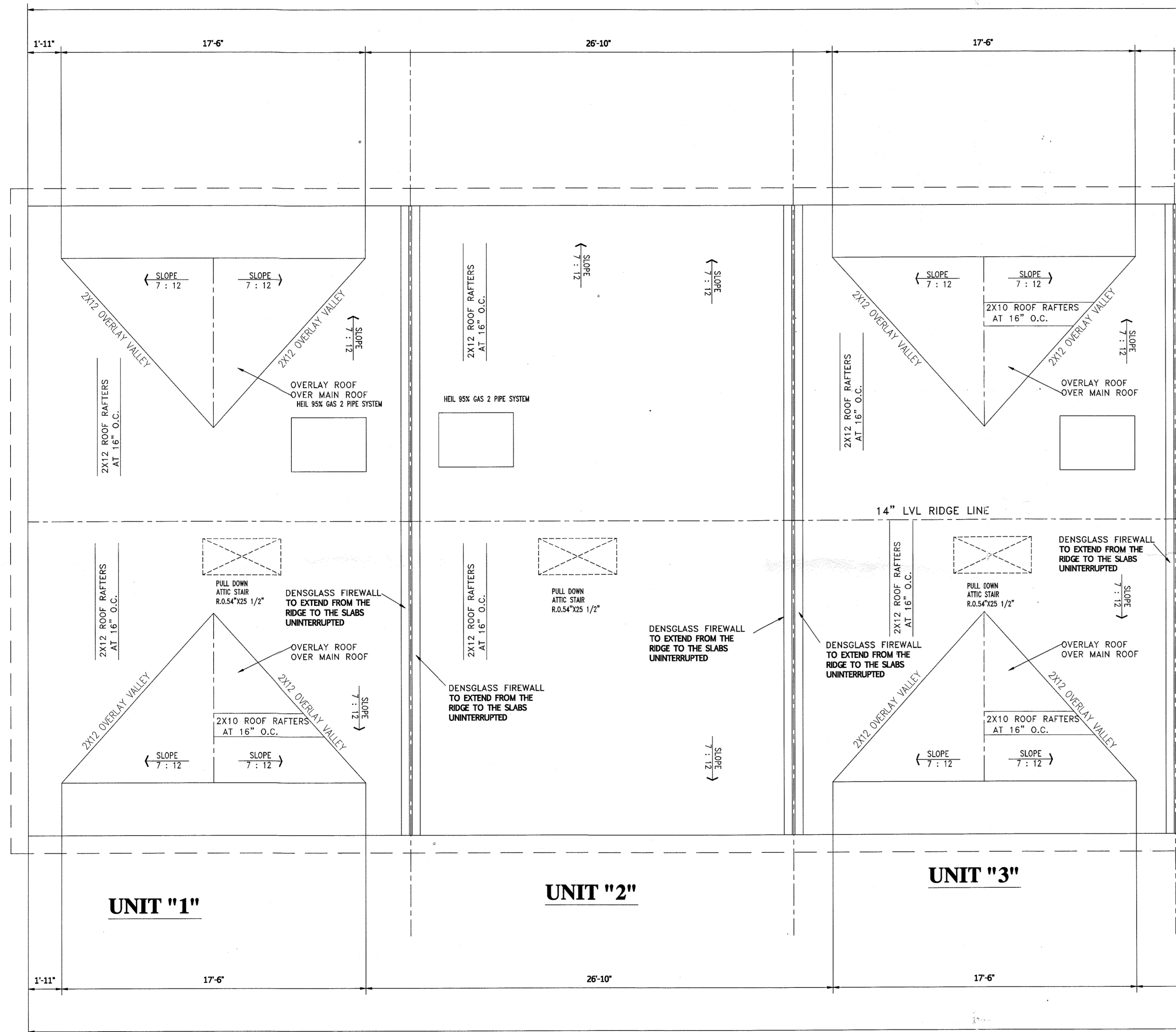
FIRST FLOOR
 PREPARED FOR
 DIVERSE BUILDERS LLC
 BRIDGEPORT,
 CONNECTICUT
 SCALE: 1/4"=1'-0"
 DATE: 11/17/2016



2nd FLOOR PLAN

BUILDING 1

2ND FLOOR
 PREPARED FOR
 DIVERSE BUILDERS LLC
 BRIDGEPORT,
 CONNECTICUT
 SCALE : 1/4"=1'-0"
 DATE :



ATTIC

BUILDING 1

ATTIC
 PREPARED FOR
 DIVERSE BUILDERS LLC
 BRIDGEPORT,
 CONNECTICUT

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



CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION

CHECKLIST FOR PUBLIC HEARING APPLICATIONS

I. **REQUIRED INFORMATION** (except for **Fee & USB** submit an original & 16 copies of all below)

- Completed & Signed Application & Checklist Form
- Fee
- Written Statement of Development Use
- Completed Site Plan
- Drainage Plan
- Building Floor Plans
- Property Owner's List
- Cert. of Corporation/Org. of First Report
- A-2 Site Survey
- Building Elevations
- Other Evidence/Testimonial Information
- 1 USB MEMORY FLASH DRIVE STICK

NOTE: Please provide 1 USB MEMORY FLASH DRIVE Stick:

- The information on the memory flash drive sticks must include the application, site plans, and all other hard copy information (landscaping, floor elevations, etc) that will be submitted. It also **must be labeled** with the property address, applicant name and date of hearing.
- **All plans and paper work that is submitted to the zoning office must be FOLDED (11x17 or smaller) and Collated into 17 separate packets.**

II. **SUPPLEMENTARY INFORMATION (Optional)**

- Perspective Rendering
- Building and Site Sections
- Eight 8 x10 Color or Black/White Photos of the Current Premises' Condition
- Copies of Zoning Board of Appeals, or Historic District Commission Decisions
- Drainage Report
- Traffic Studies
- Environmental Impact Statement
- Real Estate Studies
- Department of Environmental Protection or Coastal Area Management reports
- Aerial Photographs

III. **OPTIONAL EXHIBITS (may be presented at the public hearing)** (16 copies not required)

- Color Rendering
- Models
- Material Sample
- OTHER: _____

CITY OF BRIDGEPORT

PLANNING & ZONING COMMISSION

CHECKLIST FOR PUBLIC HEARING APPLICATIONS

The following requirements shall apply to all applications for public hearings before the Bridgeport Planning & Zoning Commission and for all agenda dates on or after December 23, 2011.

The following are required components for any and all applications for a **change of zone; site plan review; motor vehicle; sub-division; special permit; or coastal site plan reviews** applications. Except for the Fee & USB, the Petitioner shall submit **one (1) original and sixteen (16) copies of all materials described below in sections I & II pertinent to the application.** The agenda closing date shall be five (5) weeks prior to the public hearing. No materials submitted by the petitioner after the agenda closing date shall be accepted by the Clerk or by the Commission, unless exempted under Section III below. Failure to provide any of the components listed under Section I below may be deemed by the Commission to be grounds for denial due to incomplete information.

I. REQUIRED INFORMATION

- A Complete and signed application form. **(The application must be signed by the current property owner)**
- Fee
- A written statement, not to exceed one hundred (100) words, describing all proposed uses.
- The original plus sixteen (16) copies of a site plan prepared, signed and sealed** by an engineer, architect or landscape architect registered and licensed to conduct business in the State of CT. Dated and meeting the following requirements:
 - The site plan must be drawn to a scale of 100 feet or less to the inch.
 - Proposed and existing structures and amenities, including, but not limited to, footprints of foundations, porches, decks, walkways, travel lanes, shall be indicated. Dimensions to property lines from structures and overall building dimensions shall also be shown. The dimensions of parking lot, including isle width and length, and width of parking spaces shall be shown.
 - All applicable (existing and proposed) Zone Development Standards.
 - Existing and proposed grades shall be shown at 2-foot intervals.
 - One or more benchmarks that can be used in the field to verify conditions shall be indicated.

- A drainage plan prepared by a professional engineer, showing all provisions for site runoff; on-site retentions; connections to city services; and any other pertinent information, including City Engineer's requirements.
- Building floor plans (all floors above and below grade) shall be prepared by a licensed architect, showing any and all proposed new construction or additions to existing structures. Additions and alterations shall be clearly delineated from existing work. Minimum scale 1/16" = 1"0.
- A list of names and addresses of all property owners within 100 feet of all property lines of the subject property shall be provided.
- If the petitioner is a corporation a copy of the "Certificate of Corporation" and "Organization and First Report" as filed with the Office of the Secretary of the State of CT must be filed with the application.
- An A-2 survey.
- For applications involving a building(s), the following shall be submitted:
 - Preliminary architectural plans, sections, and/or elevations at 1/4" or 1/8" = 1' showing exterior wall elevations, roof lines, façade materials or other features of proposed buildings or structures.
 - Drawings prepared by a registered architect, landscape architect or professional engineer licensed in the State of CT, each individually sealed and signed by the design professional, (except seals not required on residential projects of less than 5,000 square feet total).
- Any other evidence or testimonial information, which will be presented by the petitioner at a public hearing.

Note: All of the above information shall be submitted at the time of filing. Applications with missing information will be deemed incomplete; will not be processed and will be immediately returned to the applicant.

II. SUPPLEMENTARY INFORMATION

- Perspective renderings, either in black and white or in color, reproduced either photographically or by diazo print, showing principal street side view of the proposed development. Minimum size 8"x10" (for photos); Maximum size 30"x42". Color renderings may be presented at the public hearing provided diazo print or photo reproduction has been submitted to the Clerk for distribution before the agenda closing date.
- Building and site section drawings to show relationship of proposed development to existing adjacent streets and buildings.

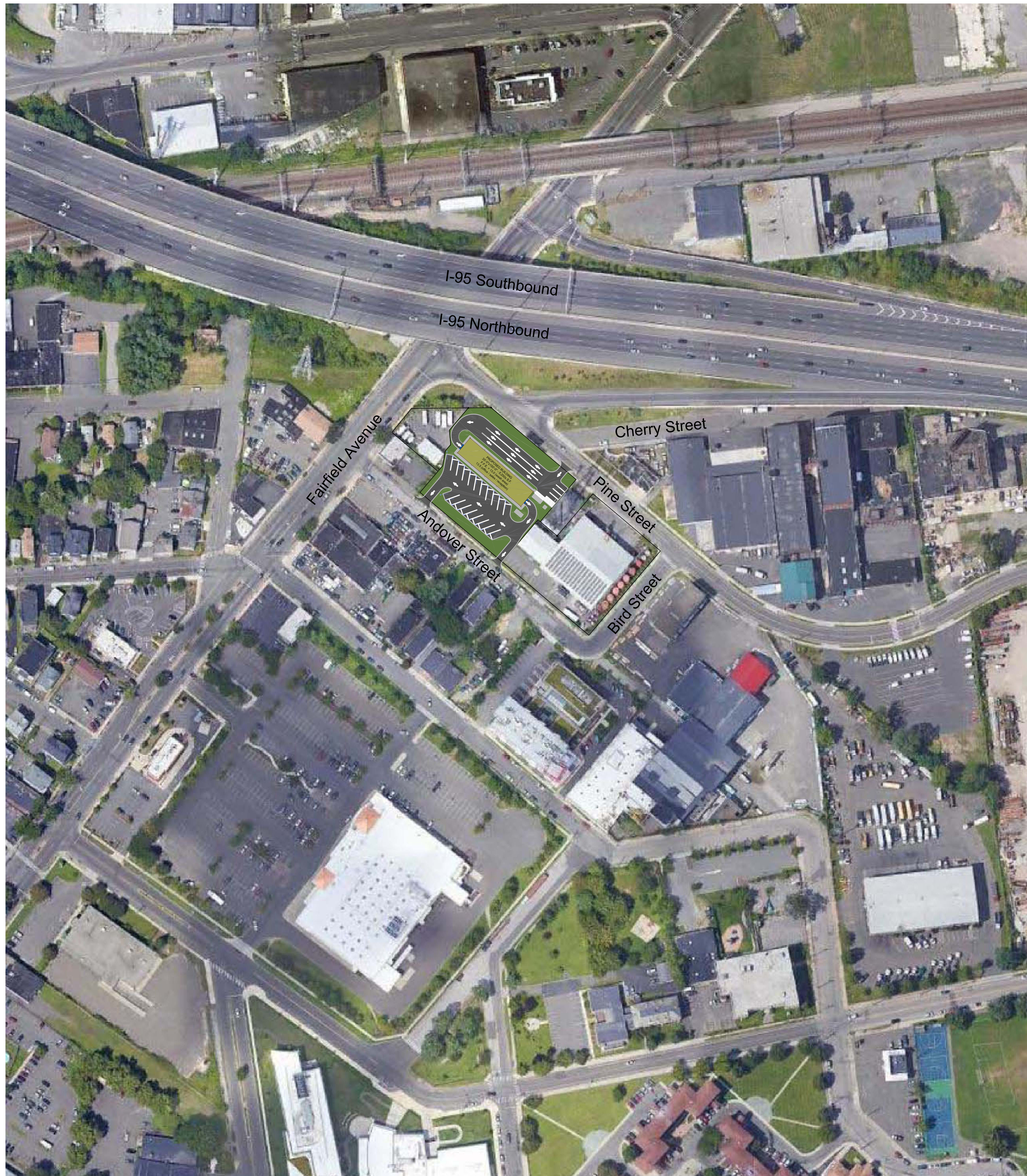
- Not more than eight (8) 8"x10" color or black and white photographs showing existing site conditions or surrounding area. These may be reproduced xerographically for application filing.
- Copies of any pertinent actions by the Zoning Board of Appeals or Historic District Commission.
- Drainage reports, traffic studies, environmental impact studies and/or real estate studies.
- State Department of Environmental Protection (DEP) or Coastal Area Management (CAM) reports.
- Aerial photographs of subject parcel and surrounding environment.

III. OPTIONAL EXHIBITS

The following items may be presented to the Commission at the time of the public hearing (16 copies not required) without need for filing on or before the agenda closing date:

- Color renderings (see Section II item) provided the Commission has received through the Clerk reduced photographic reproductions, or black and white versions of the renderings.
- Models of proposed building(s).
- Samples of materials and/or colors to be used in the proposed development.

Note: Staff reports or departmental correspondence (e.g. City Engineer, W.P.C.A., Fire Marshal, Design Review Coordinator, etc.) shall be received and distributed by the Clerk of the Commission on or before the date of the public hearing. **Whether such reports or correspondence is received before the agenda closing date shall not pose any penalty to the Petitioner and shall be the responsibility of the staff.**



Site Development Plan For Proposed Car Wash Facility

146 Andover Street
Bridgeport, CT

C.1	Cover Sheet	1"=100'
EC.1	Existing Conditions Map	1"=20'
SD.1	Site Development Plan	1"=20'
GDU.1	Site Grading, Drainage & Utility Plan	1"=20'
LL.1	Site Lighting & Landscaping Plan	1"=20'
D.1	Detail Sheet	N.T.S.
D.2	Detail Sheet	N.T.S.

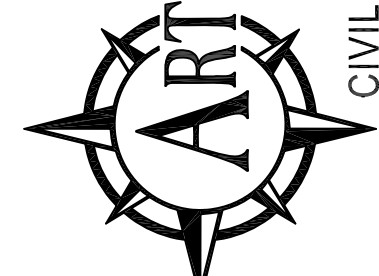
Underground utility, structure and facility locations shown have been determined from record maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The site location, and existence of all underground features must be field verified by the appropriate providers prior to construction Call Before You Dig, 1-800-922-4455.

1) THESE PLANS ARE INTENDED FOR APPROVAL PURPOSES AND ARE NOT FOR CONSTRUCTION.

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.
2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND & ASSOC., P.C. SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND & ASSOC., P.C. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
 CIVIL ENGINEERS • LAND SURVEYORS
 SOIL SCIENTISTS • LAND PLANNERS
 143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06776
 PHONE: (860) 354-9348 • FAX: (860) 350-4419
 WEB: WWW.AHPCONC.COM

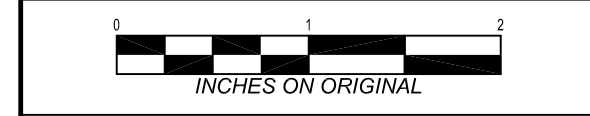


Cover Sheet

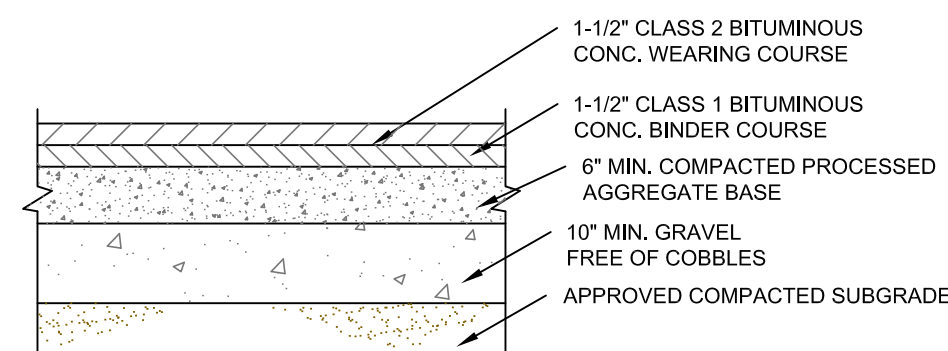
prepared for
BAR BRIDGEPORT LLC
 2033 Fairfield Ave.
 Tax Map 19/307/30/A
 Area = 11,365 S.F. / 0.261 Ac.
 645 & 665 Pine Street
 Tax Map 19/307/26/A & 38/A
 Area = 20,002 S.F. / 0.459 Ac.
 146 Andover Street
 Tax Map 19/307/2
 Area = 56,005 S.F. / 1.286 Ac.
 City of Bridgeport
 County of Fairfield
 State of Connecticut

DATE: **January 27, 2022**

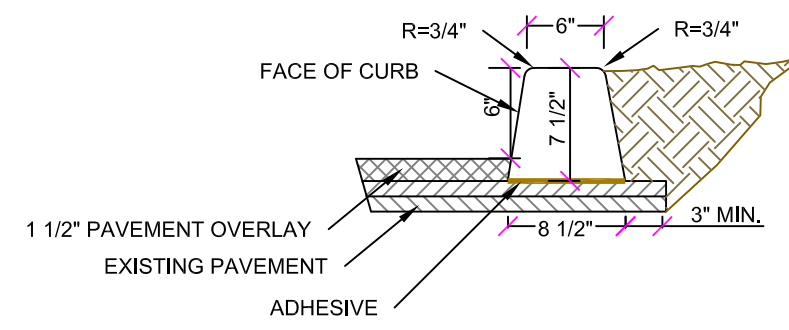
SCALE: **1"=100'**



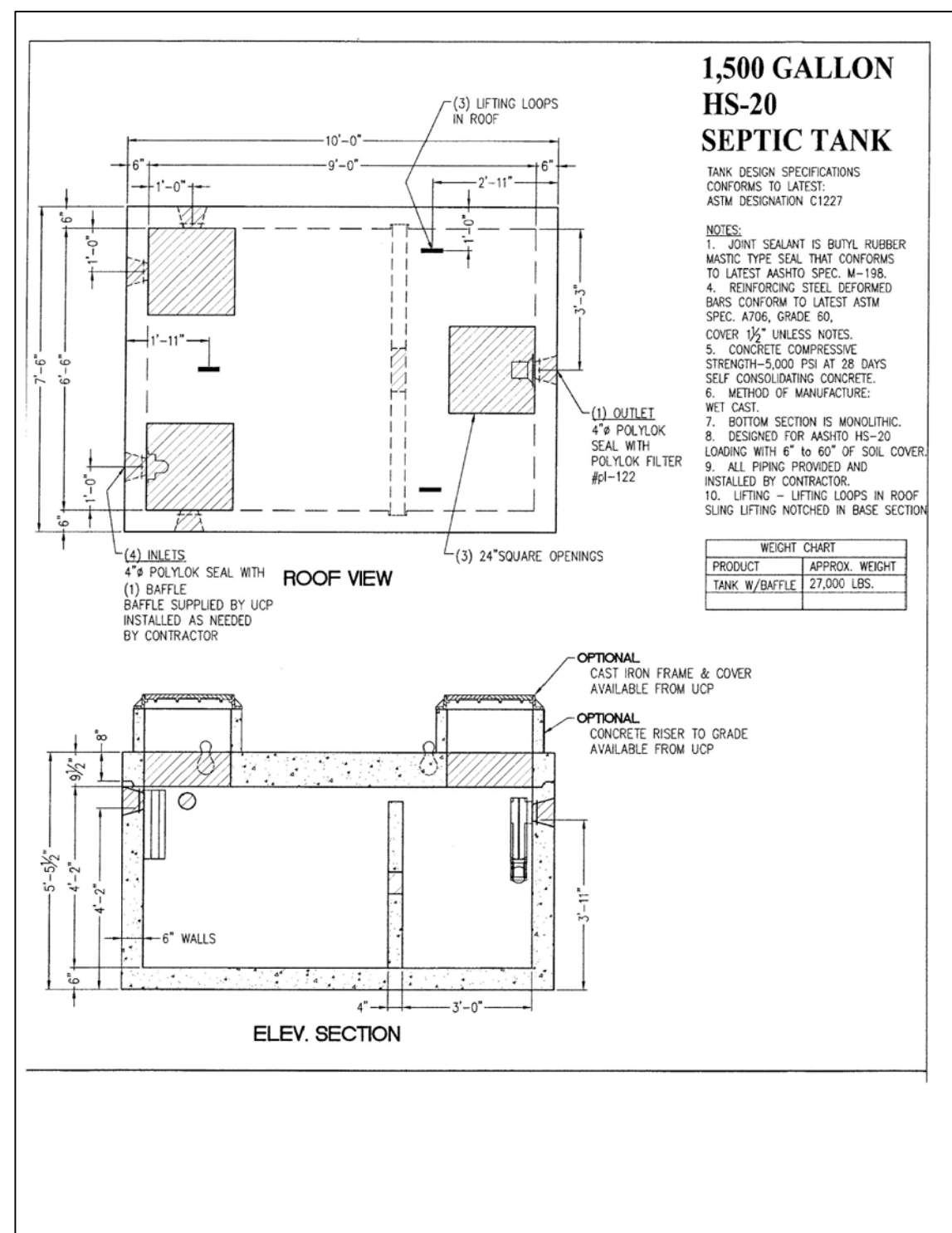
SHEET: **C.1**



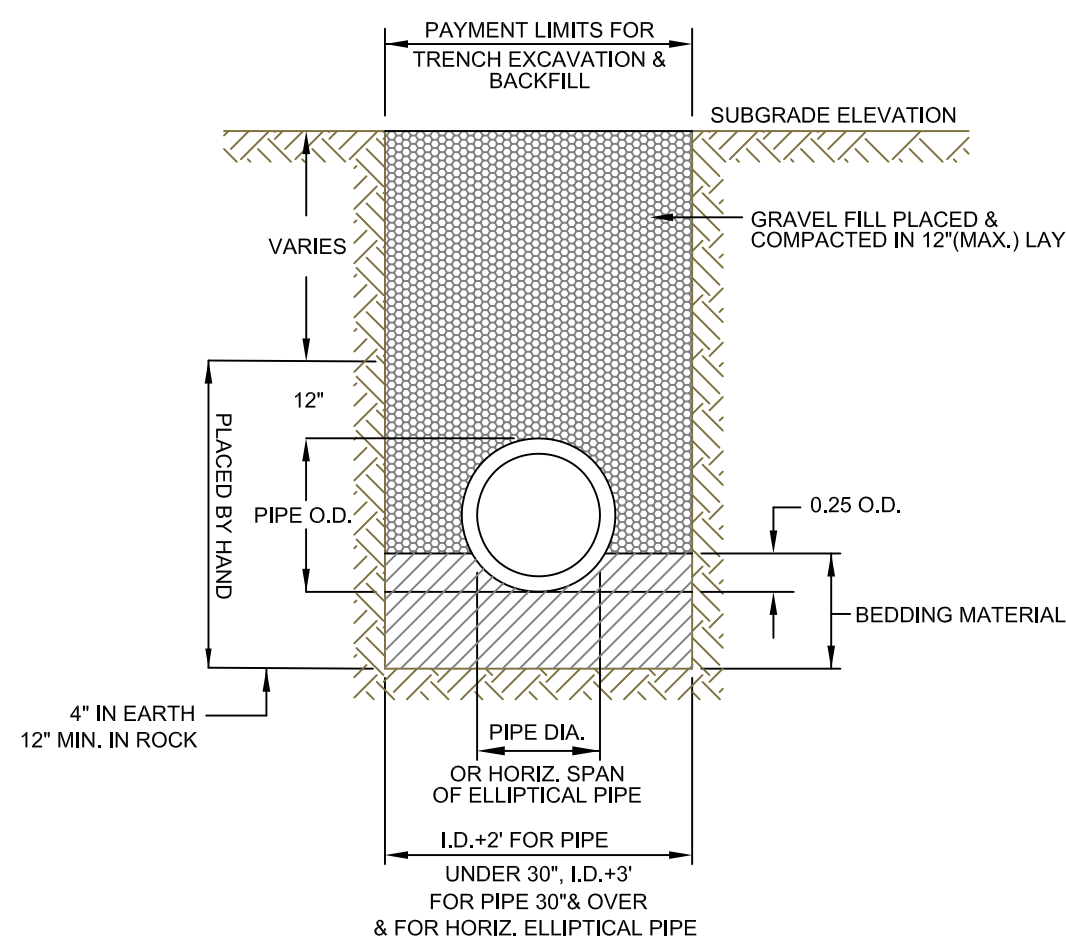
MINIMUM DRIVEWAY & PARKING AREA PAVEMENT CROSS SECTION
N.T.S.



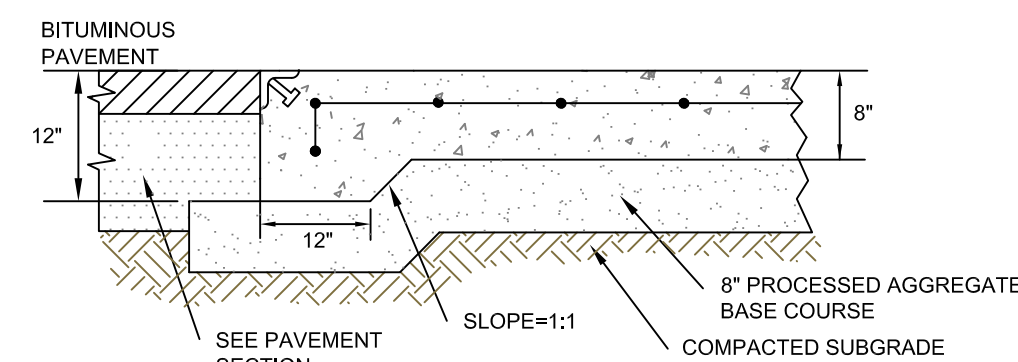
EXTRUDED CONCRETE CURBING
N.T.S.



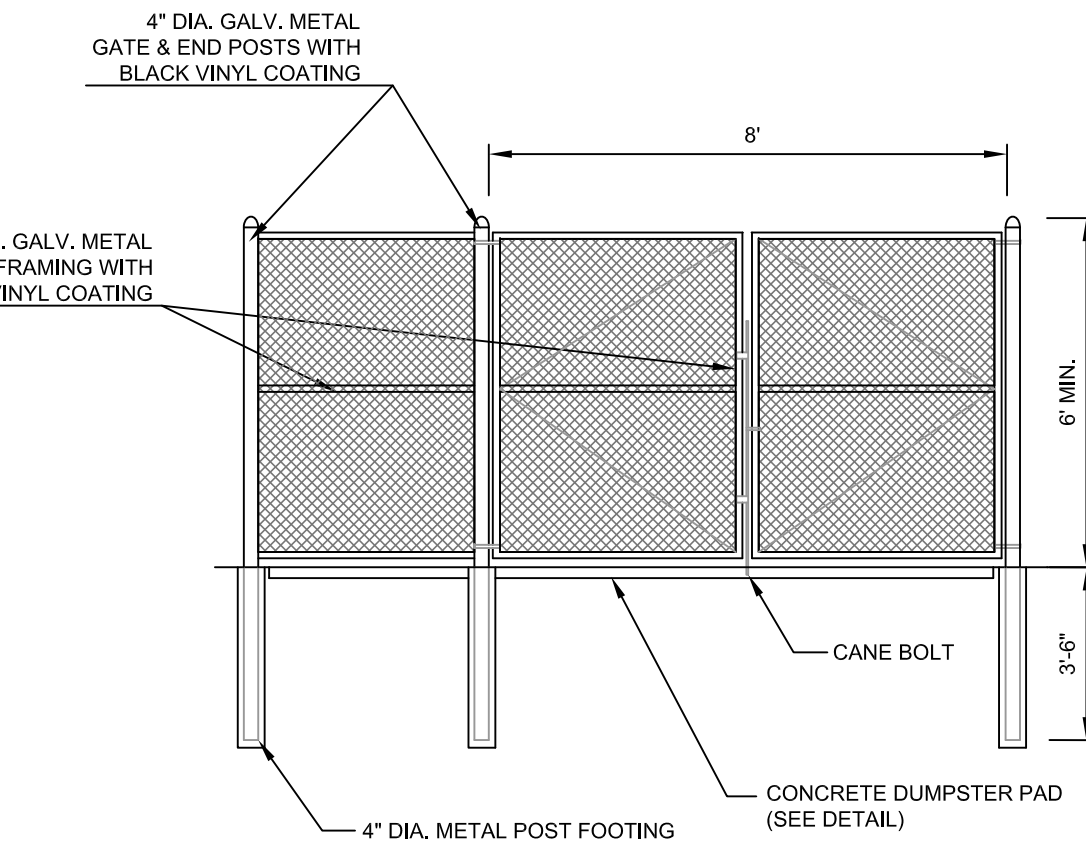
PROPOSED OIL/GRIT SEPARATOR TANK DETAIL
N.T.S.



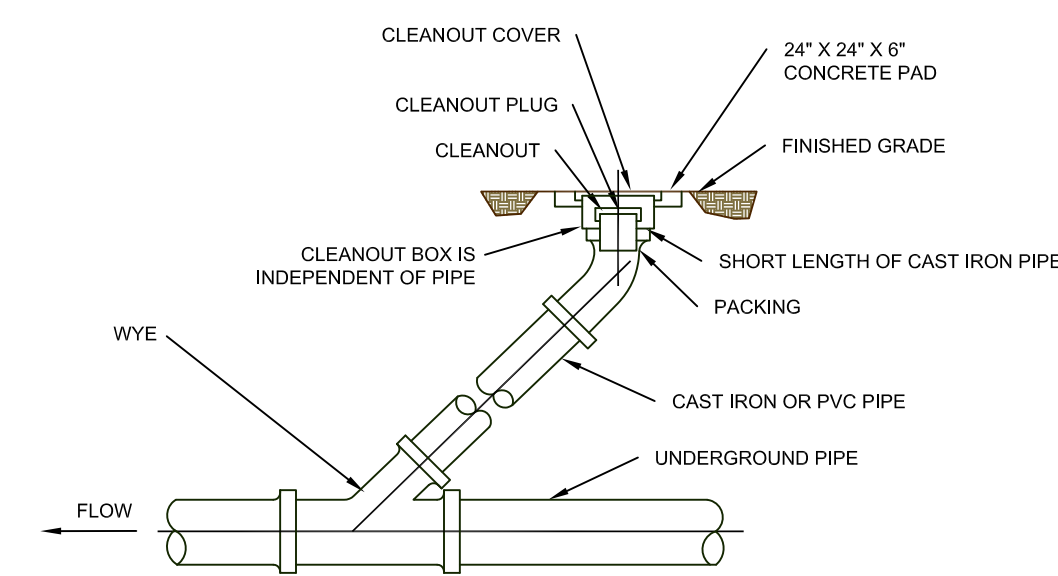
STORM SEWER TRENCH
N.T.S.



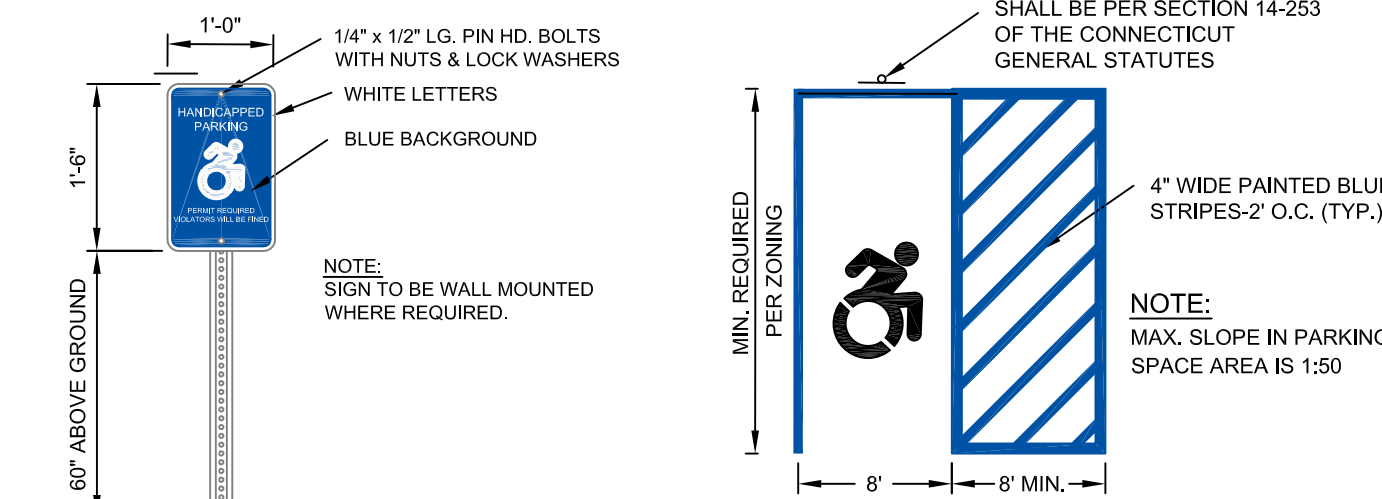
DUMPSTER / EQUIPMENT PAD
N.T.S.



DUMPSTER ENCLOSURE
N.T.S.

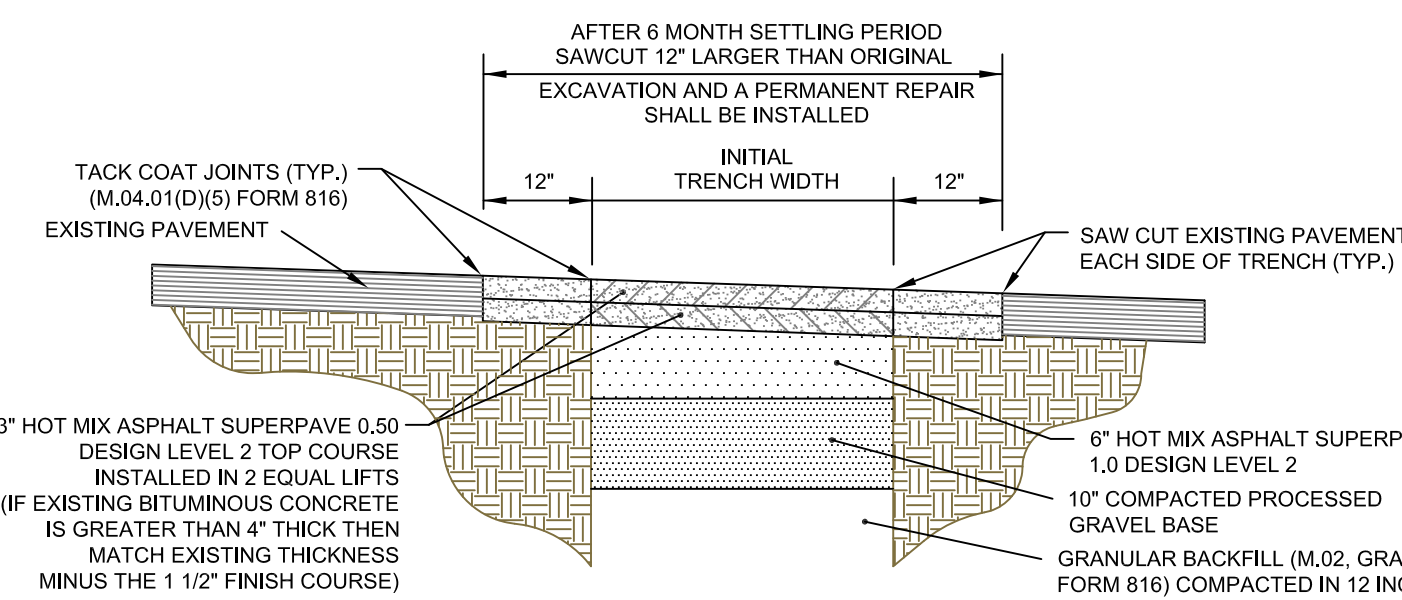


EXTERIOR CLEANOUT
N.T.S.



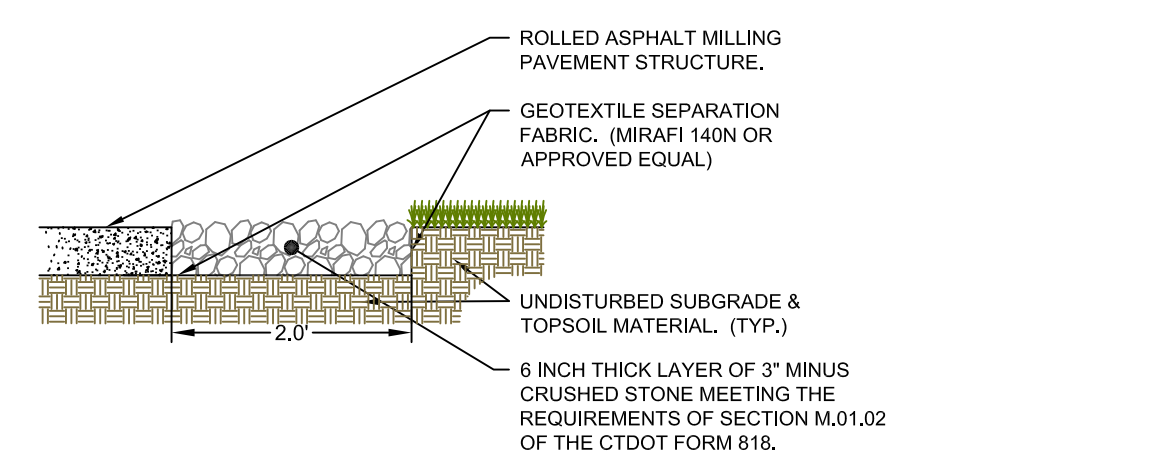
HANDICAP PARKING SIGN
N.T.S.

VAN ACCESSIBLE HANDICAPPED PARKING SPACE
N.T.S.

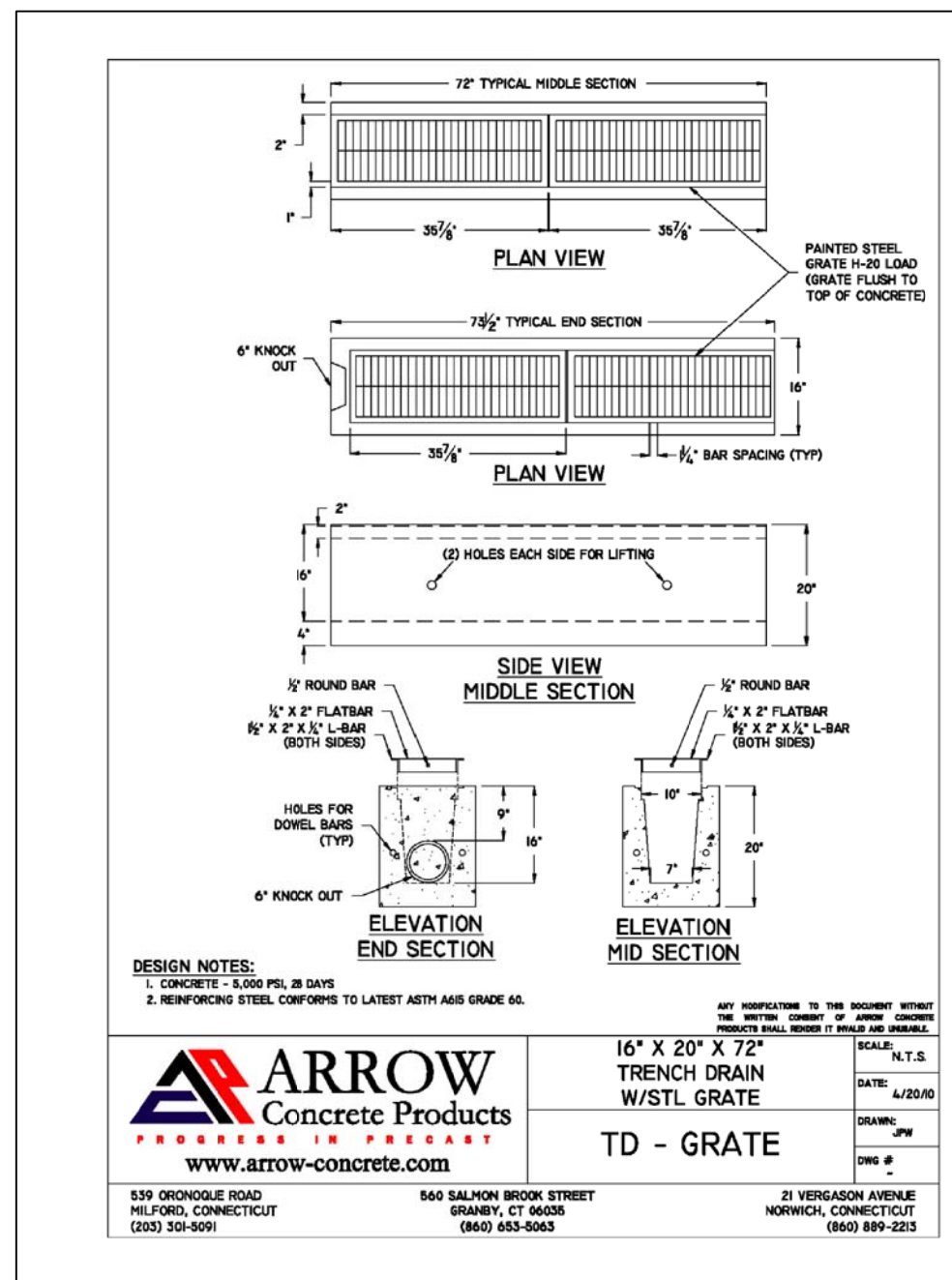


PERMANENT TRENCH PAVEMENT REPLACEMENT
N.T.S.

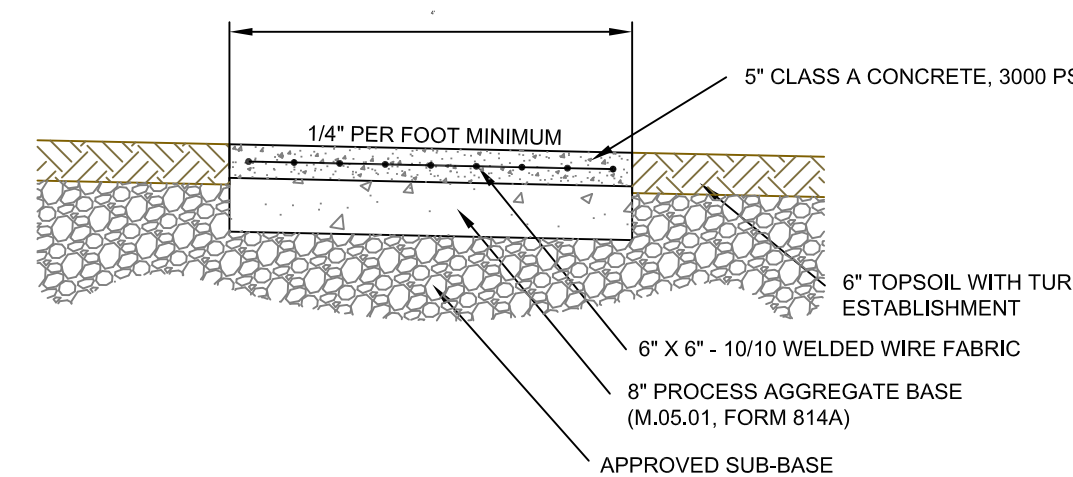
- NOTES:**
- 1) PROVIDE SHORING IF REQUIRED PER O.S.H.A. STANDARDS.
 - 2) ALL MATERIALS TO BE PER CT DOT FORM 816 (AS AMENDED)
 - 3) ALL EDGES SHALL BE TACK COATED AND SURFACE JOINTS SEALED.



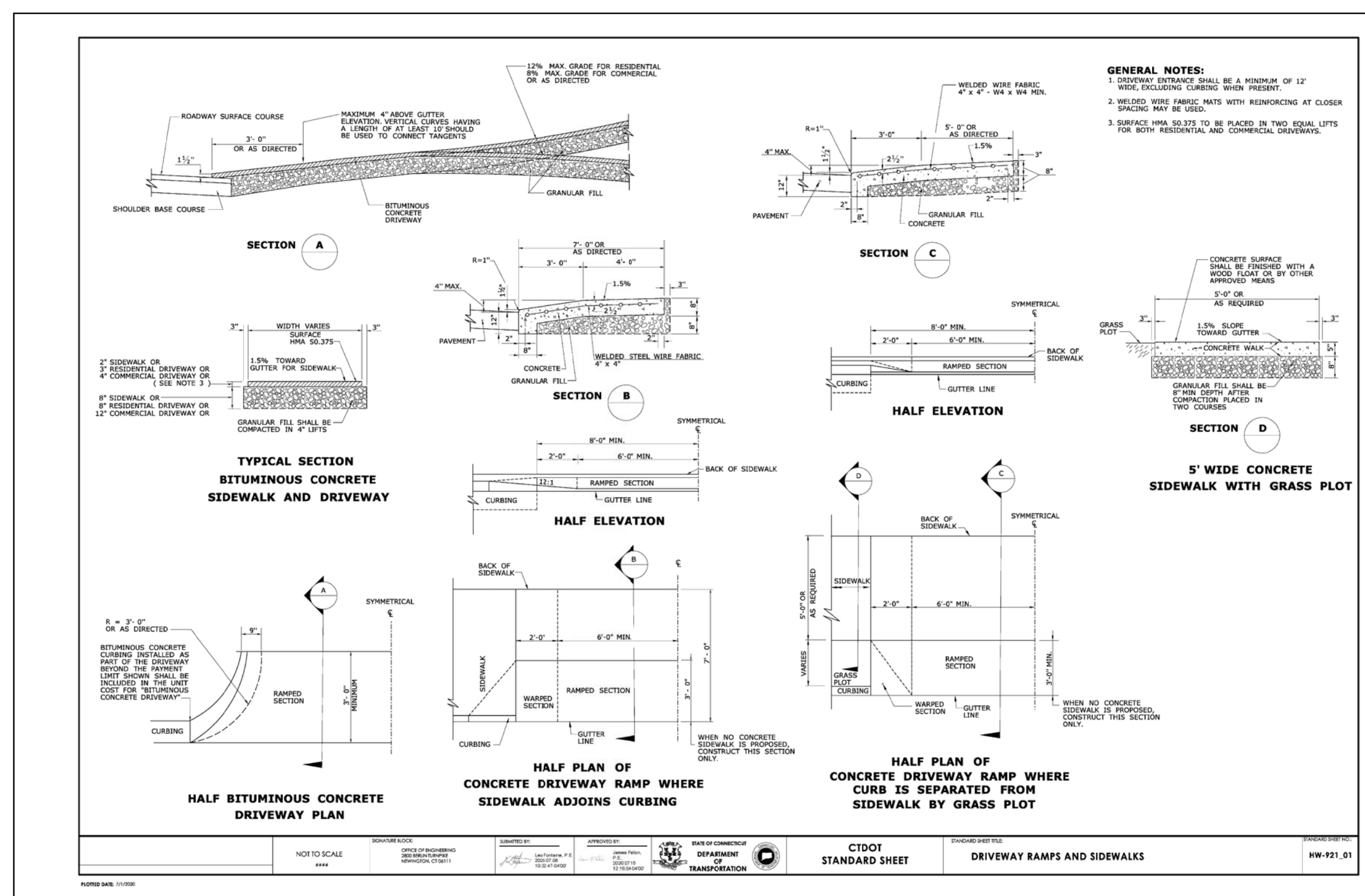
STONE INFILTRATION TRENCH
N.T.S.



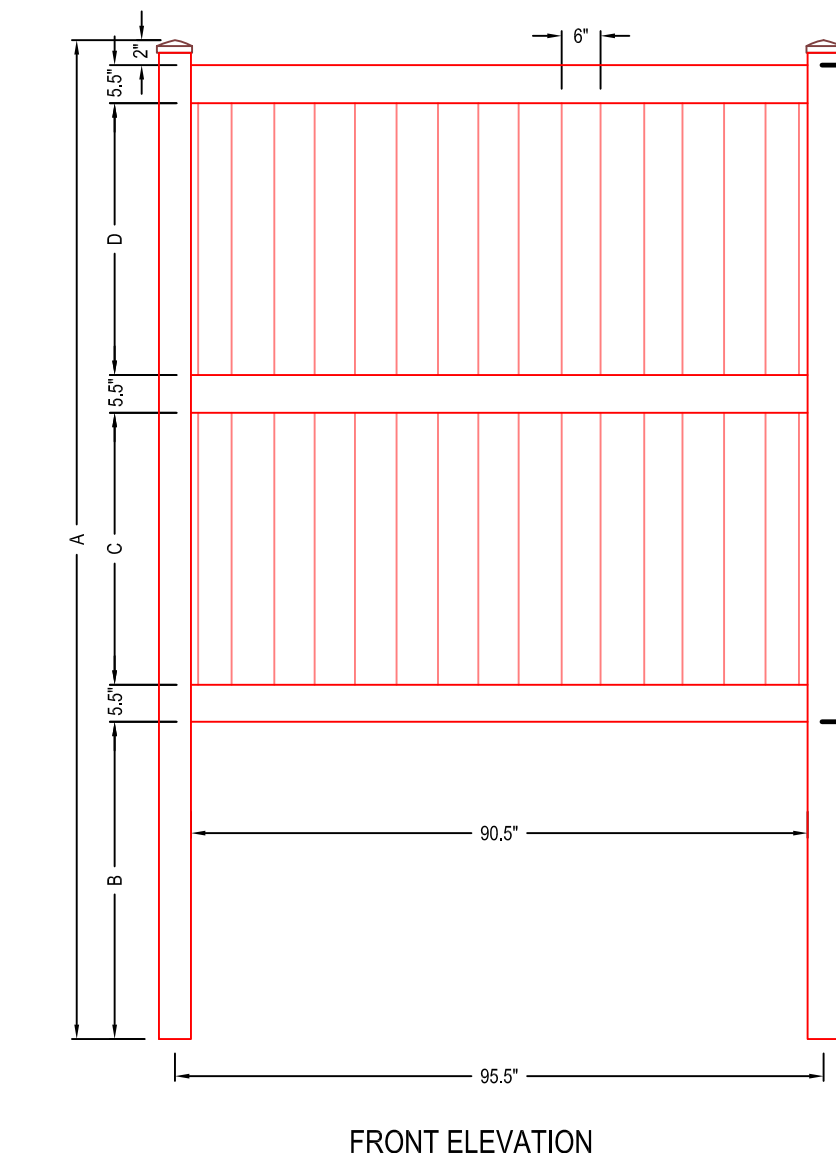
PROPOSED TRENCH DRAIN
N.T.S.



ON SITE CONCRETE SIDEWALK
N.T.S.



CTDOT DRIVEWAY APRON
N.T.S.



PROPOSED 8' VINYL PRIVACY FENCE FOR VACUUM EQUIPMENT ENCLOSURES
(FENCE PANELS & POSTS TO BE WHITE)
N.T.S.

8' FENCE DIMENSIONS				
A	B	C	D	E
144.00"	46.00"	39.75"	39.75"	96.00"

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.
2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND & ASSOC., P.C. SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND & ASSOC., P.C. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:

NO.	DATE	DESCRIPTION

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06776
PHONE: (860) 350-5946 • FAX: (860) 350-4419
WEB: WWW.AHPCONVINC.COM

Detail Sheet

prepared for
BAR BRIDGEPORT LLC

2033 Fairfield Ave.
Tax Map 19/307/30/A
Area = 11,365 S.F. / 0.261 Ac.

645 & 665 Pine Street
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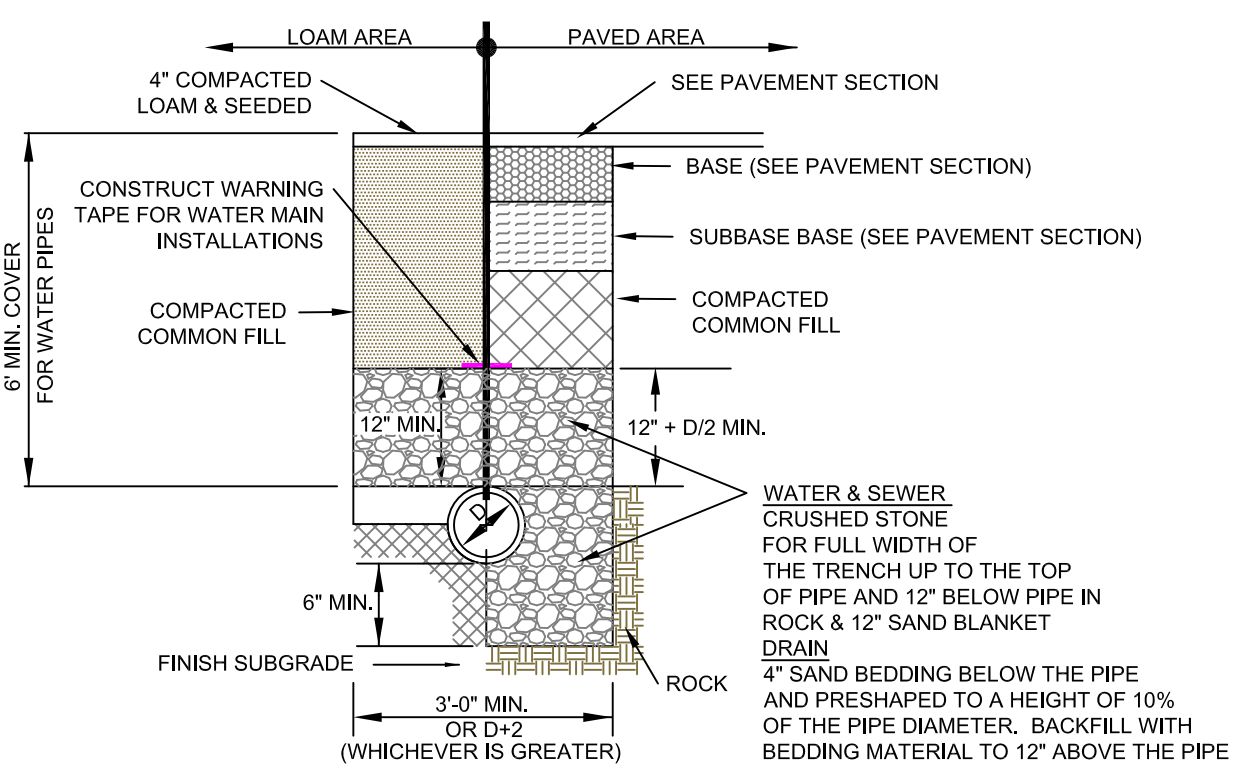
City of Bridgeport
County of Fairfield
State of Connecticut

DATE: **January 27, 2022**

SCALE: **N.T.S.**



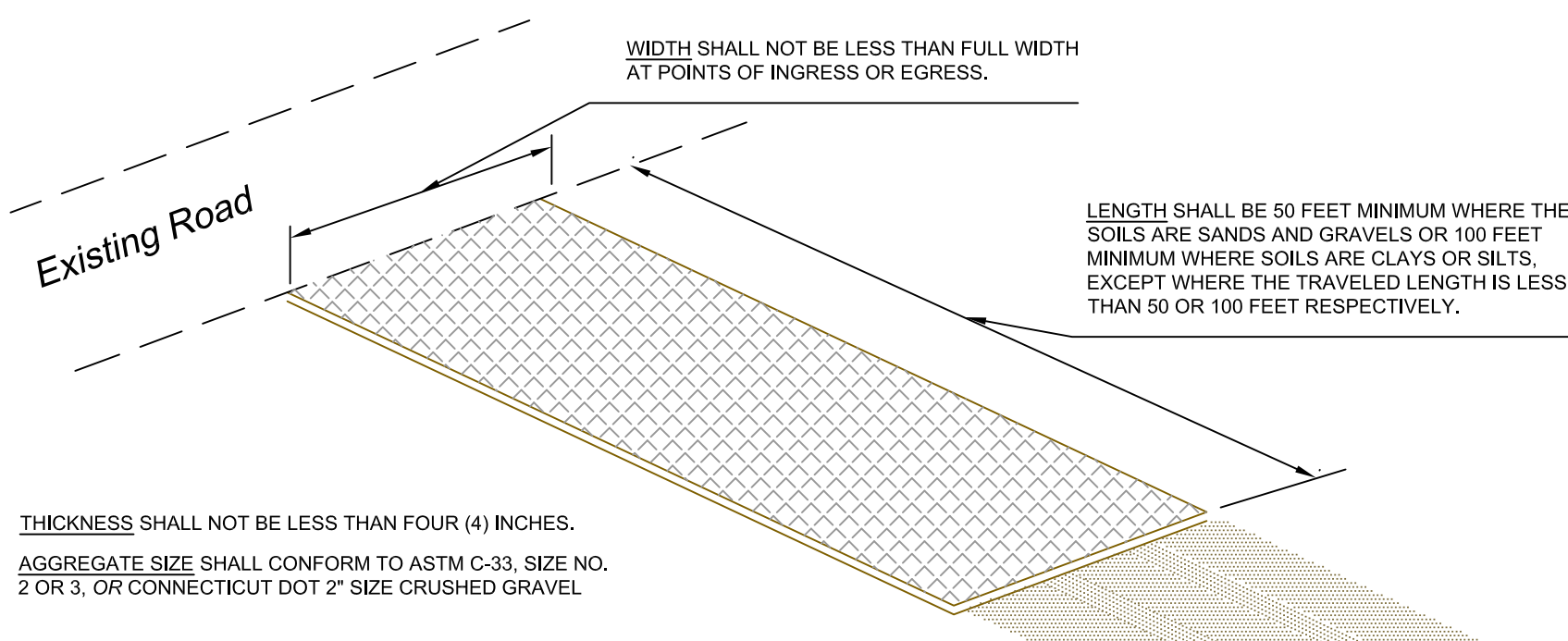
SHEET: **D.1**



NOTES

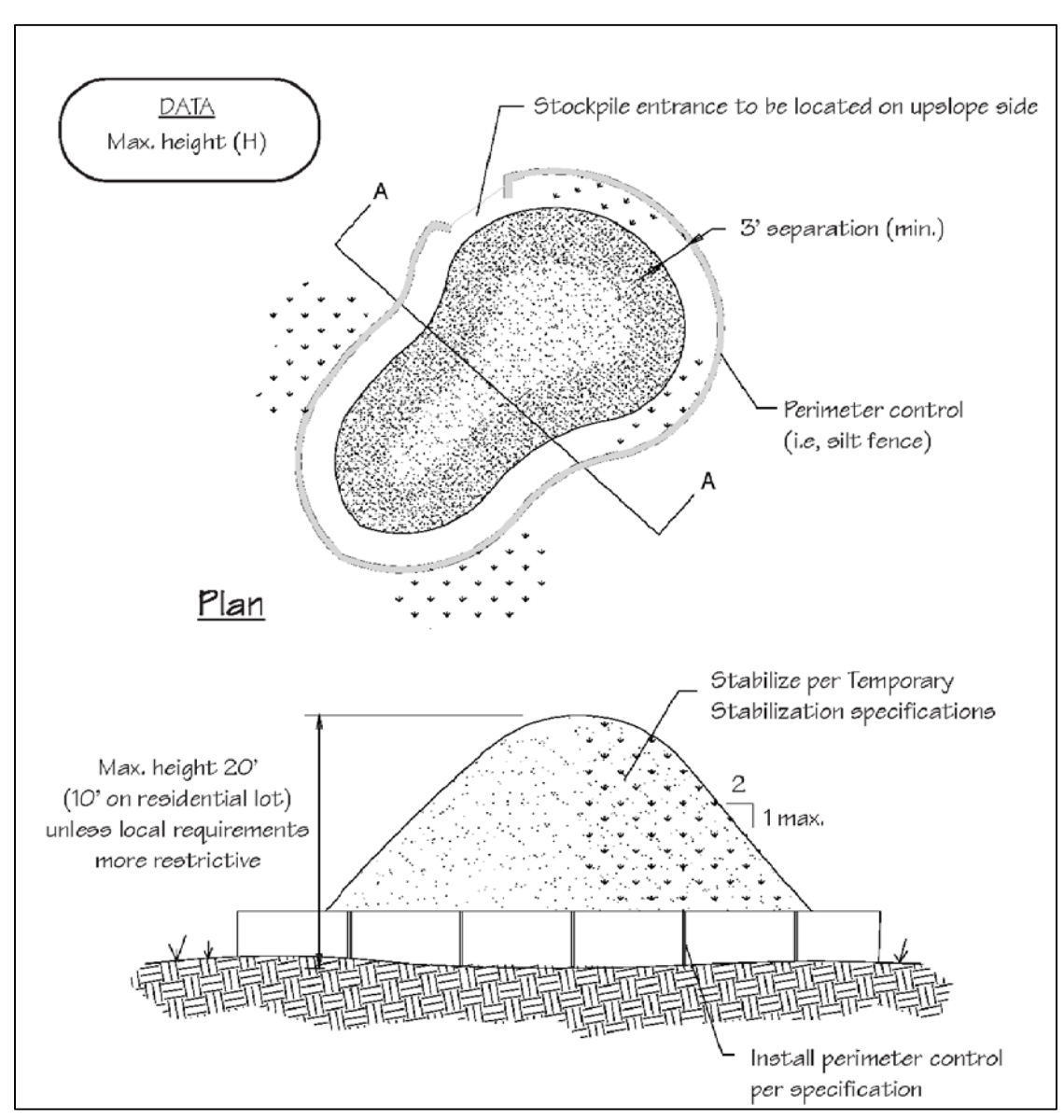
1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL & SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C.
2. CONSTRUCT SECTION FOR ALL WATERLINES, SANITARY SEWERS & SOLID DRAINAGE PIPES.
3. WATER LINE INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH AQUARIUM WATER COMPANY ESTABLISHED RULES AND PROCEDURES.

UTILITY TRENCH
N.T.S.



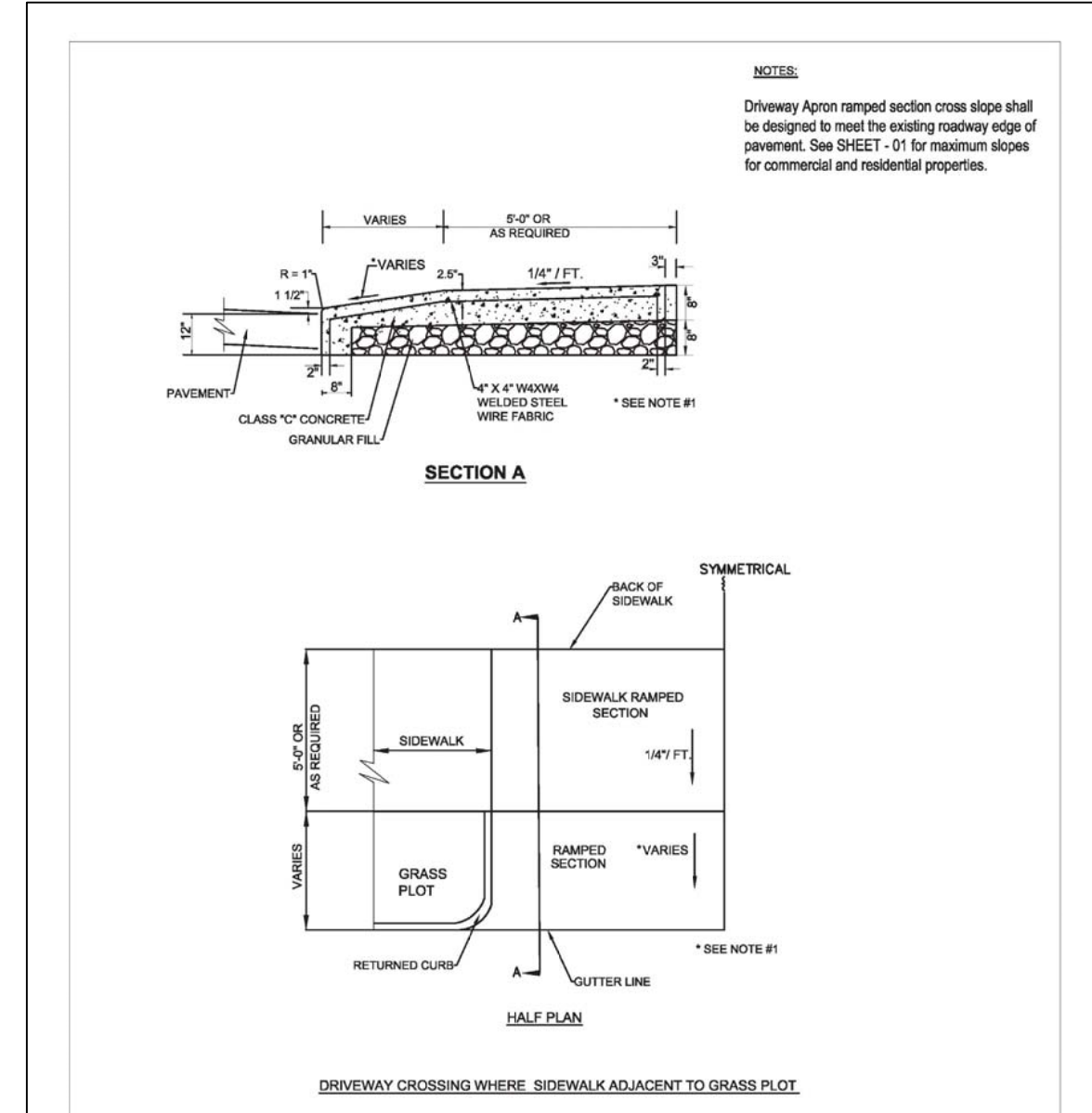
CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)
N.T.S.

NOTE: SUBSURFACE DRAINAGE SHOULD BE INSTALLED AT ALL POORLY DRAINED LOCATIONS BEFORE INSTALLING THE STABILIZED ANTI-TRACKING PAD.

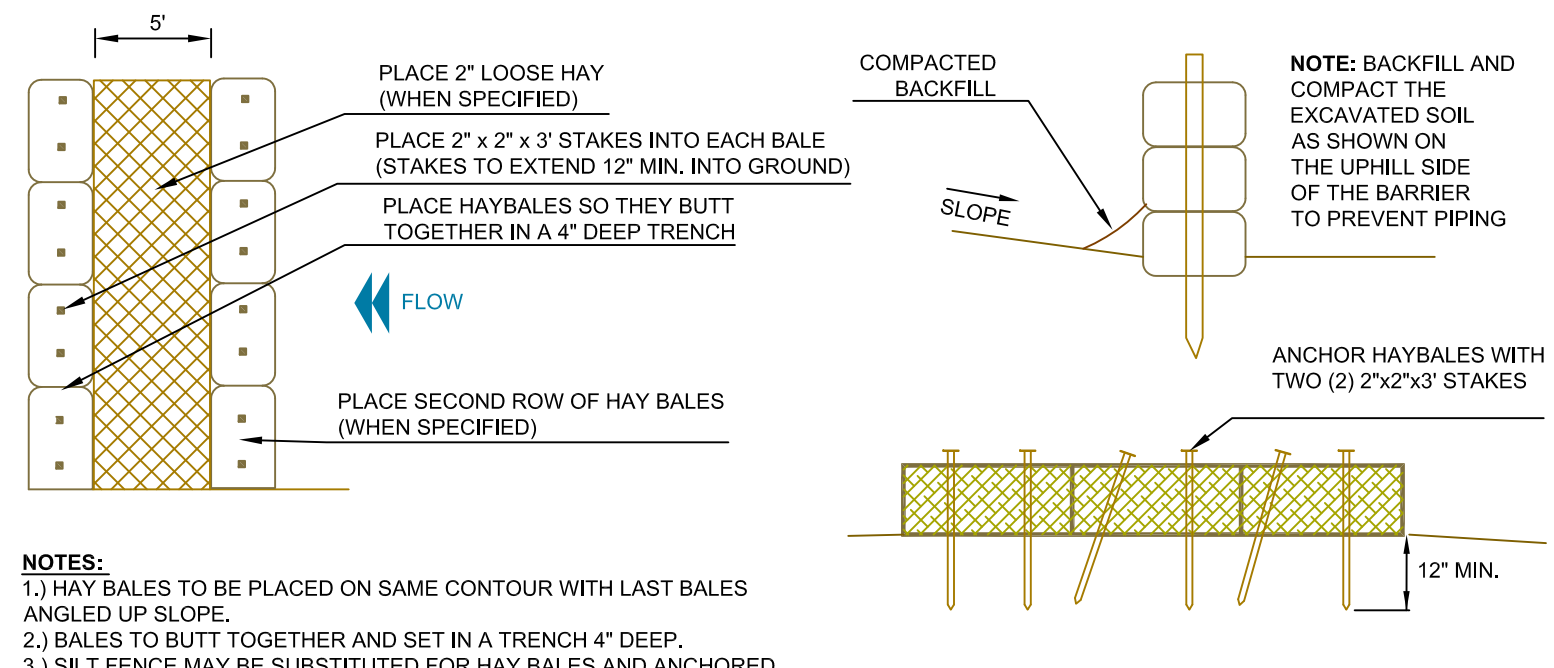


SOIL MATERIAL STOCKPILE
N.T.S.

1. Locate stockpiles so that they are 50 feet from any storm drain inlet, open channel, wetland or waterbody. Redirect any concentrated flow around the stockpile using an approved erosion and sediment control measure.
2. Secure the perimeter of the stockpile with an approved erosion and sediment control perimeter device.
3. If stockpile is to remain inactive for more than 14 calendar days, the stockpile must be vegetated. Follow the temporary vegetation specifications. The vegetation chosen shall last the duration of the stockpile; the stockpile shall be restabilized if the temporary vegetation dies or erosion results.

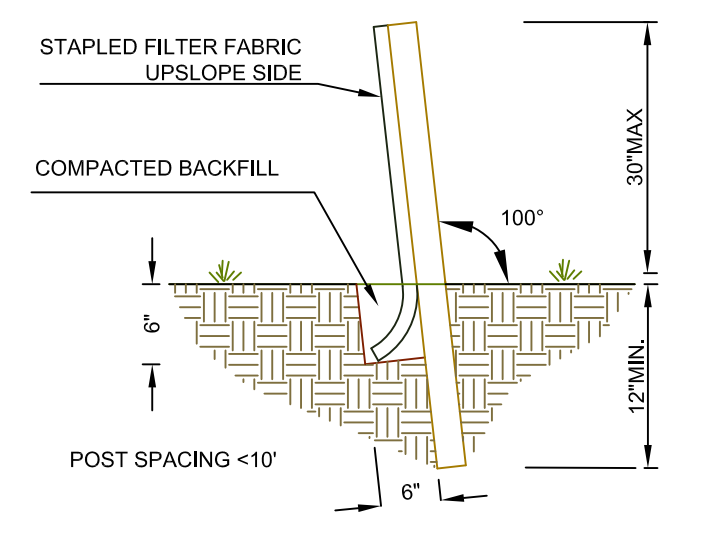


ALL SPECS FROM CT DOT FORM 617	
CITY OF BRIDGEPORT	ENGINEERING DEPARTMENT SHEET -04
	SCALE: N.T.S.
	DRAWN BY: MJ
	CHECKED BY: JJ & PP

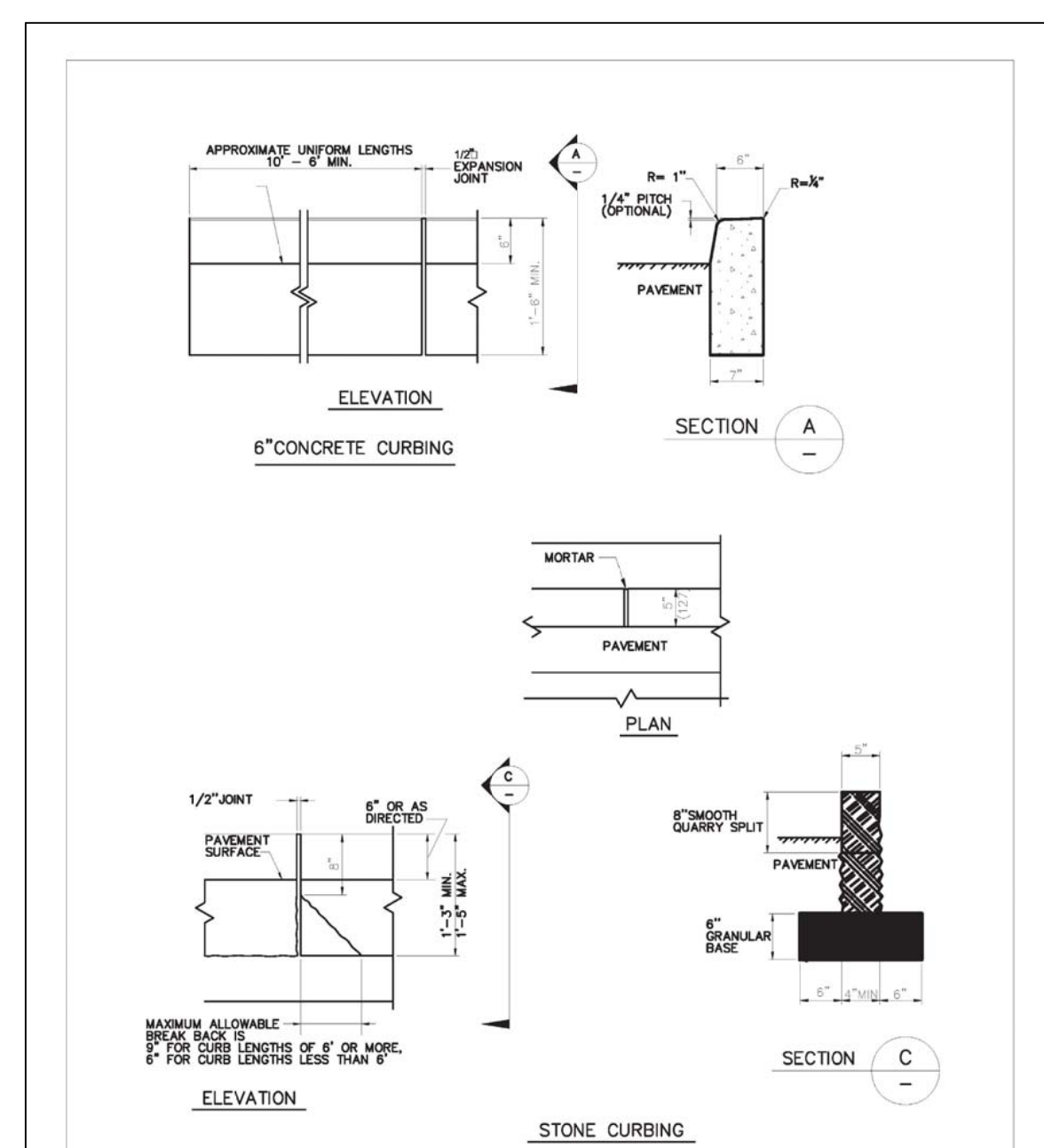


STAKED HAYBALES
N.T.S.

NOTES:
1.) HAY BALES TO BE PLACED ON SAME CONTOUR WITH LAST BALES ANGLED UP SLOPE.
2.) BALES TO BUTT TOGETHER AND SET IN A TRENCH 4\"/>



PLACEMENT AND CONSTRUCTION OF A SILT FENCE BARRIER
N.T.S.



DETAILS ADAPTED FROM C1001	
CITY OF BRIDGEPORT	ENGINEERING DEPARTMENT SHEET -05
	SCALE: N.T.S.

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

1.1 THIS PROJECT INVOLVES THE CONSTRUCTION OF AN AUTOMATED CAR WASH FACILITY. OTHER IMPROVEMENTS ALSO INCLUDED AS PART OF THIS PROJECT INCLUDE THE CONSTRUCTION OF THE ASSOCIATED PARKING AREAS, VACUUM STATIONS, DRIVE AISLES, LANDSCAPING AND OTHER SITE AMENITIES.

1.2 THE AREA OF THE PROJECT SITE IS APPROXIMATELY 0.97 ACRES, OF WHICH ABOUT 0.97 ACRES ARE EXPECTED TO BE DISTURBED.

1.3 SPECIAL CARE SHOULD BE TAKEN ON THIS SITE TO ENSURE THAT THE CONSTRUCTION FENCE, SILT FENCE AND/OR HAY BALES ARE REPLACED PROMPTLY IF DAMAGED.

1.4 THE CONSTRUCTION OF THE AUTOMATED CAR WASH FACILITY, AND RELATED APPURTENANCES ARE THE ONLY IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.

1.5 ALL NECESSARY PERMITS SHALL BE ACQUIRED PRIOR TO THE START OF CONSTRUCTION.

1.6.1 SOIL EROSION AND SEDIMENT CONTROL MEASURES

a. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, ANY NECESSARY SURVEYING TO MARK BOUNDARY LINES AND/OR LIMITS OF CLEARING SHALL BE COMPLETED.

b. EROSION CONTROL MEASURES, AS SHOWN ON THE PLAN, SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SAID MEASURES ARE TO BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED AND ALL SEEDED AREAS HAVE ESTABLISHED GROWTH.

c. ANY MATERIAL STORAGE PILES OUTSIDE THE IMMEDIATE CONSTRUCTION AREA SHALL HAVE A SILT FENCE OR APPROVED EQUAL SURROUNDING THEM TO CONFINE THE MATERIAL AND POSSIBLE EROSION.

d. THE DISTURBANCE OF LAND SHALL BE AS MINIMAL AS PRACTICABLE. RESTABILIZATION OF ALL AREAS SHALL OCCUR AS SOON AS POSSIBLE. IF DISTURBED AREAS ARE EXPOSED FOR MORE THAN 30 DAYS, IT SHALL BE TEMPORARILY SEEDED PER SECTION 5-3 OF THE '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL,' AS AMENDED. IN THE EVENT THAT CONSTRUCTION OCCURS DURING TIMES WHEN SEEDING CAN NOT BE CARRIED OUT, ERODIBLE AREAS SHALL BE MULCHED WITH HAY OR HAVE NETTING INSTALLED AND MAINTAINED TO PREVENT EROSION.

e. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES AS SET FORTH IN THE '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL,' AS AMENDED.

f. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY. IF THE MEASURES ARE DAMAGED, THEY SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY.

g. IN ORDER TO PREVENT EROSION, EARTH SLOPES SHALL BE 2\"/>

1.6.2 CONSTRUCTION NOTES AND SEQUENCE FOR CONSTRUCTION OF PROPOSED AUTOMATED CAR WASH FACILITY

1. OBTAIN ALL NECESSARY PERMITS.
2. FLAG THE LIMITS OF CONSTRUCTION, DRIVEWAY BASELINE, AND TREE PROTECTION AREAS.
3. HOLD PRECONSTRUCTION MEETING (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455).
4. INSTALL THE CONSTRUCTION ENTRANCE (1 DAY).
5. INSTALL EROSION AND SEDIMENTATION CONTROLS AS SHOWN ON THE PLAN PRIOR TO CONSTRUCTION ACTIVITY (1 WEEK).
6. STRIP ANY/ALL TOPSOIL AND STOCKPILE IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS (1 WEEK).
7. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE BUILDING, DRIVEWAY & OTHER PAVED AREAS, CONCRETE PADS AND TOPSOIL AREAS. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOTPRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES (1 WEEK).
8. BEGIN CONSTRUCTION OF AUTOMATED CAR WASH FACILITY. WITHIN TWO WEEKS OF ROOF COMPLETION, GUTTERS & DOWN SPOUTS SHALL BE INSTALLED SO THAT THE RUNOFF CAN BE APPROPRIATELY HANDLED PER THE PLAN. (6 MONTHS).
9. CONSTRUCT DRAINAGE PER PLANS. INSTALL ALL UNDERGROUND UTILITIES AND OIL/GRIT SEPARATOR SYSTEM TO WITHIN 5 FEET OF THE HOUSE AT THIS TIME (1 WEEK).
10. PREPARE SUB-BASE, SLOPES, DRIVEWAY, AND ANY OTHER DISTURBANCE FOR FINAL GRADING (1 WEEK).
11. INSTALL PROCESSED AGGREGATE IN DRIVEWAY (1 WEEK).
12. PLACE TOPSOIL WHERE REQUIRED. COMPLETE ANY PROPOSED PERIMETER LANDSCAPE PLANTINGS (1 WEEK).
13. FINE GRADE, RAKE, SEED, AND MULCH TO WITHIN 2 FEET OF DRIVEWAY (1 WEEK).
14. UPON SUBSTANTIAL COMPLETION OF THE AUTOMATED CAR WASH FACILITY, COMPLETE THE BALANCE OF SITE WORK AND APPLY STABILIZATION MEASURES (I.E. TOPSOIL, SEEDING, SODDING, MULCHING, ETC.) TO DISTURBED AREAS. FOLLOW SECTION 5-3 OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (1 WEEK).
15. INSPECT AND CLEAN DRAINAGE AS NEEDED (1 DAY).
16. CLEAN UP ANY TRAPPED SEDIMENT AND PLACE IN AN AREA THAT WILL ALLOW IT TO BLEND INTO THE LANDSCAPE. REMOVE SES CONTROLS AT PROPER TIMES. (ONLY AFTER ALL CONSTRUCTION AREAS ARE STABILIZED.) (1 DAY)
17. AFTER DISTURBED AREAS ARE STABILIZED, REMOVE TEMPORARY PERIMETER EROSION CONTROLS (I.E. SILT FENCE, HAYBALES, ETC.) (3 DAYS).
18. REMOVE CONSTRUCTION ENTRANCE (1 DAY)

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.
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NO.	REVISIONS:

ARTHUR H. HOWLAND & ASSOCIATES, P.C.

CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS

143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06776
PHONE: (860) 350-5346 • FAX: (860) 350-4419
WEB: WWW.ARHONLINE.COM

Detail Sheet

prepared for
BAR BRIDGEPORT LLC

2033 Fairfield Ave.
Tax Map 19/307/30/A
Area = 11,365 S.F. / 0.261 Ac.

645 & 665 Pine Street
Tax Map 19/307/26/A & 38/A
Area = 20,002 S.F. / 0.459 Ac.

146 Andover Street
Tax Map 19/307/2
Area = 56,005 S.F. / 1.286 Ac.

City of Bridgeport
County of Fairfield
State of Connecticut

DATE: **January 27, 2022**

SCALE: **N.T.S.**

INCHES ON ORIGINAL


D.2



PLANNING & ZONING COMMISSION APPLICATION

1. NAME OF APPLICANT: Arthur H. Howland & Associates, PC
 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: 146 Andover Street CT 06605
(number) (street) (state) (zip code)
 4. Assessor's Map Information: Block No. 19-307 Lot No. 2
 5. Amendments to Zoning Regulations: (indicate) Article: N/A Section: N/A
- (Attach copies of Amendment)**
6. Description of Property (Metes & Bounds): Refer to sheets EC.1 & SD.1 for existing and proposed property boundary bearings, distances and areas.
 7. Existing Zone Classification: Industrial - Light Zone (I-L)
 8. Zone Classification requested: N/A
 9. Describe Proposed Development of Property: Construction of an automated car wash facility with the associated self-service vacuum stations and other associated site amenities.
- Approval(s) requested: Special Permit & Site Plan Approval

Signature: _____ Date: _____
 Print Name: _____

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

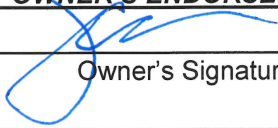
Mailing Address: c/o Arthur H. Howland & Associates, PC - 143 West Street - Suite E - New Milford, CT 06776
 Phone: (860) 354-9346 Cell: N/A Fax: (860) 350-4419
 E-mail Address: pszymanski@ahhowland.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

<u>James E. Balise, Jr.</u> Print Owner's Name	<u></u> Owner's Signature	<u>01/27/2022</u> Date
_____ Print Owner's Name	_____ Owner's Signature	_____ Date



East Elevation



South Elevation



West Elevation



North Elevation

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REVISIONS:

DEED REFERENCE:
 2033 FAIRFIELD AVE; B 10319 PG. 270
 645 PINE STREET; B 10309 PG. 266
 665 PINE STREET; B 10309 PG. 268
 146 ANDOVER STREET; B 10309 PG. 262

PROPERTY IS LOCATED WITHIN THE "IL" ZONE DISTRICT.
 CONTOURS AND ELEVATIONS ARE BASED ON AN NGVD88 DATUM.
 ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 12) PER FEMA FLOOD MAP 09001C0437G EFFECTIVE 7-8-2013

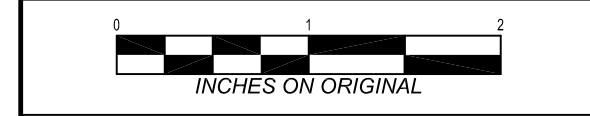
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Typical Proposed Building Elevations

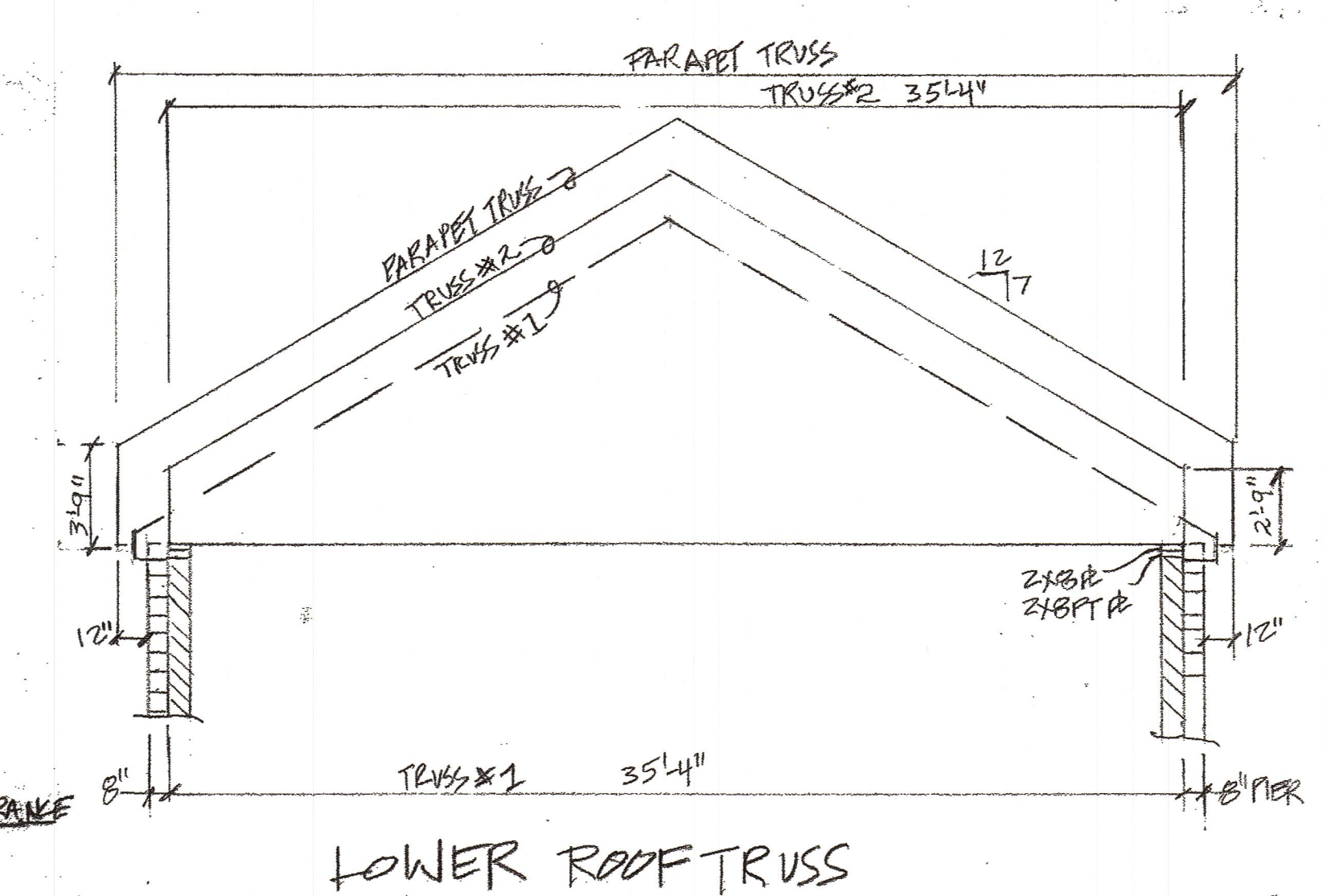
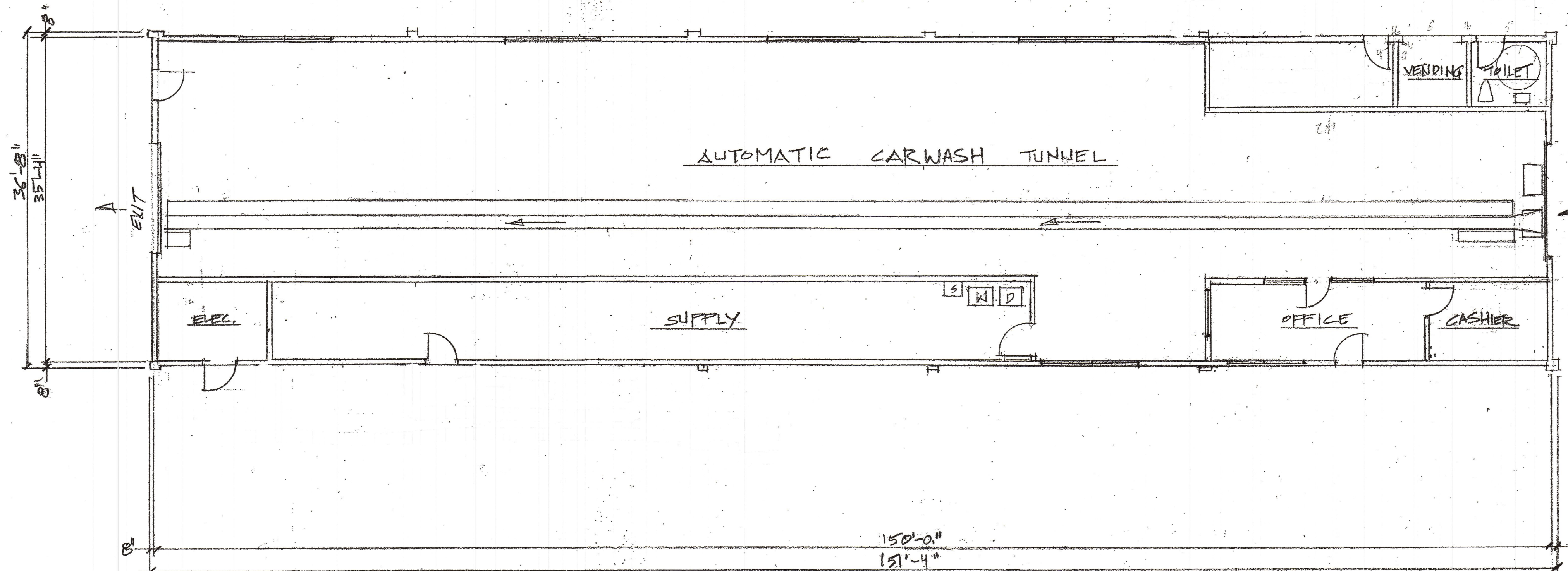
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 County of Fairfield
 State of Connecticut

DATE: **January 27, 2022**

SCALE: **As Noted**

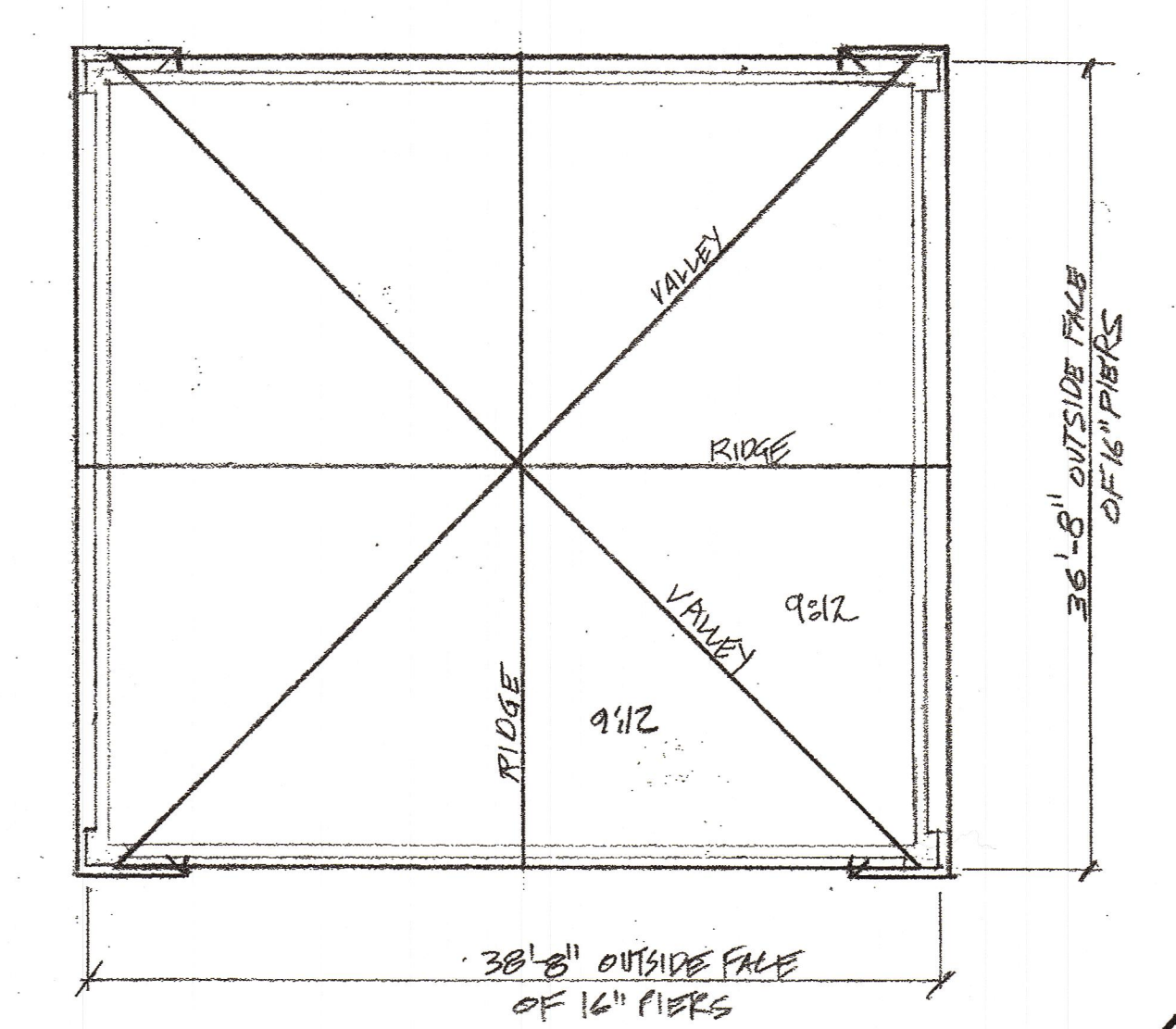


SHEET:
ELEV.1



LOWER ROOF TRUSS

1ST FLR GROSS SF 5,300
 2ND FLR 1,319
 TOTAL GROSS SF 6,619 SF



UPPER ROOF

FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROPOSED CARWASH
 A2



CIVIL ENGINEERS
LAND SURVEYORS
SOIL SCIENTISTS
LAND PLANNERS

January 27, 2022

City of Bridgeport Planning & Zoning Commission
45 Lyon Terrace – Room 210
Bridgeport, Connecticut 06604

**Re: Statement of Development Use - Proposed Car Wash Facility
146 Andover Street - Bridgeport, Connecticut 06604**

Proposed Site Development

The proposed site development will involve the construction of a car wash facility including a 5,250 square foot automated wash tunnel building, 20 vacuum stations and the typical site amenities and landscaping as indicated in the plans submitted. The proposed traffic routing will be to enter the site from proposed driveway off of Pine Street, into the three vehicle queuing lanes, through the wash tunnel building, out to the vacuum station area and then out of the site onto Andover Street via the propped driveway there. Trash/refuse and recycling collection as well as deliveries to the site will be made via the Pine Street driveway access during off hours and will be the only two-way traffic occurring at this location.

If you have any questions regarding the proposed conceptual site development, please do not hesitate to contact me at (860) 354-9346.

Sincerely,
Arthur H. Howland & Associates, P.C.



Christopher A. Francis
Senior Civil Engineer / Project Manager

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BAR BRIDGEPORT LLC						Description	Code	Appraised	Assessed	6015
146 ANDOVER ST						Ind Land	3-1	322,500	225,750	
BRIDGEPORT CT 06605-2316						Ind Bldg	3-2	670,030	469,020	
SUPPLEMENTAL DATA						Ind Impr	3-3	31,680	22,180	BRIDGEPORT, CT
Alt Prcl ID 0307--02		Census Tr CEN703				Special Dis				VISION
Heart Abstract 200:200		Freeze				Assoc Pid#				
GIS ID 307-2										
RECORD OF OWNERSHIP						Total		1,024,210	716,950	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BAR BRIDGEPORT LLC		10309 262	11-10-2020	Q	I	1,800,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ANDOVER STREET ASSOCIATES LLC		4420 0135	09-20-2000	U	I	0		2020	3-1	225,750	2019	3-1	180,600	2018	3-1	180,600
WEST END COMMUNITY DEVELOP		3873 0128	02-26-1998	U	I	0			3-2	469,020		3-2	479,550		3-2	479,550
EDGE MICHAEL K		3180 0050	10-20-1993	U	I	0			3-3	22,180		3-3	21,420		3-3	21,420
						Total		716950	Total		681570	Total		681570		

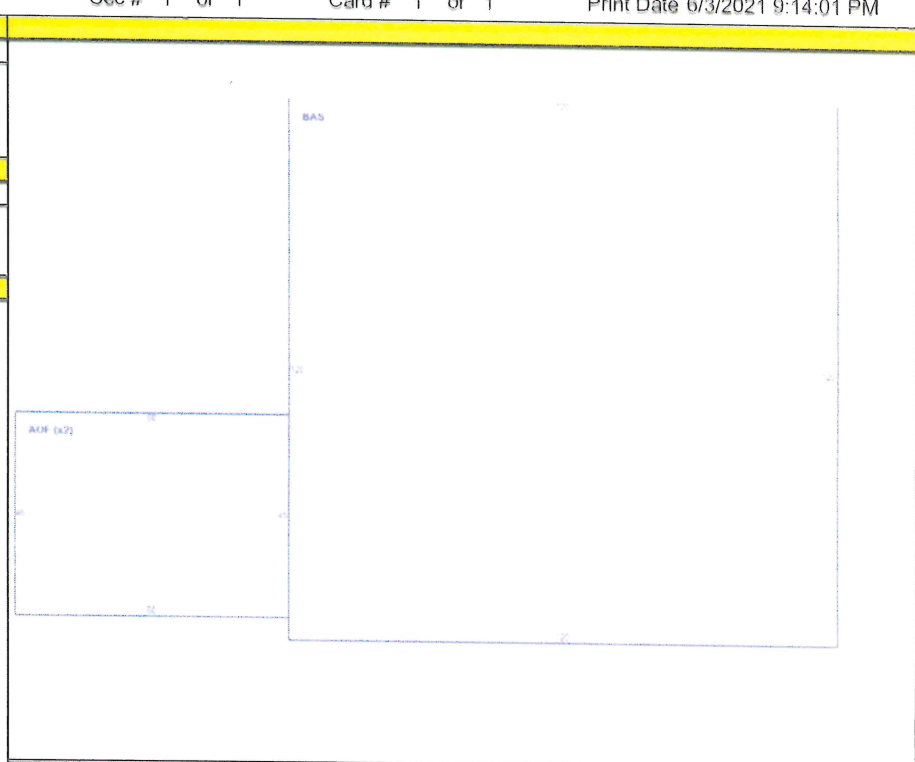
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int		This signature acknowledges a visit by a Data Collector or Assessor									
2018	GAB		89476.00							Appraised Bldg. Value (Card)									
2018	GAB		89476.00							Appraised Xf (B) Value (Bldg)									
Total			178,952.00							Appraised Ob (B) Value (Bldg)									

ASSESSING NEIGHBORHOOD				NOTES			
Nbhd	Nbhd Name	B	Tracing	Batch			
IND							

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
5457	08-15-2014	IA	Sheetrock Parti	298,760	06-22-2016	100	05-25-2016	C/O #5747 WALL SEPERATIO	05-04-2020	MVS	01	6	29	Datamailer-No Change	
4553	03-17-2013	IA	Interior Alter		05-17-2013	100	04-15-2013	C/O # 15698 INTERIOR ALTE	06-22-2016	RK	02		P	Permit Activity	
3528	06-02-2011	OT	Other	20,000	05-17-2013	100	04-16-2013	CO # 15700 WALL FOR BIO D	09-24-2014	RK	02		P	Permit Activity	
2634	12-28-2009	OT	Other	215,000	04-12-2010	100	06-11-2010	C/O # 13705 SOLAR	09-04-2014	RK	02		P	Permit Activity	
19083	04-15-2004	IA	Interior Alter		05-17-2013	100	04-15-2013	C/O # 15697 OFFICE RENO	07-18-2011	RK	02		P	Permit Activity	
									04-12-2010	RK	02		P	Permit Activity	
									06-04-2008	AD		91		Com Field Review	

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value	
1	343	Manufacturing	ILI		1.290	AC	250,000	1.00000	I	1.00	IND	1.000	ALL SITE	0		250,000	322,500
Total Card Land Units					1.290	AC	Parcel Total Land Area: 1.2900					Total Land Value		322,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	52	Pre-Eng Mfg			
Model	96	Ind/Comm			
Grade:	08	Average			
Stories:	1				
Occupancy:	1.00				
Exterior Wall 1:	27	Pre-Finish Metl			
Exterior Wall 2:	15	Concr/CinderBl			
Roof Struct:	03	Gable			
Roof Cover:	01	Metal/Tin			
Interior Wall 1:	01	Minim/Masonry			
Interior Wall 2:	05	Drywall			
Interior Floor 1:	03	Concr-Finished			
Interior Floor 2:	14	Carpet			
Heating Fuel:	03	Oil			
Heating Type:	03	Hot Air-No Duc			
AC Type:	01	None			
Bldg Use:	343	Manufacturing			
Ttl Rooms:					
Ttl Bedrms:	00				
Ttl Baths:	0				
Ttl Half Baths:	0				
Ttl Xtra Fix:	0				
Heat/AC:	00	None			
Frame Type:	08	Pre-Fab Metal			
Baths/Plumbing	02	Average			
Ceiling/Wall:	04	Ceil & Min Wl			
Rooms/Prtns:	02	Average			
Wall Height:	22.00				
% Conn Wall:					
1st Floor Use:					
			MIXED USE		
			Code	Description	Percentage
			343	Manufacturing	100
					0
					0
			COST / MARKET VALUATION		
			RCN		901,575
			Year Built		2002
			Effective Year Built		
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsolescence		15
			Trend Factor		1.000
			Condition		
			Condition %		
			Percent Good		69
			RCNLD		622,090
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
FN5	Fence 10'	L	300	21.00	2002			60		0.00	3,780
PAV1	Paving Asph	L	15,000	3.10	2002			60		0.00	27,900
A/C	Air Conditioning	B	5,400	2.60	2004			69		0.00	9,690
SPR1	Sprinklers-Wet	B	19,800	2.80	2004			69		0.00	38,250

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office	5,400	5,400	8,100	60.11	324,567
BAS	First Floor	14,400	14,400	14,400	40.07	577,008
Ttl Gross Liv / Lease Area		19,800	19,800	22,500		901,575



146 ANDOVER ST

Location 146 ANDOVER ST

Mblu 19/ 307/ 2/ 1

Acct# RE-0029285

Owner BAR BRIDGEPORT LLC

Assessment \$716,950

Appraisal \$1,024,210

PID 2502

Building Count 1

Current Value

Appraisal

Valuation Year	Improvements	Land	Total
2020	\$701,710	\$322,500	\$1,024,210

Assessment

Valuation Year	Improvements	Land	Total
2020	\$491,200	\$225,750	\$716,950

Owner of Record

Owner BAR BRIDGEPORT LLC

Sale Price \$1,800,000

Co-Owner

Certificate

Address 146 ANDOVER ST

Book & Page 10309/262

BRIDGEPORT, CT 06605-2316

Sale Date 11/10/2020

Instrument 00

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BAR BRIDGEPORT LLC	\$1,800,000		10309/262	00	11/10/2020
ANDOVER STREET ASSOCIATES LLC	\$0		4420/0135		09/20/2000
WEST END COMMUNITY DEVELOP	\$0		3873/0128		02/26/1998
EDGE MICHAEL K	\$0		3180/0050		10/20/1993

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 19,800
Replacement Cost: \$901,575

Building Percent Good: 69
Replacement Cost
Less Depreciation: \$622,090

Building Attributes

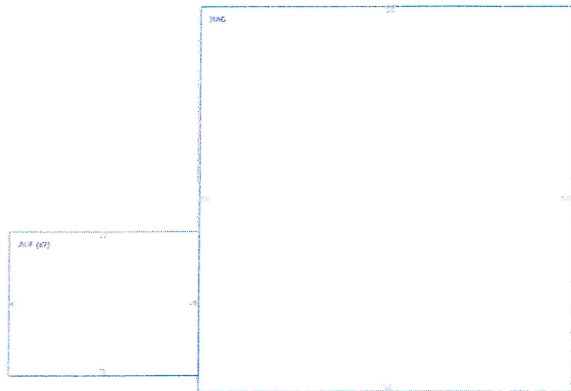
Field	Description
Style:	Pre-Eng Mfg
Model	Ind/Comm
Grade:	Average
Stories:	1
Occupancy:	1.00
Exterior Wall 1:	Pre-Finish Metl
Exterior Wall 2:	Concr/CinderBl
Roof Struct:	Gable
Roof Cover:	Metal/Tin
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	Drywall
Interior Floor 1:	Concr-Finished
Interior Floor 2:	Carpet
Heating Fuel:	Oil
Heating Type:	Hot Air-No Duc
AC Type:	None
Struct Class	
Bldg Use:	Manufacturing
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	None
Frame Type:	Pre-Fab Metal
Baths/Plumbing:	Average
Ceiling/Wall:	Ceil & Min WI
Rooms/Prtns:	Average
Wall Height:	22.00
% Comn Wall:	

Building Photo



(http://images.vgsi.com/photos2/BridgeportCTPhotos/A00\08199\67.JPG)

Building Layout



(ParcelSketch.ashx?pid=2502&bid=2502)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	14,400	14,400
AOF	Office	5,400	5,400
		19,800	19,800

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
A/C	Air Conditioning	5400.00 SF	\$9,690	1
SPR1	Sprinklers-Wet	19800.00 SF	\$38,250	1

Land

Land Use

Use Code 343
 Description Manufacturing
 Zone ILI
 Neighborhood IND
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.29
 Frontage 0
 Depth 0
 Assessed Value \$225,750
 Appraised Value \$322,500

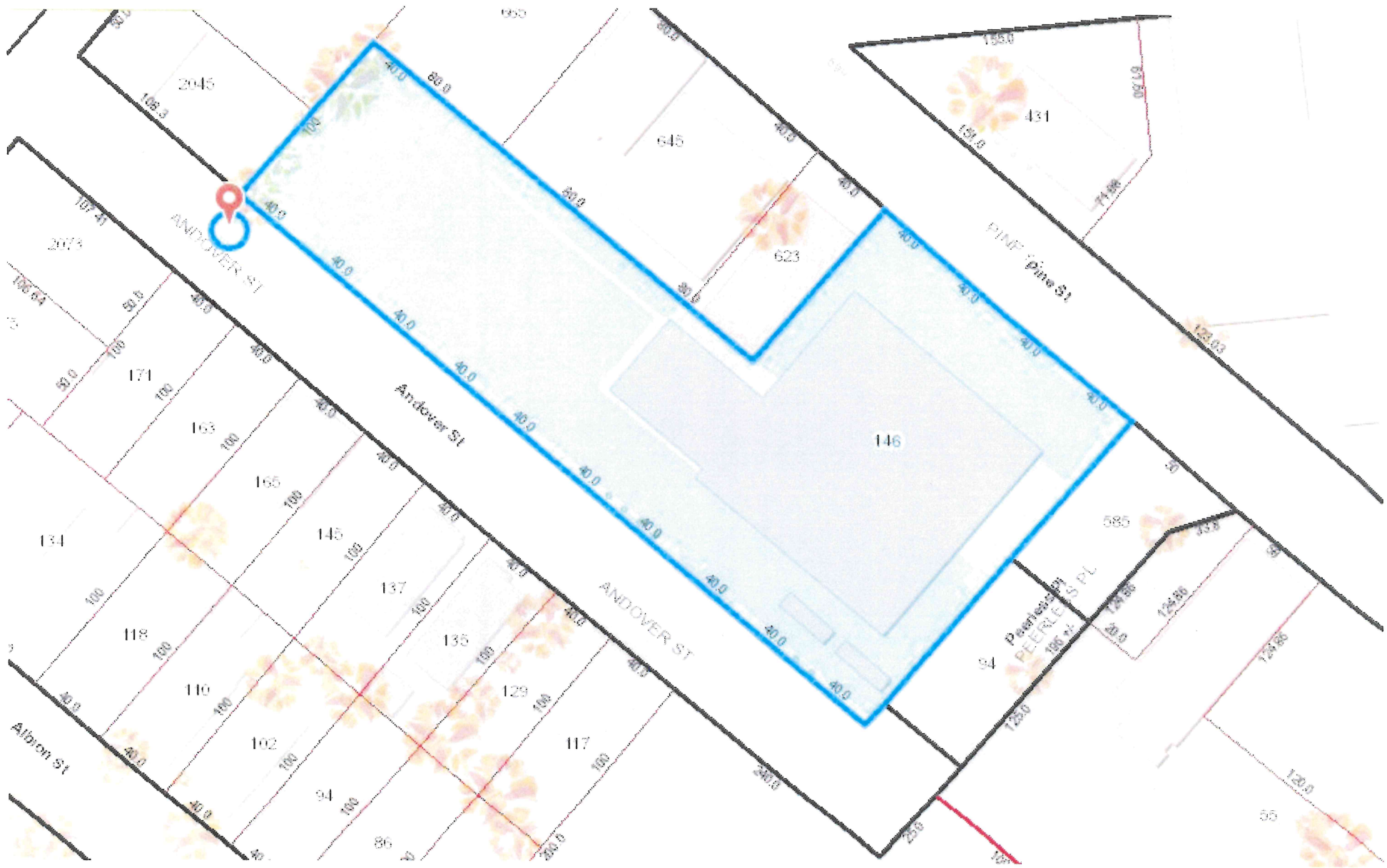
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN5	Fence 10'			300.00 LF	\$3,780	1
PAV1	Paving Asph			15000.00 SF	\$27,900	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$715,680	\$258,000	\$973,680
2018	\$715,680	\$258,000	\$973,680
2017	\$715,680	\$258,000	\$973,680

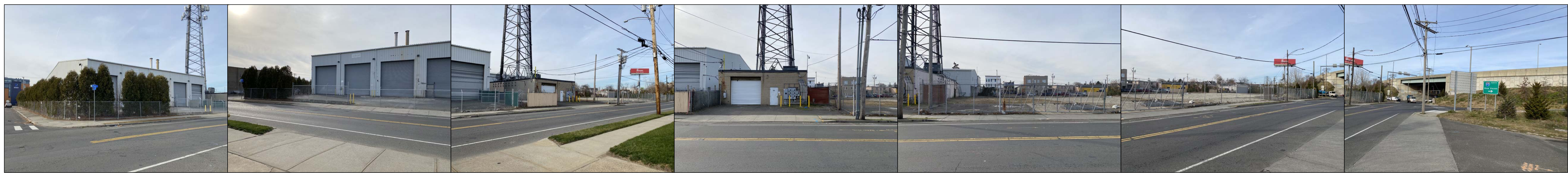
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$500,970	\$180,600	\$681,570
2018	\$500,970	\$180,600	\$681,570
2017	\$500,970	\$180,600	\$681,570



ADJOINING PROPERTY OWNERS
PREPARED FOR
146 ANDOVER STREET
BRIDGEPORT, CONNECTICUT

19-307-2	BAR BRIDGEPORT, LLC 146 ANDOVER STREET BRIDGEPORT, CT 06605	SUBJECT PROPERTY
19-308-10A	BPT HOUSING AUTHORITY 46 ALBION STREET #56 BRIDGEPORT, CT 06605	
19-307-37	CITY OF BRIDGEPORT EXEMPT PARCEL BRIDGEPORT, CT 06605	
19-307-10A	CITY OF BRIDGEPORT EXEMPT PARCEL BRIDGEPORT, CT 06605	
19-307-1	JAY V PATEL 21 MANOR DRIVE TRUMBULL, CT 06611	
19-307-30A	BAR BRIDGEPORT LLC 2033 FAIRFIELD AVE BRIDGEPORT, CT 06605	
19-307-38A	BAR BRIDGEPORT LLC 665 PINE STREET BRIDGEPORT, CT 06605	
19-307-26A	BAR BRIDGEPORT LLC 645 PINE STREET BRIDGEPORT, CT 06605	
19-307-25	ANDREW & LILLIAN KNAPP 24 ROCKDALE ROAD WEST HAVEN , CT 06516	
19-306-1	431 CHERRY STREET BRIDGE LLC 431 CHERRY STREET BRIDGEPORT, CT 06605	

19-306-2A	AREC 40 LLC 2727 N CENTRAL AVE PHOENIX, AZ 85004
19-308-34	DRAGONE & SONS LLC 16 PAR LANE TRUMBULL, CT 06611
19-308-33	DRAGONE & SONS LLC 16 PAR LANE TRUMBULL, CT 06611
19-308-32	JOSE TROJILLO 1452 WOOD AVE BRIDGEPORT, CT 06604
19-308-31	WALDORF PROPERTIES LLC 478 ALBANY AVENUE #1 BROOKLY, NY 11203
19-308-36	ALPHA BLACK ROCK LLC 1700 DIXWELL AVE, BLG K, Ste K HAMDEN, CT 06514
19-308-30	ALPHA BLACK ROCK LLC 1700 DIXWELL AVE, BLG K, Ste K HAMDEN, CT 06514
19-308-29	ALPHA BLACK ROCK LLC 1700 DIXWELL AVE, BLG K, Ste K HAMDEN, CT 06514
19-308-37	BAR BRIDGEPORT LLC 129 ANDOVER STREET BRIDGEPORT, CT 06605
19-308-28	BAR BRIDGEPORT, LLC 117 ANDOVER STREET BRIDGEPORT, CT 06605
12-308-39D	JESAJ HOLDINGS LLC 885 CONKLIN STREET FARMINGDALE, NY 11753



Bird Street & Pine Street Site Frontage - Bird Street to Fairfield Avenue



Fairfield Avenue Site Frontage - Pine Street to Andover Street



Andover Street & Bird Street Site Frontage - Fairfield Avenue to Bird Street



South Side Andover Street Frontage - Bird Street to Fairfield Avenue



1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.
 2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND & ASSOC., P.C. SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND & ASSOC., P.C. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:

DEED REFERENCE:
 2033 FAIRFIELD AVE: B 10319 PG. 270
 645 PINE STREET: B 10309 PG. 266
 665 PINE STREET: B 10309 PG. 268
 146 ANDOVER STREET: B 10309 PG. 262

PROPERTY IS LOCATED WITHIN THE "1L" ZONE DISTRICT.
 CONTOURS AND ELEVATIONS ARE BASED ON AN NGVD88 DATUM.
 ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 12) PER FEMA FLOOD MAP 09001C0437G EFFECTIVE 7-8-2013

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
 CIVIL ENGINEERS • LAND SURVEYORS
 SOIL SCIENTISTS • LAND PLANNERS

143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06776
 PHONE: (860) 350-5946 • FAX: (860) 350-4419
 WEB: WWW.AHPCON.COM

Existing Street Frontage Photos

prepared for
BAR BRIDGEPORT LLC

2033 Fairfield Ave:
 Tax Map 19/307/30/A
 Area = 11,365 S.F. / 0.261 Ac.

645 & 665 Pine Street
 Tax Map 19/307/26/A & 38/A
 Area = 20,002 S.F. / 0.459 Ac.

146 Andover Street
 Tax Map 19/307/2
 Area = 56,005 S.F. / 1.286 Ac.

City of Bridgeport
 County of Fairfield
 State of Connecticut

DATE: **January 27, 2022**

SCALE: **N.T.S.**

INCHES ON ORIGINAL

SHEET:
PHOTO.1


January 25, 2022

BAR Bridgeport, LLC
146 Andover Street
Bridgeport, Connecticut 06605

To Whom It May Concern:

Please be advised that the office of Arthur H. Howland & Associates, P.C. is authorized to represent me before any and all agencies and commissions of the City of Bridgeport for the purpose of obtaining approval of any and all land use applications and permits at 146 Andover Street, Bridgeport, Connecticut.

Sincerely Yours,



BAR Bridgeport, LLC
Owner

JAMES E Balise Jr .



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

Lisa S. Broder*
LBroder@russorizio.com

Colin B. Connor
Colin@russorizio.com

Robert G. Golger
Bob@russorizio.com

David K. Kurata
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Stanton H. Lesser+
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Victoria L. Miller*
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Tel 203-254-7579 or 203-255-9928
Fax 203-576-6626

5 Brook St., Suite 2B, Darien, CT 06820
Tel 203-309-5500

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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

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 re-pass 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.

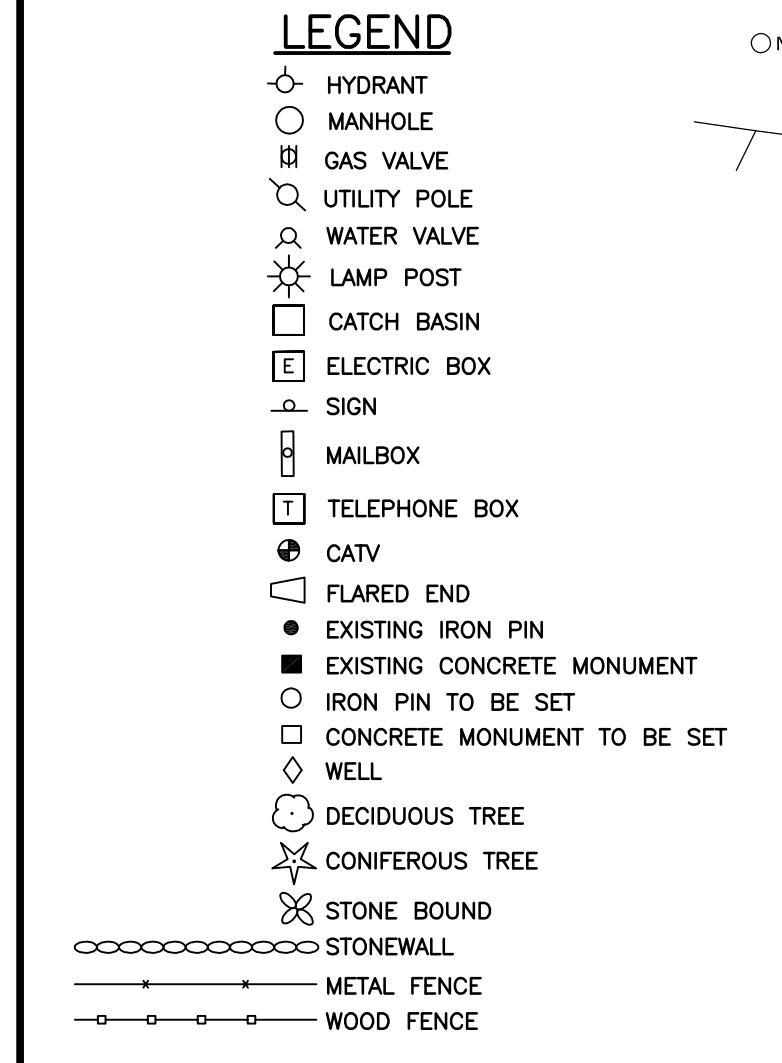
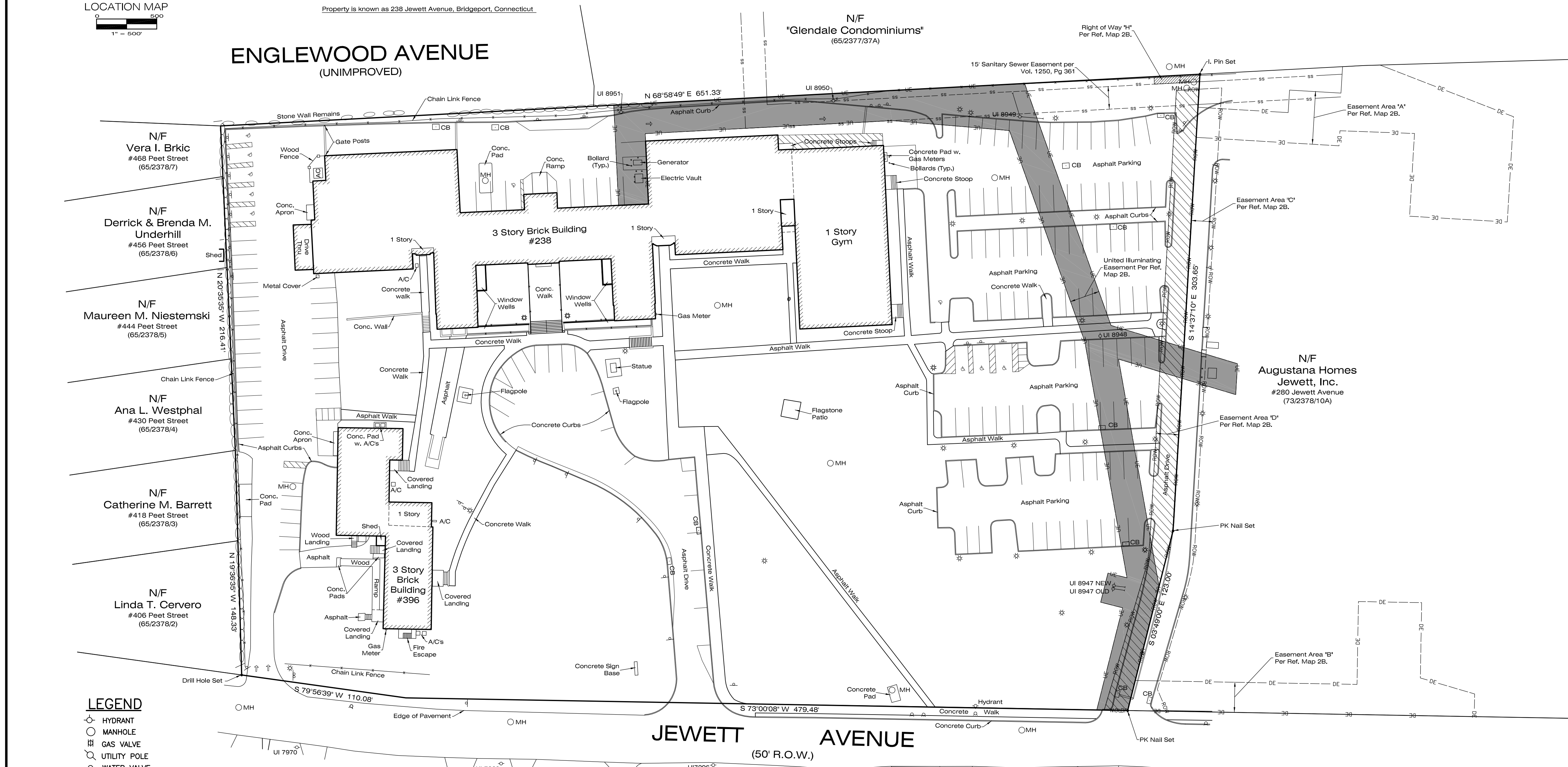
Property is known as 238 Jewett Avenue, Bridgeport, Connecticut.

NOTES:

- 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.
- 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.
- Total Area = 5.739± Acres / 250,015± Sq. Ft.
- 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
- Property is located in FEMA Zone X. Per Flood Insurance Rate Map #09001C0429F, Effective Date: June 18, 2010; Panel 429 of 626.
- All monumentation found or set has been depicted hereon.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
- This survey was made with the benefit of and is based on First American Title Insurance Company Commitment Order # CTST1795340
- 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.
- Property is served by public water supply and sanitary sewer.
- 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:
- 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.
 - 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.
 - 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.
 - 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.
 - 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 re-pass over "Easement Area D" as shown in Map Volume 52 at Page 46 of the Bridgeport Town Clerk's Office.
 - 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.



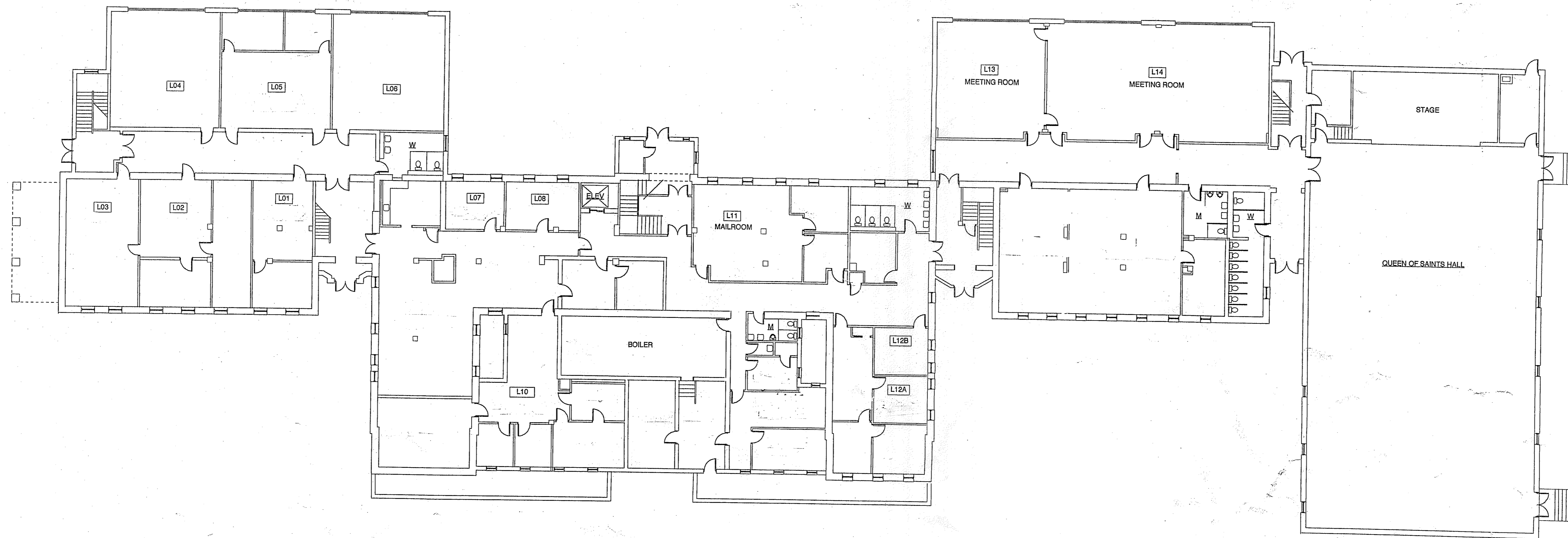
The word "certify" as used hereon is understood to be an expression of professional opinion by the Land Surveyor which is based on his best knowledge, information and belief and as such it constitutes neither a guarantee or warranty.


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

DATE:	11-21-11	SCALE:	1"=40'	DRAFTER:	MSS / SJR	JOB NUMBER:	14611	PROJECT #:	14611
THE HUNTINGTON COMPANY, LLC Consulting Engineers & Surveyors 140 Sherman Street, Fairfield, CT 06424-1091									
									1/1

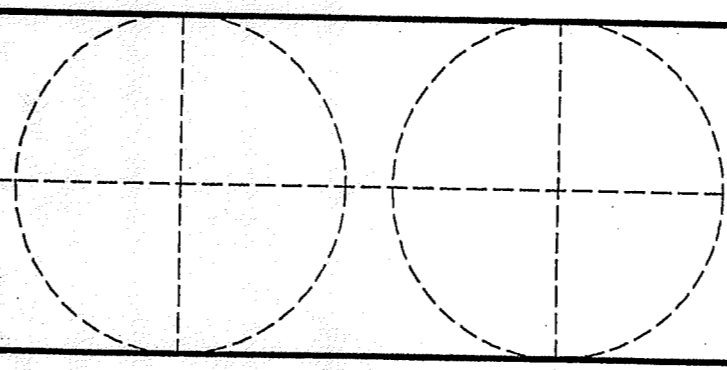
To First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 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

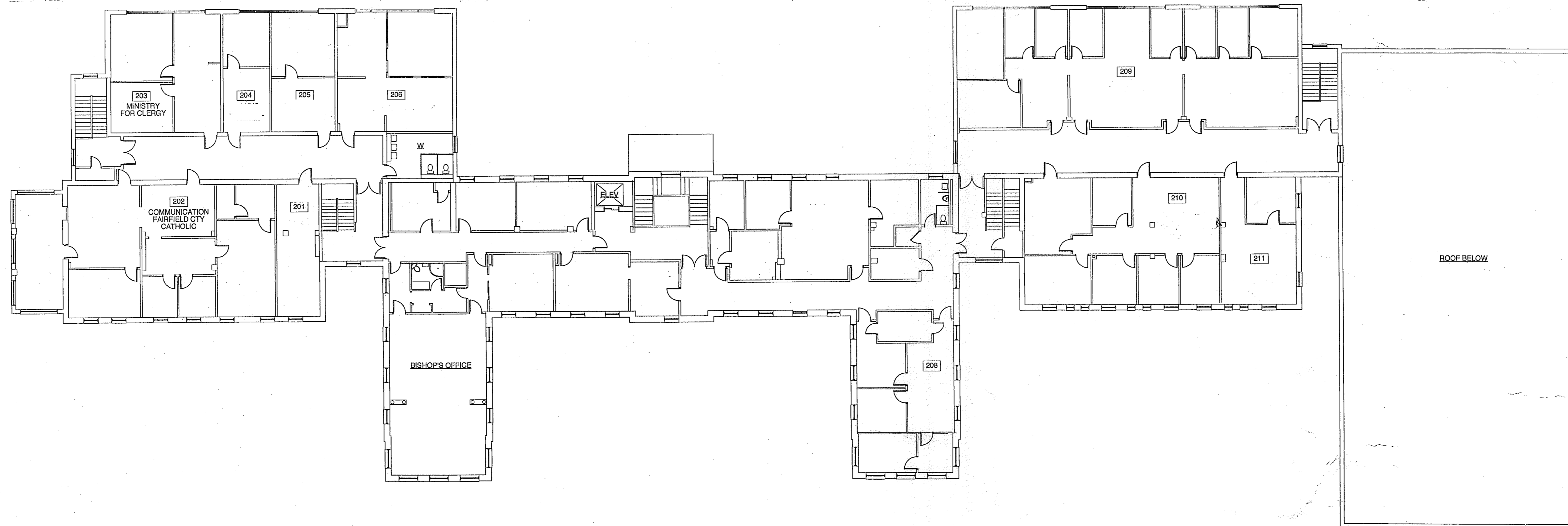
NO.	DATE	DESCRIPTION
REVISIONS		



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

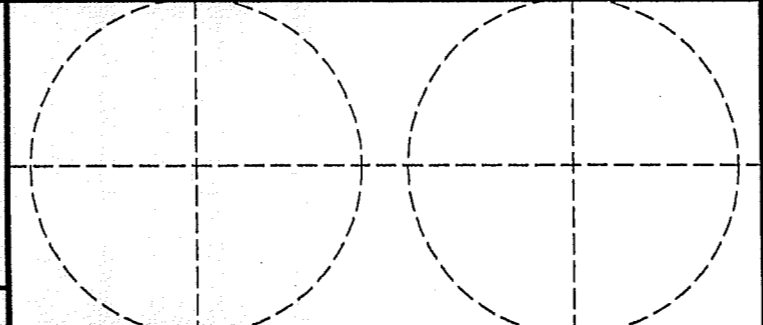
TOTAL GROSS SF = 74,368 ±

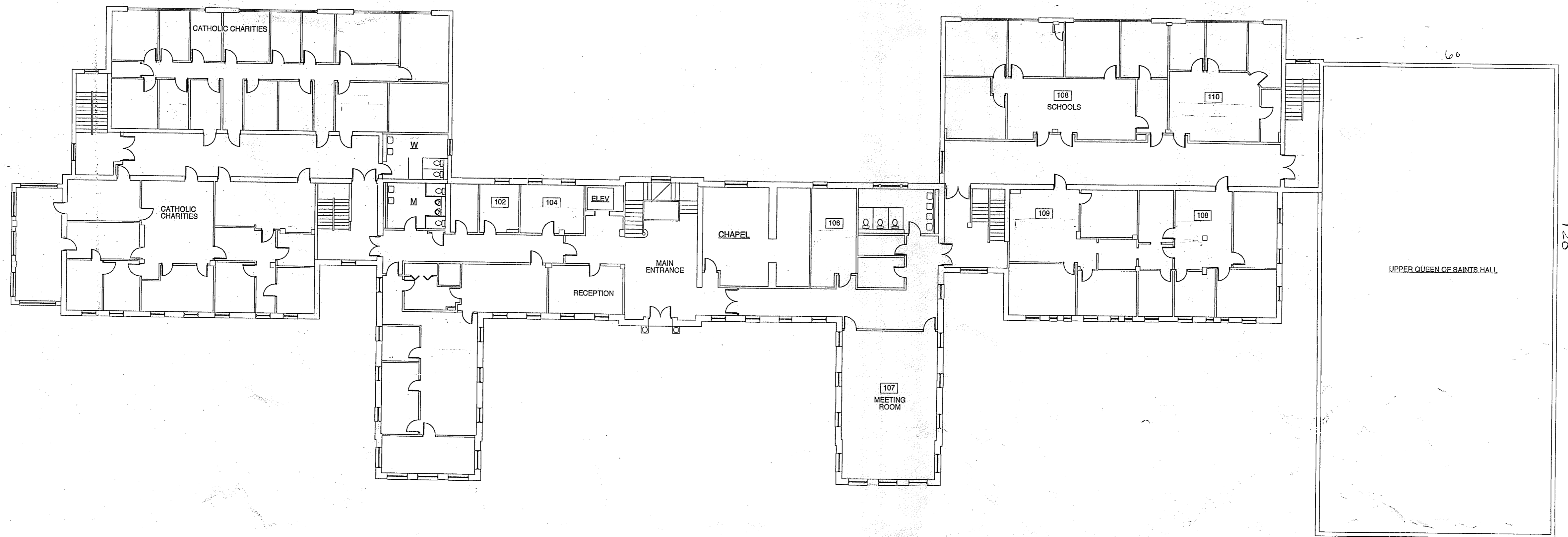
1 Rev	9/24/03 Rev Date	Revision/Issue Memo Revision Note		Design Firm	VINCENT BABAK ARCHITECT 365 MAIN STREET KENSINGTON, CT 06037 860-829-0748	Project Title	Diocese of Bridgeport Office of Emergency Services 238 Jewett Street	Project Manager	VB	Project ID	2003-25
				Consultant		Drawing Title	GROUND FLOOR PLAN	Drawn By	EC	Scale	1/16" = 1'-0"
No.	Date	Revisions / Submissions						Reviewed By	VB	Drawing No.	A-1
								Date	09/24/2003	of 3	
								CAD File Name	BRDGPT.6		



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

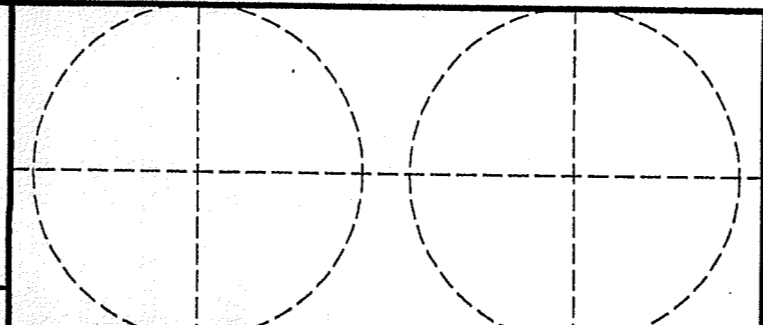
TOTAL GROSS SF = 74,368 ±

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
	Date	Revisions / Submissions		Consultant		Drawing Title	SECOND FLOOR PLAN	Drawn By	EC	Scale	1/16" = 1'-0"
								Reviewed By	VB	Drawing No.	A-3
								Date		_____ of _____	
								CAD File Name	BRDGP.T.5	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								
Date BRDGPT.6	of 3										



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Crescent Crossings, LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 252 Hallett St / CT / 06608
4. Assessor's Map Information: Block No. 43/857 Lot No. 99
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): See submitted survey; 475.71' x 133.43' x 60.91' x 20.87' x 76.15' x 13.32' x 9.65' x 776.90' x 647.07' x 164.92' x 88.48'
7. Existing Zone Classification: NCVD
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: Modification of prior approval to construct of a new mixed-use building containing retail use and Eighty-five (85) dwelling units with supporting community spaces and associated Site improvements

Approval(s) requested: Modification of previously approved 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

Crescent Crossings LLC 12/23/2021
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

December 23, 2021

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

Re: Petition for Coastal Site Plan Review and Site Plan Review – 252 Hallett St.

Dear Mr. Buckley:

Please accept this Petition to the Bridgeport Planning and Zoning Commission for modification of a previously approved Coastal Site Plan Review and Site Plan Review on behalf of my client, Crescent Crossings, LLC, for the property located at 252 Hallett Street (the "Site") in the NCVD Zone.

Proposed Development & Use

The Petitioner proposes to construct Phase 1C of the Crescent Crossings Development. The Site is located within the NCVD Zone. The Petitioner has existing approvals for the Site for a multi-family residential dwelling. Originally, the project to develop the northeast portion of the Site for the phase of the development at the corner of Crescent Avenue and Waterview Avenue, known as Phase 1C, to construct a multi-family residential dwelling was approved in 2017. Said previous project proposed Ninety-three (93) dwelling units. Subsequently, the project was revised with changes to the number of dwelling units and the addition of commercial floor area. The latest revision was approved in a letter dated October 14, 2020, (included with this submission) which reduced the number of dwelling units in the proposed single building from Eighty-six (86) to Eighty-four (84) units. In preparing the final building permit set of plans, the Petitioner was able to increase the number of dwelling units to Eighty-five (85) units as proposed in this Petition.

This will be the third phase of development following the now constructed first and second phase of Crescent Crossings. The Site has mostly been prepared for construction during the prior construction for the first and second phase. The Petition will be support by ninety-six (96) parking spaces, which is more than compliant under the Bridgeport Zoning Regulations

(the “Regulations”). The development will consist of one (1) main multi-family dwelling containing Eighty-one (85) dwelling units, but Two (2) additional future proposed buildings containing six (6) dwelling units each are depicted on the site plan. The proposed building contains numerous entrances for residents to promote a more townhouse/single-family aesthetic to the development. A previous outlet from the proposed Cutter Drive onto Crescent Avenue remains removed from this submission. Ingress and egress onto Cutter Drive will be exclusively from Church Street and Waterview Avenue.

The Petition still provides a significant interior courtyard landscaping and a children’s playground for the residents’ enjoyment included in the prior submission. The landscaped area for this phase of the development will cover almost forty percent (40%) of the lot area, which significantly exceeds the required minimum of ten percent (10%). Parking is conveniently located in front of the residential dwellings for easy access to the residents and their visitors. The proposed buildings, particularly along Waterview Avenue, retain the prevailing setbacks of the prior development to retain continuity amongst the different phases. The entire Site, including the proposed sidewalks, will be handicap accessible. This portion of the Site will be easily accessed from Hallett Street and Waterview Avenue.

Stormwater will be retained/detained and treated entirely on-site through the use of deep catch basin sumps, a subsurface infiltration system, and a grassed drainage basin. There are no adverse impacts to coastal resources expected as a result of the Petition. The Site falls within a coastal hazard area due to the fact a small portion of the Site is located within the one hundred year (100-yr) floodplain and a larger portion is within the five hundred year (500-yr) floodplain. The Petition will have no effect on the Yellow Mill Channel or Long Island Sound.

The submitted elevations show a variety of materials and colors consistent with apartment design found in the already constructed portion of Crescent Crossings. 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 building 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 NCVD Zone Development Standards as it is fully compliant with the Regulations. The Petition proposes significant landscaping along the street frontage and on the Site. The proposed multi-family residential dwelling use, its density and parking are permitted in the NCVD Zone. The proposed use and building replace vacant land on an underutilized portion of the Site and continues the amazing progress that has been made on the Site through the Crescent Crossings development. As the Site has already been partially developed for high-density housing, the proposed use will be in conformity as an additional expected phase that has already been approved by the Planning and Zoning Commission.

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 not adjacent to a coastal resource. A public street and additional property 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. The Site has already been approved for coastal site plan review and this Petition is simply changing the number of units within the building.

For these reasons, we respectfully request approval of the Petition to slightly modify a previously approved Coastal Site Plan Review and Site Plan Review to construct a multi-family residential apartment dwelling containing Eighty-five (85) dwelling units with associated Site improvements on the Site in the NCVD Zone.

Sincerely,



Christopher Russo



City of Bridgeport
Zoning Department
PLANNING AND ECONOMIC DEVELOPMENT

45 Lyon Terrace • Bridgeport, Connecticut 06604
Telephone (203) 576-7217
Fax (203) 576-7213

October 14, 2020

TODD D. MCCLUTCHY
CRESCENT CROSSINGS, 1C, LLC
C/O JHM GROUP OF COMPANIES
1266 EAST MAIN STREET, SUITE 601
STAMFORD, CT 06902

RE: CRESCENT CROSSINGS PHASE 1C – 252 HALLETT STREET

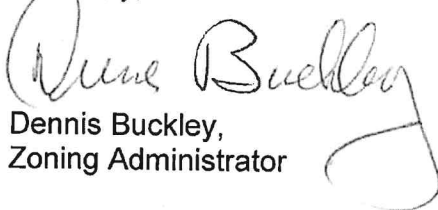
Dear Mr. McClutchy:

On October 14, 2020 at your request an administrative review was conducted regarding Crescent Crossings Phase 1C.

Plan revisions shown on "Building 13 Plans and Elevations" (A-1) dated 10/08/2020 including a decrease from 86 to 84 apartment units in building #13, as well as the increase in ground floor commercial space from approximately 500-sq.ft. to 2,650-sq. ft. are substantially in accordance with the original approval. There is no need for a formal application to the Planning & Zoning Commission for any modification as the project plans remain in compliance with the current Zoning Regulations of the City of Bridgeport, the Development Standards for the NCVD zone, the Site Plan Review Standards, and the Special Permit Standards.

If you have any questions, feel free to contact me at 203-576-7217.

Sincerely,


Dennis Buckley,
Zoning Administrator

DB/gb

LIST OF PROPERTY OWNERS WITHIN 100' OF 252 HALLETT ST

LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
540 CRESCENT AV	HOUSING AUTHORITY CITY OF BPT	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
552 CRESCENT AV	UNITED ILLUMINATING CO ATTN: TAX DEPARTMENT	ONE CITY CTR 5TH FLR	PORTLAND	ME	04101
252 HALLETT ST	CRESCENT CROSSINGS LLC	1281 EAST MAIN ST STE 201	STAMFORD	CT	06902
261 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
271 HALLETT ST #273	HOUSING AUTHORITY CITY OF BPT RIVER SIDE PARK	376 EAST WASHINGTON AVE	BRIDGEPORT	CT	06608
221 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
99 CHURCH ST	SLOVAK ROMAN CATHOLIC CHURCH	79 CHURCH ST	BRIDGEPORT	CT	06608
598 WATERVIEW AV	BRIDGEPORT REDEVELOPMENT AGENCY	45 LYON TER	BRIDGEPORT	CT	06604
185 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
199 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
576 WATERVIEW AV	BRIDGEPORT REDEVELOPMENT AGENCY	45 LYON TER	BRIDGEPORT	CT	06604
209 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
150 HALLETT ST	BRIDGEPORT PUBLIC SCHOOLS	45 LYON TER	BRIDGEPORT	CT	06604
249 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
235 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604

CRESCENT CROSSINGS, LLC ACTIVE

C/O JHM FINANCIAL GROUP, LLC 1281 EAST MAIN ST STE 201, STAMFORD, CT, 06902, United States

BUSINESS DETAILS ▼

Business Details ^

General Information —

Business Name
CRESCENT CROSSINGS, LLC

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

Business address
C/O JHM FINANCIAL GROUP, LLC 1281 EAST MAIN ST STE 201, STAMFORD, CT, 06902, United States

Annual report due
3/31/2022

NAICS code
Other Activities Related to Real Estate (531390)

Business ALEI
1138922

Date formed
4/10/2014

Business type
LLC

Mailing address
C/O TOMASETTI KULAS & CO PC 631 FARMINGTON AVE, HARTFORD, CT, 06105, United States

Last report filed
2021

NAICS sub code
531390

Principal Details —

Principal Name
JOHN H. MCCLUTCHY JR.

Principal Title
MANAGER

Principal Business address
1281 EAST MAIN ST, SUITE 201, STAMFORD, CT, 06902, United States

Principal Residence address
11 MOLLY LANE, DARIEN, CT, 06820, United States

Principal Name
TODD D. MCCLUTCHY

Principal Title
MANAGER

Principal Business address
1281 EAST MAIN ST, SUITE 201, STAMFORD, CT, 06902, United States

Principal Residence address
158 HOLMES AVE, DARIEN, CT, 06820, United States

Principal Name
BRIDGEPORT COMMUNITY RENEWAL GP, LLC

Principal Title
MANAGING MEMBER

Principal Business address
C/O JHM FINANCIAL GROUP, LLC, 1281 EAST MAIN STREET, SUITE 201, STAMFORD, CT, 06902, United States

Agent details

Agent name
TODD D. MCCLUTCHY

Agent Business address
1281 EAST MAIN ST, SUITE 201, STAMFORD, CT, 06902, United States

Agent Mailing address
1281 EAST MAIN ST, SUITE 201, STAMFORD, CT, 06902, United States

Agent Residence addresss
158 HOLMES AVE , DARIEN, CT, 06820, United States

Filing History

 **Business Formation - Certificate of Organization**
0005083876
Filing date: 4/10/2014

Volume Type
B

Volume
1926

Start page
794

Pages
2

Date generated
4/10/2014

Annual Report(2015)



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>Crescent Crossings, 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>Northeast portion of 252 Hallett 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

<p>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:</p> <ul style="list-style-type: none"><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:

252 Hallett 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:

Yellow Mill Channel and Long Island Sound. 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 northeast portion of the Site is currently vacant land. The Site is located in the NCVD Zone. The southern portion of the Site contains

a multi-family residential apartment building. The remainder of the Site borders vacant land and railroad tracks are located to its North.

5. Indicate the area of the project site: 172,231 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):

Petitioner proposes a modification of a prior approval to construct a new mixed-use building with first floor retail space and Eighty-five (85) residential dwelling units with supporting community spaces. 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. Demolition will be limited to the removal of existing sidewalks, removal of native vegetation, and removal of any remaining site appurtenances. Other preparation activities include excavation, trenching and grading. Construction activities include building construction, paving, concrete pouring, installation of various site features, utilities & drainage infrastructure, and planting/seeding.

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 will be retained/detained and treated on-site through the use of deep catch basin sumps, a subsurface infiltration system, and a grassed drainage basin. 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	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	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):

Coastal resources will be preserved since there are no adverse impacts to coastal resources expected as a result of the proposed work. The Site falls within a coastal hazard area since a small portion of the Site is within the 100-year floodplain and a larger portion within the 500-year floodplain. Erosion & sediment control measures will be used during work. 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)
- 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. Erosion & sediment controls will be in place during construction. Sanitary sewer and water lines are proposed to encourage concentrated development within areas that are suitable and appropriate for development.

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 to 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.

CRESCENT CROSSINGS - PHASE IC

CCIC - BUILDING I3 - PERMIT SET ^Δ
BRIDGEPORT, CT



Δ NOVEMBER 10, 2021

Note:
Set contains drawings which MUST
BE PRINTED IN COLOR

Δ PERMIT SET, 1/6/21

Owner:
Crescent Crossings, LLC
1281 East Main Street
Stamford, CT 06902
203-348-2644



Architect:
Crosskey Architects LLC
750 Main Street
Hartford, CT 06103
860-724-3000



Passive House Consultant & Verifier:
Steven Winter Associates, Inc.
61 Washington Street
Norwalk, CT 06854
203-857-0200

Civil Eng./Landscape Architect:
Fuss & O'Neill, Inc.
56 Quarry Road
Δ Trumbull, CT 06611
203-374-3748



Developer:
Bridgeport Housing Authority
130 Highland Avenue
Bridgeport, CT 06604

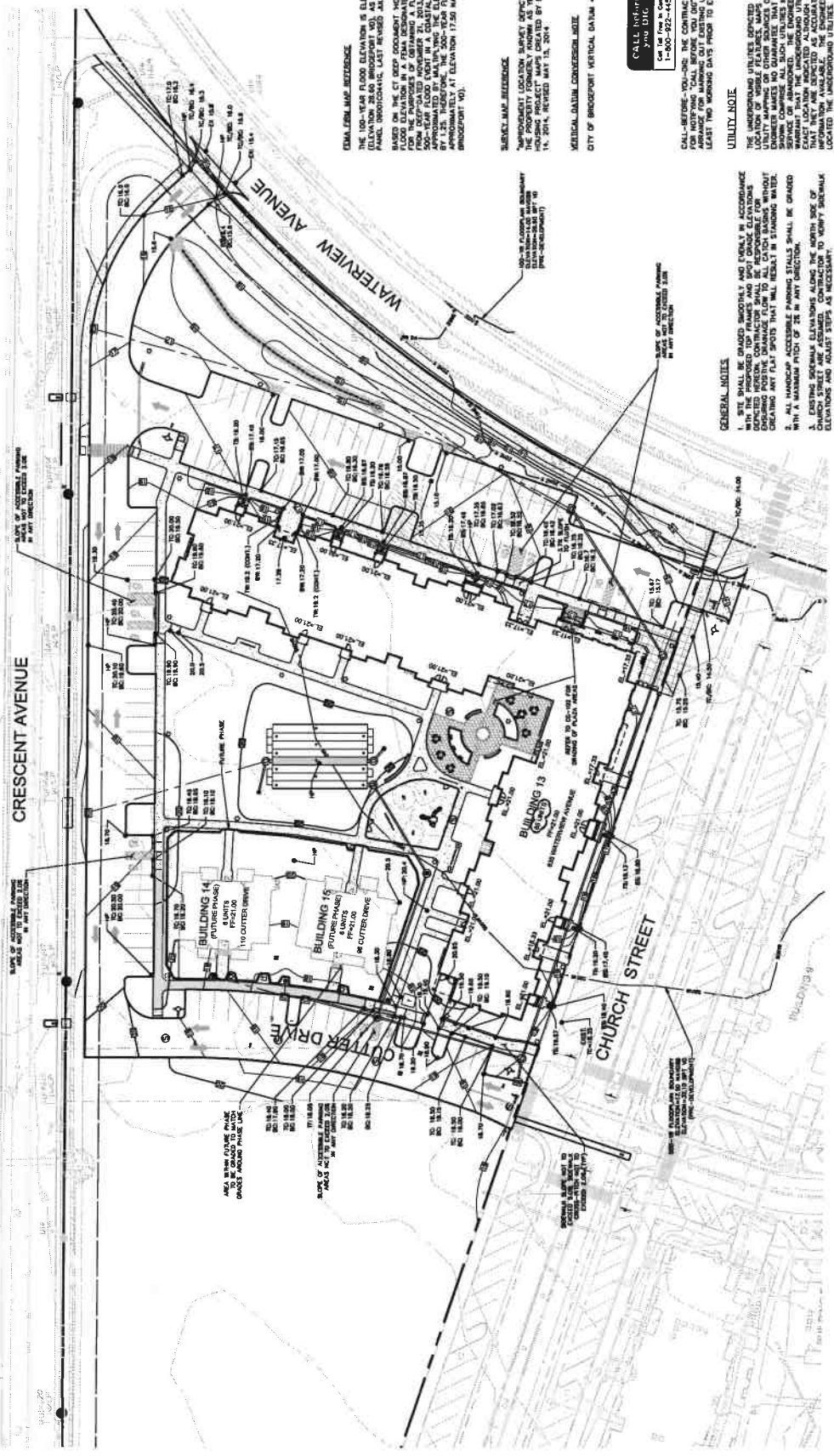
Structural Engineer:
James K. Grant Associates
30 Depot Street
P.O. Box 236
Collinsville, CT 06022
860-680-0553



Mech./Electrical/Plumbing Engineer:
Acorn Consulting Engineers
244 Farms Village Road
P.O. Box 311
West Simsbury, CT 06092
860-651-1949



CONNECTICUT DOCUMENTATION DESIGNATION WATERVIEW WATERSHED



SPOT GRADE LEGEND
 BC: BOTTOM OF CURB
 HC: HIGH POINT
 LP: LOW POINT
 BR: BOTTOM OF RAMP
 BK: BOTTOM OF WALL
 TW: TOP OF WALL
 BS: BOTTOM OF STEPS
 TS: TOP OF STEPS

EGAL ELEVATION REFERENCE
 THE 100-YEAR FLOOD ELEVATION IS EL ELEVATION 14.00 MARCH (ELEVATION 26.60 BRIDGEPORT '00), AS DERIVED ON THE FEMA FIRM PANEL DEDUCTIVE, LAST REVISED JULY 8, 2011.
 BASED ON THE CIP DEEP DOCUMENT HOW TO CALCULATE THE 500 YEAR FLOOD FOR THE PURPOSES OF OBTAINING A FLOOD MANAGEMENT CERTIFICATE APPROXIMATED BY MULTIPLYING THE ELEVATION OF THE 100-YEAR FLOOD APPROXIMATELY AT ELEVATION 17.50 MARCH (ELEVATION 21.10 BRIDGEPORT '00).

SURVEY MAP REFERENCE
 IMPROVEMENT LOCATION SURVEY DEFECTING THE LIMITS OF THE 100-YEAR FLOOD PROJECT NUMBER 15 YELLOW HILL FORD 11, 2014, REVISED MAY 13, 2014.

METRIC DATUM CONVERSION NOTE
 CITY OF BRIDGEPORT METRIC DATUM = NAVD83 + 14.607

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 1-800-922-4455

CALL-BEFORE-YOU-DIG
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.

UTILITY NOISE
 THE UNDERGROUND UTILITIES DEPICTED HEREIN ARE BASED ON FIELD UTILITY MAPPING OF OTHER SECTORS OF INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER ASSUMES NO LIABILITY FOR DAMAGE TO ANY UTILITIES LOCATED AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION.

GENERAL NOTES

1. SITE SHALL BE GRADED SMOOTHLY AND LEVELLY IN ACCORDANCE WITH THE PROPOSED TOP GRADING AND SPOT DRAINAGE ELEVATIONS. EXISTING POSITIVE DRAINAGE FLOW TO ALL CATCH BASINS WITHOUT CREATING ANY FLAT SPOTS THAT WILL RESULT IN STANDING WATER.
2. ALL EXISTING POSITIVE DRAINAGE SHALL BE GRADED TO THE EXISTING POSITIVE DRAINAGE ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION.
3. EXISTING SPOT DRAINAGE SHALL BE GRADED TO THE EXISTING POSITIVE DRAINAGE ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION.

SCALE	HOODS	1" = 50'
DATUM	VERT.	
	HOODS	NAVD83
	VERT.	NAVD83
	SCALE	GRAPHIC SCALE

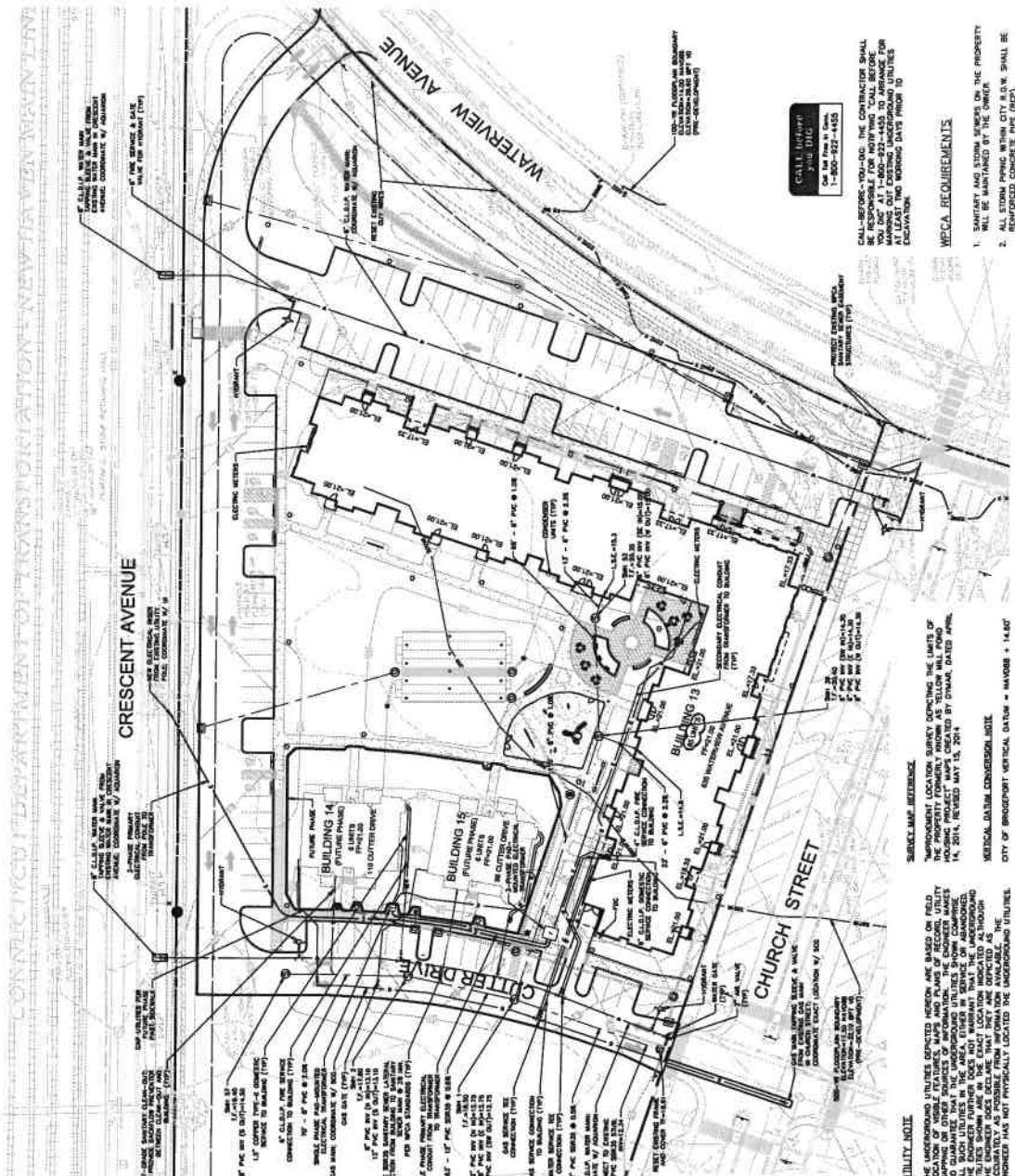


NO.	DATE	DESCRIPTION
14	11/10/2021	PERMIT SET
13	11/10/2021	CONTRACT SET
12	11/10/2021	CONTRACT SET
11	11/10/2021	CONTRACT SET
10	11/10/2021	CONTRACT SET
9	11/10/2021	CONTRACT SET
8	11/10/2021	CONTRACT SET
7	11/10/2021	CONTRACT SET
6	11/10/2021	CONTRACT SET
5	11/10/2021	CONTRACT SET
4	11/10/2021	CONTRACT SET
3	11/10/2021	CONTRACT SET
2	11/10/2021	CONTRACT SET
1	11/10/2021	CONTRACT SET

FUSS & O'NEILL
 56 QUARRY ROAD
 BRIDGEPORT, CONNECTICUT 06611
 www.fuss.com

CONNECTICUT COMMUNITY RENEWAL ASSOCIATES, LLC
 GRADING PLAN
 CRESCENT CROSSING PHASE IC
 BRIDGEPORT

PROJ. NO.: 201308A12
 DATE: 11/20/2021
CG-101



SEWER EXTENSION APPROVAL CONDITIONS

1. THE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DESIGNER'S PLANS, PREPARED AND CERTIFIED BY THE DESIGNER'S PROFESSIONAL ENGINEER, AND APPROVED BY THE GENERAL MANAGER OF THE WPCA AND THE CITY ENGINEER, PRIOR TO THE COMMENCEMENT OF THE INSTALLATION.
2. NO SEWER PIPE SHALL BE INSTALLED UNLESS A CITY ENGINEER IS PRESENT AND UPON COMPLETION, THE DESIGNER SHALL BE REQUIRED TO SUBMIT TO THE CITY ENGINEER A COMPLETE RECORD DRAWING OF THE WORK, SHOWING THE LOCATION OF ALL SEWER LINES, MANHOLES, AND STRUCTURES, AND THE DATE OF START OF CONSTRUCTION, AND THE NAME OF THE CONTRACTOR WHO PERFORMED THE WORK.
3. A COPY OF THE LETTER FROM THE DEVELOPER TO THE WPCA AND THE CITY ENGINEER, AND A COPY OF THE LETTER FROM THE WPCA AND THE CITY ENGINEER TO THE DEVELOPER, MUST BE PRESENTED TO THE GENERAL MANAGER OF THE WPCA AND THE CITY ENGINEER, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE LETTER FROM THE DEVELOPER TO THE WPCA AND THE CITY ENGINEER MUST BE DATED ON OR BEFORE THE DATE OF START OF CONSTRUCTION, AND THE LETTER FROM THE WPCA AND THE CITY ENGINEER TO THE DEVELOPER MUST BE DATED ON OR AFTER THE DATE OF START OF CONSTRUCTION.
4. A PUBLIC IMPROVEMENT BOND TO COVER THE ESTIMATED COST OF THE WORK, IN ACCORDANCE WITH THE CITY OF BRIDGEPORT'S POLICY, SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE WPCA, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE BOND SHALL BE IN THE FORM OF A CHECK OR A MONEY ORDER, PAYABLE TO THE CITY OF BRIDGEPORT, AND SHALL BE FOR THE FULL AMOUNT OF THE ESTIMATED COST OF THE WORK, PLUS 10% THEREOF. THE BOND SHALL BE FOR THE FULL AMOUNT OF THE ESTIMATED COST OF THE WORK, PLUS 10% THEREOF, FOR THE PERIOD OF TIME THAT THE CONTRACTOR IS PERFORMING THE WORK, AND SHALL BE FOR THE FULL AMOUNT OF THE ESTIMATED COST OF THE WORK, PLUS 10% THEREOF, FOR THE PERIOD OF TIME THAT THE CONTRACTOR IS PERFORMING THE WORK.
5. THE CONTRACTOR SHALL FURNISH TO THE GENERAL MANAGER OF THE WPCA AND THE CITY ENGINEER, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A COMPLETE RECORD DRAWING OF THE WORK, SHOWING THE LOCATION OF ALL SEWER LINES, MANHOLES, AND STRUCTURES, AND THE DATE OF START OF CONSTRUCTION, AND THE NAME OF THE CONTRACTOR WHO PERFORMED THE WORK.
6. APPROVED FROM THE WPCA AND THE CITY ENGINEER, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A COMPLETE RECORD DRAWING OF THE WORK, SHOWING THE LOCATION OF ALL SEWER LINES, MANHOLES, AND STRUCTURES, AND THE DATE OF START OF CONSTRUCTION, AND THE NAME OF THE CONTRACTOR WHO PERFORMED THE WORK.
7. THE SEWER INSTALLATIONS ARE TO BE MADE IN ACCORDANCE WITH THE CITY OF BRIDGEPORT'S POLICY, AND SHALL BE IN ACCORDANCE WITH THE CITY OF BRIDGEPORT'S POLICY, AND SHALL BE IN ACCORDANCE WITH THE CITY OF BRIDGEPORT'S POLICY.
8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF BRIDGEPORT'S POLICY, AND SHALL BE IN ACCORDANCE WITH THE CITY OF BRIDGEPORT'S POLICY, AND SHALL BE IN ACCORDANCE WITH THE CITY OF BRIDGEPORT'S POLICY.
9. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH TO THE CITY OF BRIDGEPORT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A COMPLETE RECORD DRAWING OF THE WORK, SHOWING THE LOCATION OF ALL SEWER LINES, MANHOLES, AND STRUCTURES, AND THE DATE OF START OF CONSTRUCTION, AND THE NAME OF THE CONTRACTOR WHO PERFORMED THE WORK.
10. THE CONTRACTOR SHALL HOLD THE CITY OF BRIDGEPORT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE CITY OF BRIDGEPORT, ARISING OUT OF OR IN CONNECTION WITH THE WORK, AND SHALL BE RESPONSIBLE FOR THE FULL AMOUNT OF THE ESTIMATED COST OF THE WORK, PLUS 10% THEREOF, FOR THE PERIOD OF TIME THAT THE CONTRACTOR IS PERFORMING THE WORK, AND SHALL BE RESPONSIBLE FOR THE FULL AMOUNT OF THE ESTIMATED COST OF THE WORK, PLUS 10% THEREOF, FOR THE PERIOD OF TIME THAT THE CONTRACTOR IS PERFORMING THE WORK.
11. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO REPAIR OR REPLACE (AS TO THE DISCRETION OF THE GENERAL MANAGER OF THE WPCA AND THE CITY ENGINEER) ANY AND ALL SEWER LINES, MANHOLES, AND STRUCTURES, WHICH MAY BE DAMAGED OR DESTROYED BY THE CONTRACTOR OR HIS EMPLOYEES, OR BY ANY OTHER PARTY, DURING THE COURSE OF HIS WORK, AT NO ADDITIONAL COST TO THE CITY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BRIDGEPORT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE FULL AMOUNT OF THE ESTIMATED COST OF THE WORK, PLUS 10% THEREOF, FOR THE PERIOD OF TIME THAT THE CONTRACTOR IS PERFORMING THE WORK, AND SHALL BE RESPONSIBLE FOR THE FULL AMOUNT OF THE ESTIMATED COST OF THE WORK, PLUS 10% THEREOF, FOR THE PERIOD OF TIME THAT THE CONTRACTOR IS PERFORMING THE WORK.
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GENERAL NOTES

1. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UTILITIES TO A MINIMUM OF 3' OUTSIDE DRAINAGE WITH BUILDING FOUNDATIONS AND WITH OTHER UTILITIES.
2. PROPOSED ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRIDGEPORT'S POLICY, AND SHALL BE IN ACCORDANCE WITH THE CITY OF BRIDGEPORT'S POLICY.
3. SANITARY SEWER PIPE LENGTHS ARE MEASURED FROM THE CENTERLINE OF THE EXISTING SEWER LINE TO THE CENTERLINE OF THE NEW SEWER LINE.
4. COORDINATE THE WORK AND WORK SCHEDULE WITH THE CITY OF BRIDGEPORT'S POLICY, AND SHALL BE IN ACCORDANCE WITH THE CITY OF BRIDGEPORT'S POLICY.
5. INSTALL PROPOSED PRIVATE UTILITY SERVICES IN ACCORDANCE WITH THE CITY OF BRIDGEPORT'S POLICY, AND SHALL BE IN ACCORDANCE WITH THE CITY OF BRIDGEPORT'S POLICY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BRIDGEPORT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE FULL AMOUNT OF THE ESTIMATED COST OF THE WORK, PLUS 10% THEREOF, FOR THE PERIOD OF TIME THAT THE CONTRACTOR IS PERFORMING THE WORK, AND SHALL BE RESPONSIBLE FOR THE FULL AMOUNT OF THE ESTIMATED COST OF THE WORK, PLUS 10% THEREOF, FOR THE PERIOD OF TIME THAT THE CONTRACTOR IS PERFORMING THE WORK.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BRIDGEPORT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE FULL AMOUNT OF THE ESTIMATED COST OF THE WORK, PLUS 10% THEREOF, FOR THE PERIOD OF TIME THAT THE CONTRACTOR IS PERFORMING THE WORK, AND SHALL BE RESPONSIBLE FOR THE FULL AMOUNT OF THE ESTIMATED COST OF THE WORK, PLUS 10% THEREOF, FOR THE PERIOD OF TIME THAT THE CONTRACTOR IS PERFORMING THE WORK.
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PROJ. NO. 20131009.017
DATE: 1/20/2010

CONNECTICUT COMMUNITY RENEWAL ASSOCIATES, LLC
UTILITY PLAN
CRESCENT CROSSING PHASE 1C

FUSS & O'NEILL
36 SQUARE ROAD
BRIDGEPORT, CONNECTICUT 06611
203.374.2148
www.fuss.com

SCALE	HORIZ. 1" = 30'
DATUM	VEST.
VERT. SCALE	1" = 10'
GRAPHIC SCALE	0 10 20

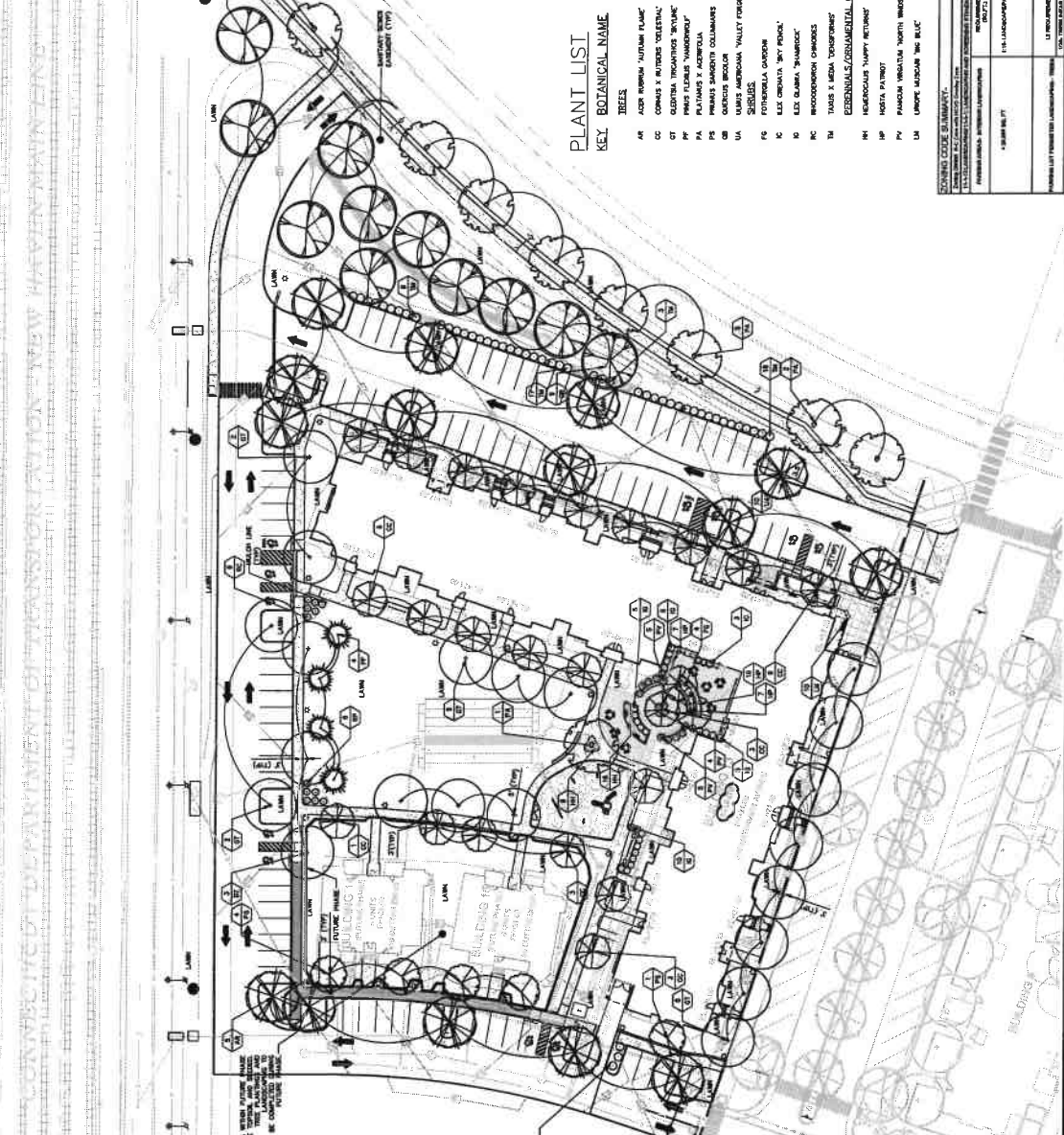


NO.	DATE	DESCRIPTION
1	1/20/2010	ISSUED FOR SET
2	1/20/2010	NO. 01
3	1/27/2010	DATA SUBMISSION
4	1/27/2010	P&E REVIEW
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CU-101
BRIDGEPORT, CONNECTICUT

CONNECTICUT DEPARTMENT OF TRANSPORTATION NEW HAVEN MAINTENANCE

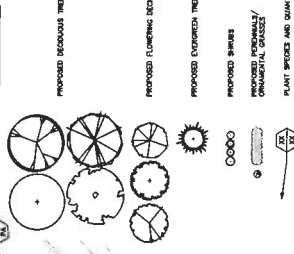
17 AVENUE



PLANTING NOTES:

1. ALL PLANTING SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
2. ALL PLANTING SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
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23. ALL PLANTING SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

LEGEND



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
AD	ACER FRAXINUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	5	4" CAL. (M)
CC	CORNUS X AUSTRIS 'SPECTABILIS'	CELTIC MAID DOGWOOD	24	2.5" CAL. (M)
CT	QUERCUS PRINCEPS 'STURTEVANT'	WHITE DOGWOOD	21	4" CAL. (M)
CP	QUERCUS PRINCEPS 'STURTEVANT'	WHITE DOGWOOD	21	4" CAL. (M)
PA	PLATANUS X ADRIANA 'LORD ARCADE'	LORD ARCADE PLM	4	4" CAL. (M)
PK	PRUNUS SPANISH CHERRY	COLUMBIAN SPANISH CHERRY	8	2.5" CAL. (M)
QB	QUERCUS Bicolor	SWAMP WHITE OAK	11	4" CAL. (M)
UA	UNION AMERICA VALLEY FORCE	VALLEY FORCE ELM	10	4" CAL. (M)
PC	PIRULARIA GARDNERI	SWAMP PIRULARIA	4	3 GALLON
IC	ILEX CORNUTA 'SUN PAVILION'	SKY PENCIL JANISSE HOLLY	3	3 GALLON
IO	ILEX GLAUBA 'SHAMROCK'	SHAMROCK HOODSTON	25	3 GALLON
RC	RHODOCODENDRON CHIRAZIENSIS	CHIRAZIENSIS RHODODENDRON	12	3 GALLON
TM	TRINIA X MEDIA 'TOMORROW'	EMERALD GREEN SPREADING YER	50	3 GALLON
PH	HEMOCALYPS 'HAPPY RETURN'	HAPPY RETURN DAY LILY	25	1 GALLON
HP	HOSTA PATRIOT	PATRIOT HOSTA	28	1 GALLON
PV	PANICUM MEGALOTM 'NORTH WIND'	NORTH WIND SWITCH GRASS	14	2 GALLON
UM	UMCERUS ALBICAPITATUS 'BLUE'	BLUE LILY TUM	10	1 QT

PLANTING AREA	TOTAL PLANTING AREA (SQ FT)	TOTAL PLANTING AREA (SQ YD)	TOTAL PLANTING AREA (SQ FT)
17 AVENUE	17,000	1,913	17,000
17A LANE	7,000	805	7,000
17B LANE	12,000	1,379	12,000
TOTAL	36,000	4,107	36,000

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



NO.	DATE	DESCRIPTION
14	11/10/2021	PERMIT SET
15	01/20/2022	FOR P
16	07/20/2022	FOR SET
17	11/20/2022	FOR REVIEW

CONNECTIONS COMMUNITY RENEWAL ASSOCIATES, LLC
LANDSCAPE PLAN
CRESCENT CROSSING PHASE IC

BRIDGEPORT CONNECTICUT

PROJECT NO. 2021001001
DATE: 11/20/2021

FUSS & O'NEILL
56 QUARRY ROAD
BRIDGEPORT, CONNECTICUT 06611
203.763.7476
www.fuss.com

LP-101

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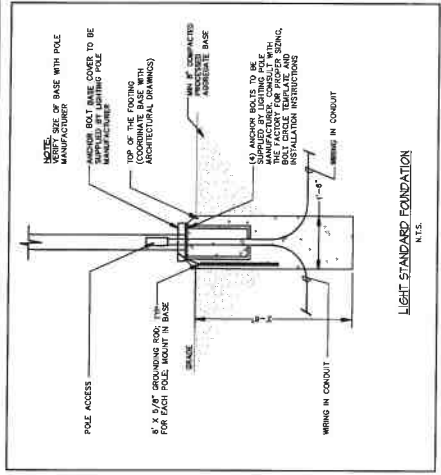
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LP-101



ALUMINUM STYLE POLE LIGHTING EQUAL TO MAKE LUMINAIRE STANDARD. GROUP 2500 SERIES WITH 1500-1000-100-277-400 UNLIMITED OPERATING HOURS. ALL CONDUITS SHALL BE 2" PER UI "LITE THE NITE" PROGRAM. ALL CONDUITS SHALL BE 2" PER UI "LITE THE NITE" PROGRAM.

KEYED NOTE

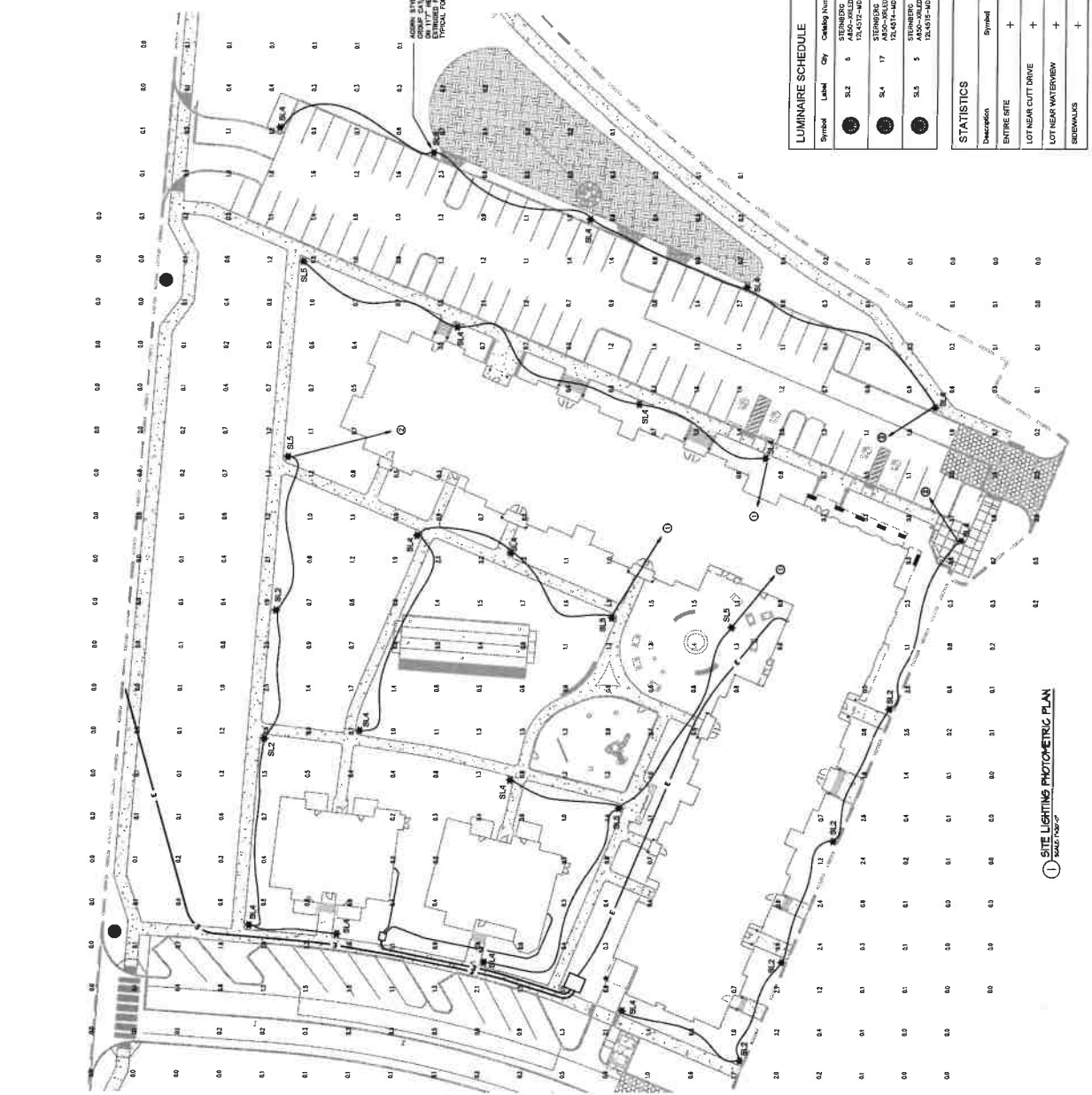
1. ALL CONDUITS SHALL BE 2" PER UI "LITE THE NITE" PROGRAM.
2. ALL CONDUITS SHALL BE 2" PER UI "LITE THE NITE" PROGRAM.
3. ALL CONDUITS SHALL BE 2" PER UI "LITE THE NITE" PROGRAM.

LUMINAIRE SCHEDULE

Symbol	Qty	Category Number	Description	Lamp	File	Lumens	LLF	Watts
●	5	ASCO-RELD-15-4570-RELD-21	ASCO-RELD-15-4570-RELD-21 Type 2 500k	12 LED's	ASCO-RELD-15-4570-RELD-21	4000	0.85	96.2
●	17	ASCO-RELD-12-4570-RELD-21	ASCO-RELD-12-4570-RELD-21 Type 4 500k	12 LED's	ASCO-RELD-12-4570-RELD-21	4000	0.85	96.1
●	5	ASCO-RELD-12-4570-RELD-21	ASCO-RELD-12-4570-RELD-21 Type 4 500k	12 LED's	ASCO-RELD-12-4570-RELD-21	4000	0.85	96.6

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	AngMin
ENTIRE SITE	+	0.8 fc	3.2 fc	0.0 fc	N / A	N / A
LOT NEAR CUT DRIVE	+	1.2 fc	2.5 fc	0.3 fc	8.3:1	4.0:1
LOT NEAR WATERWAY	+	1.2 fc	2.7 fc	0.3 fc	9.0:1	4.0:1
SEWERWALK	+	1.2 fc	3.1 fc	0.3 fc	10.3:1	4.0:1

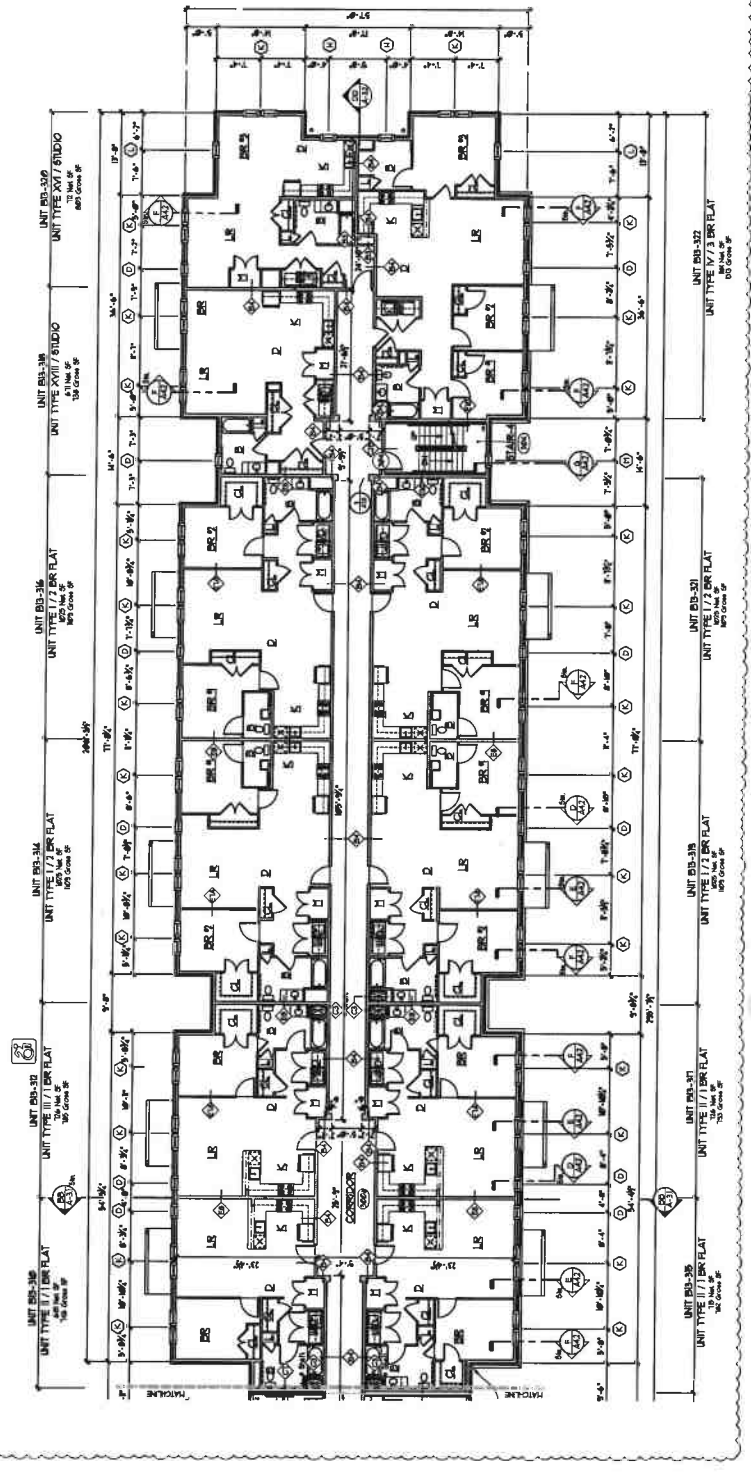


BUILDING PLAN NOTES:

1. Refer to attached floor plan sheets for general information.
2. Refer to Building Specifications for additional information on materials and construction.
3. All dimensions are in feet and inches unless otherwise specified.
4. All dimensions are to the face of the wall unless otherwise noted.
5. All dimensions are to the center of the wall unless otherwise noted.
6. All dimensions are to the center of the wall unless otherwise noted.
7. All dimensions are to the center of the wall unless otherwise noted.
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9. All dimensions are to the center of the wall unless otherwise noted.
10. All dimensions are to the center of the wall unless otherwise noted.

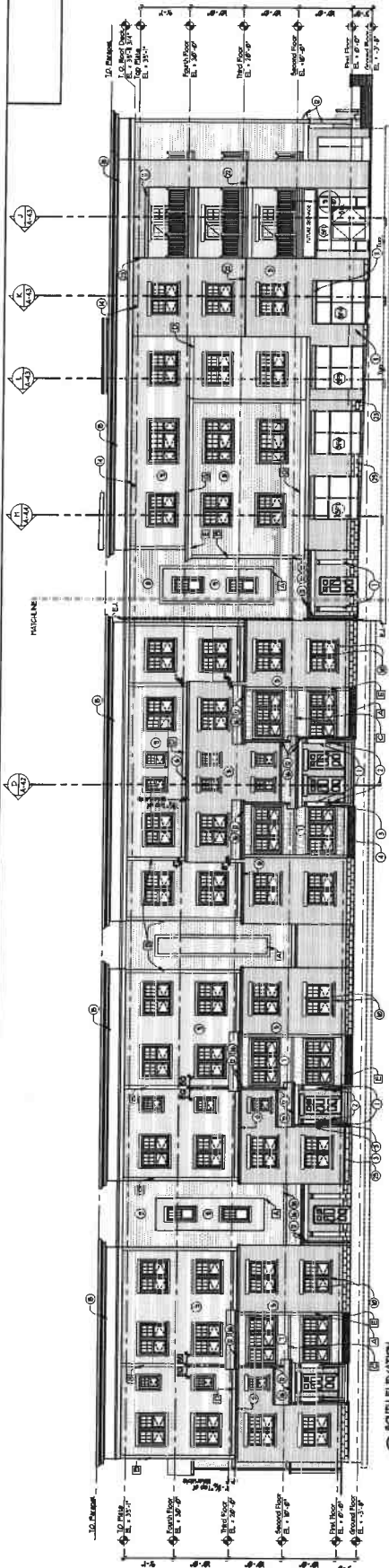
BUILDING PLAN LEGEND:

- 1. Note: Notations and abbreviations as shown.
- 2. Note: Notations and abbreviations as shown.
- 3. Note: Notations and abbreviations as shown.
- 4. Note: Notations and abbreviations as shown.
- 5. Note: Notations and abbreviations as shown.
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- 10. Note: Notations and abbreviations as shown.

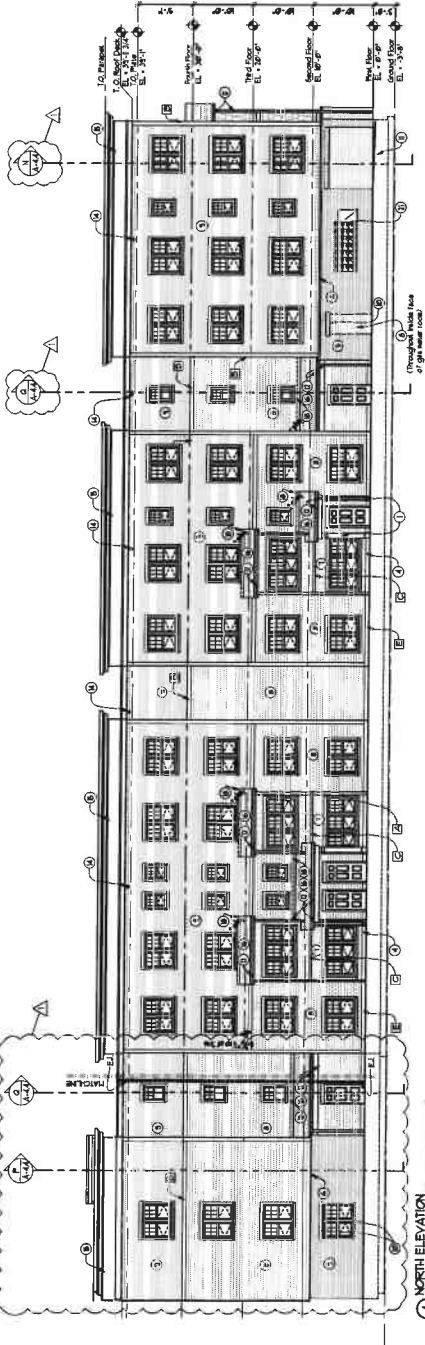


① THIRD FLOOR PLAN
 SCALE: AS SHOWN
 PLAN NORTH

BUILDING 13 KEY PLAN
 PLAN NORTH

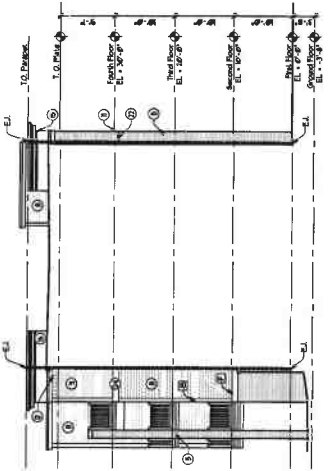
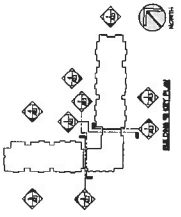


5 SOUTH ELEVATION

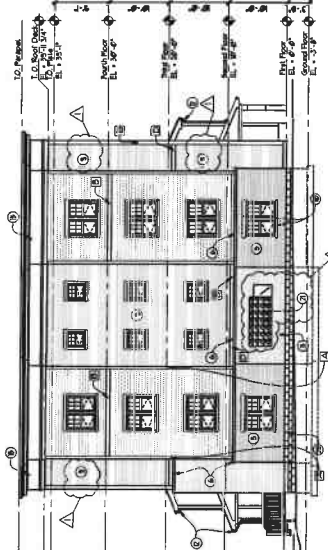


4 NORTH ELEVATION

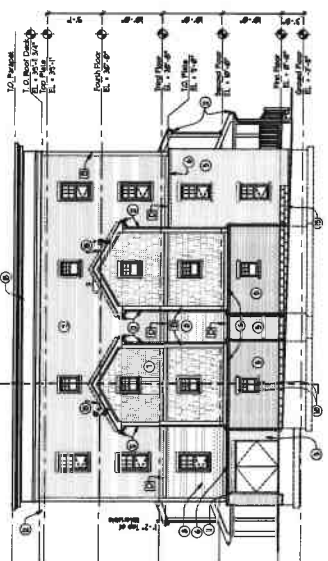
- ELEVATION KEY NOTES:**
1. See Section A-2.1 for the window.
 2. See Section A-2.1 for the door.
 3. See Section A-2.1 for the door.
 4. See Section A-2.1 for the door.
 5. See Section A-2.1 for the door.
 6. See Section A-2.1 for the door.
 7. See Section A-2.1 for the door.
 8. See Section A-2.1 for the door.
 9. See Section A-2.1 for the door.
 10. See Section A-2.1 for the door.
 11. See Section A-2.1 for the door.
 12. See Section A-2.1 for the door.
 13. See Section A-2.1 for the door.
 14. See Section A-2.1 for the door.
 15. See Section A-2.1 for the door.
 16. See Section A-2.1 for the door.
 17. See Section A-2.1 for the door.
 18. See Section A-2.1 for the door.
 19. See Section A-2.1 for the door.
 20. See Section A-2.1 for the door.



1 NORTH ELEVATION



2 NORTH ELEVATION



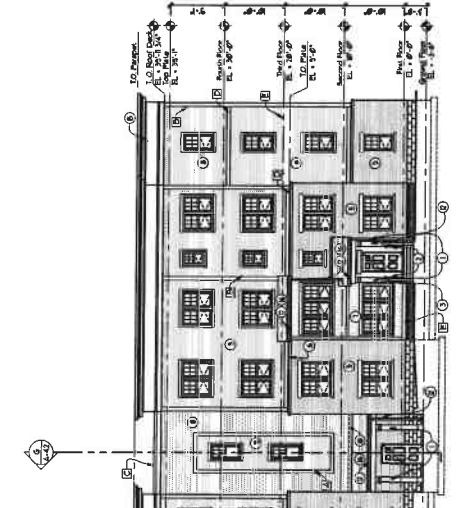
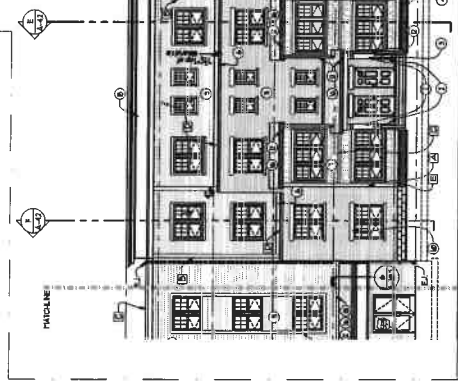
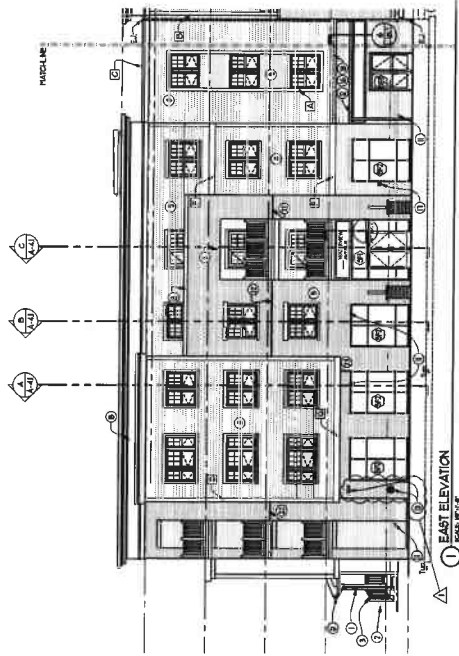
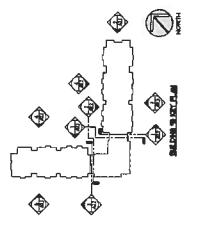
3 WEST ELEVATION

TITLE SHEET	
PROJECT NO.	13-000000
DATE	10/15/13
SCALE	AS SHOWN
DRAWN BY	MM
CHECKED BY	MM
DATE	10/15/13
PROJECT NO.	13-000000
DATE	10/15/13
SCALE	AS SHOWN
DRAWN BY	MM
CHECKED BY	MM
DATE	10/15/13

* Provide 1/2" maximum radii at all rounded corners.

ELEVATION NOTES

- 1) 1/2" Corner Radii
- 2) 1/2" Corner Radii
- 3) 1/2" Corner Radii
- 4) 1/2" Corner Radii
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- 99) 1/2" Corner Radii
- 100) 1/2" Corner Radii



Croskey Architects
 Architects & Interiors
 655 Waterbury Avenue, Bridgeport, CT
 (203) 378-2200
 (203) 378-2201
 (203) 378-2202

Crescent Crossings - Phase 1C
 Building 13
 Crescent Crossings, LLC
 655 Waterbury Avenue, Bridgeport, CT

CONSTRUCTION
 COORDINATOR FOR BUILDING
 CONSTRUCTION
 DATE: 10/15/13
 DRAWN BY: MM
 CHECKED BY: MM
 SCALE: AS SHOWN



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

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

<u>JEM 500 North, LLC</u>	<u>[Handwritten Signature]</u>	<u>10/22/21</u>
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: -	



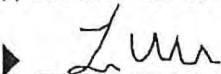
Secretary of the State of Connecticut

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):

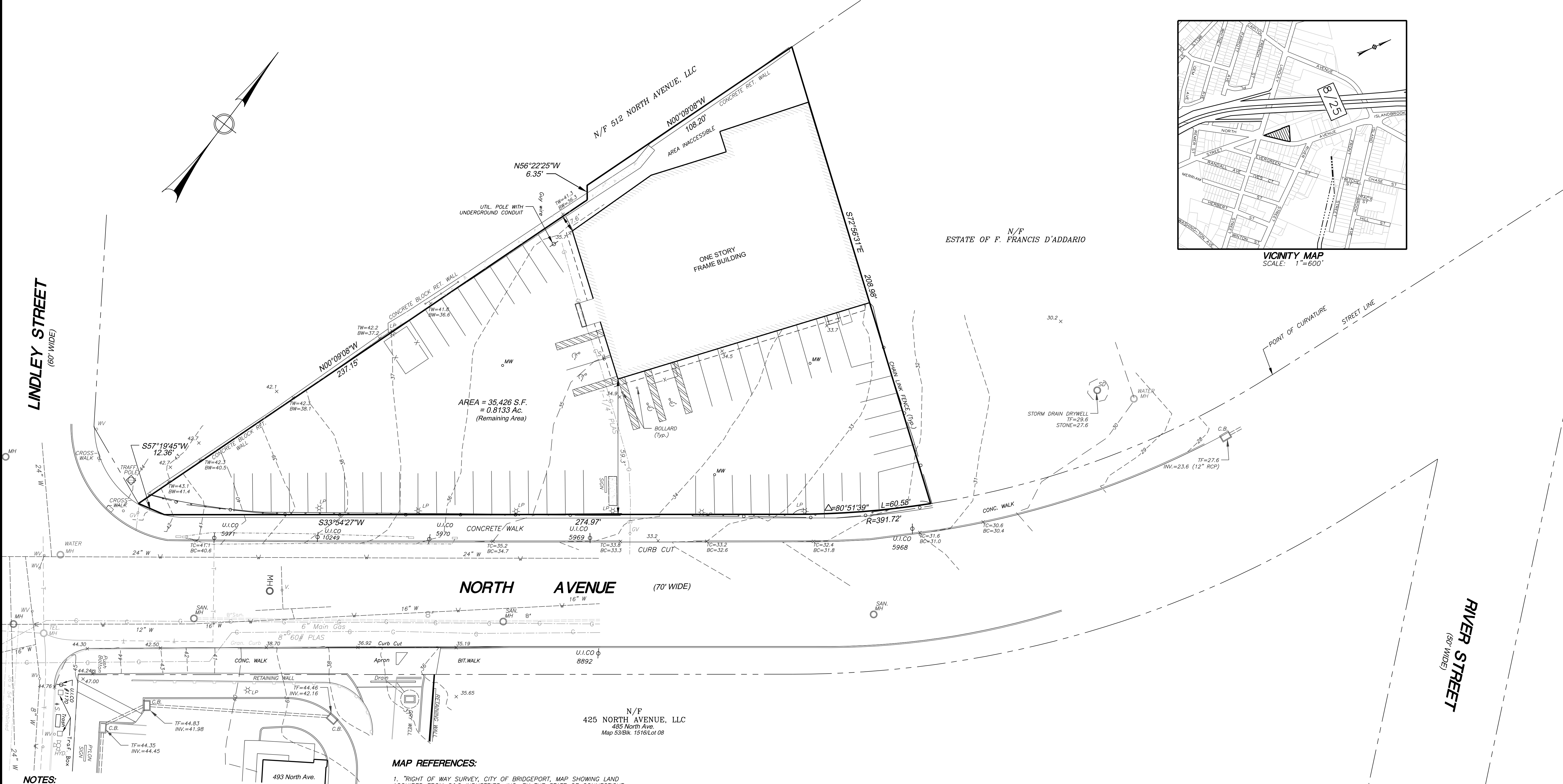
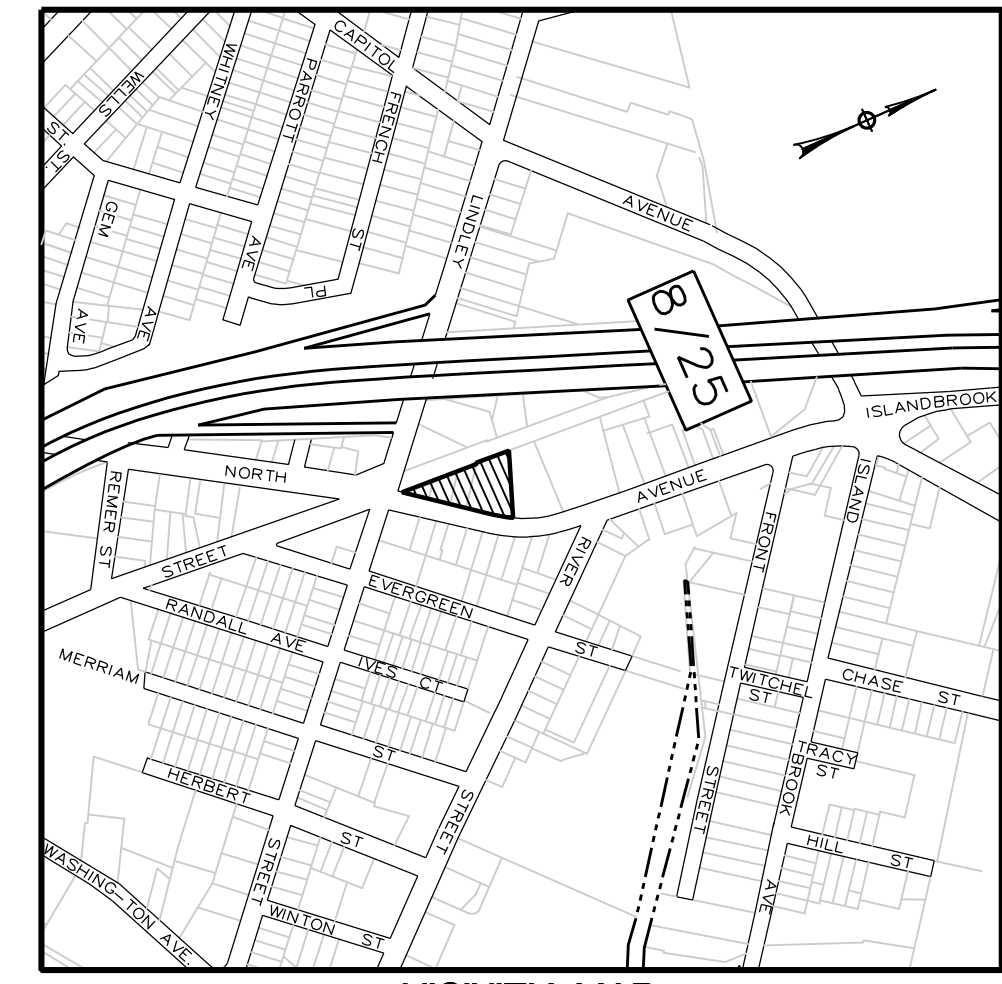
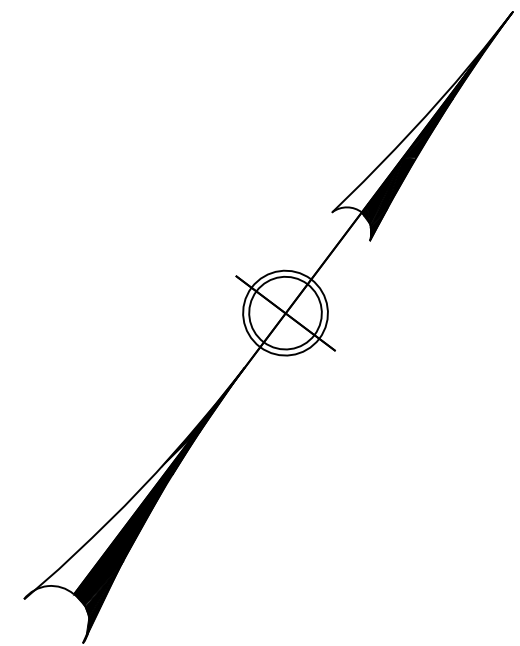
FULL NAME	TITLE	BUSINESS ADDRESS (No P.O. Box)	RESIDENCE ADDRESS (No P.O. Box)
Elchonon Shilian	<input checked="" type="checkbox"/> Member <input type="checkbox"/> Manager	Check if none: <input type="checkbox"/> ADDRESS: 3832 Kings Highway CITY: Brooklyn STATE: NY ZIP: 11234 -	ADDRESS: 3832 Kings Highway 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> <input type="checkbox"/> None service@fileitusa.com	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	



- 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.

- NOTES:**
- 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.
 - ADDITIONAL PROPERTY CORNER MONUMENTATION NOT SET.
 - PROPERTY IS SUBJECT TO THE FOLLOWING VARIANCES, RECORDED IN VOL. 7156 PAGE 177, VOL. 7322 PAGE 300 AND VOL. 7322 PAGE 301.
 - PROPERTY IS SUBJECT TO A SPECIAL PERMIT RECORDED IN VOL. 7780 PAGE 207.

- 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
 - G — UNDERGROUND GAS LINE
 - E — UNDERGROUND ELECTRIC LINE
 - T — UNDERGROUND TELEPHONE LINE
 - W — EXIST. WATER LINE
 - S — EXIST. SAN. SEWER LINE
 - SS — EXIST. STORM SEWER LINE

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
 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.

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

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

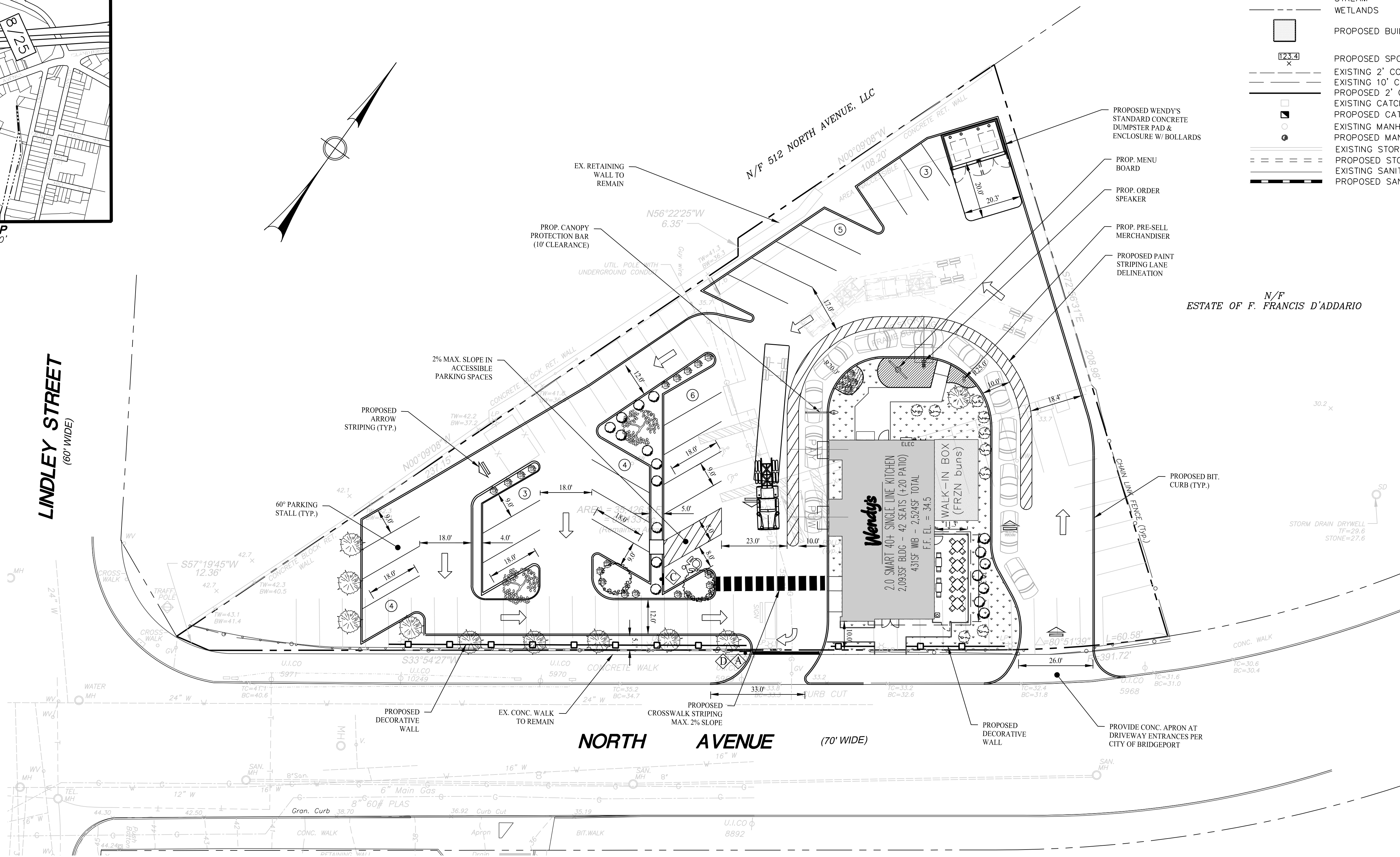
DATE: AUG. 20, 2021
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 DRAWN BY: PKG
 CHECKED BY: PLT
 SHEET 1 OF 1
 DWG: 2611-M1.dwg
 PATH: S:\Survey\2611-436-500NorthAve.dwg

ROSE TISO & CO. L.L.C.
 ARCHITECTS • SURVEYORS • ENGINEERS
 30 WENTWOOD AVENUE, FAIRFIELD, CT 06424
 TEL: 203.254.1234 FAX: 203.254.1234



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 / SOD	

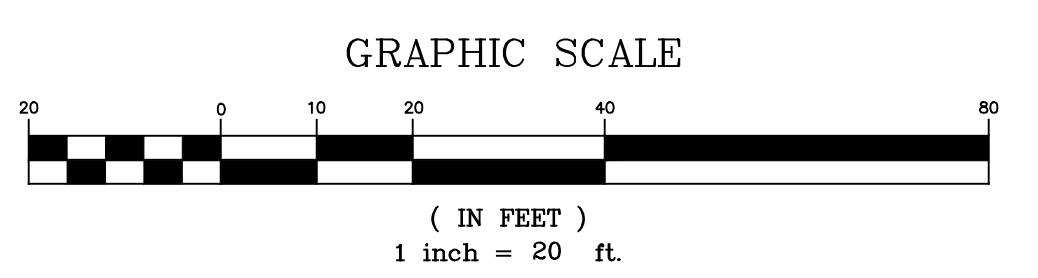
INDUSTRIAL - LIGHT ZONE (I-L)	STANDARDS	EXISTING CONDITION	PROPOSED CONDITION
LOT			
Lot area, minimum	n.o.	35,859.4 S.F.	35,859.4 S.F.
Frontage, minimum	25. ft.	347.9 ft.	347.9 ft.
Floor area ratio, maximum	n.o.	-	-
Principal building size, maximum	n.o.	-	-
PRINCIPAL BUILDING SETBACK			
Front lot line, 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 on R zoned lot	15. ft.	n.o.	n.o.
Side	n.o.	-	-
Rear	n.o.	-	-
From lot line abutting on 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 = 25 SPACES REQUIRED
PARKING PROVIDED: 25 SPACES

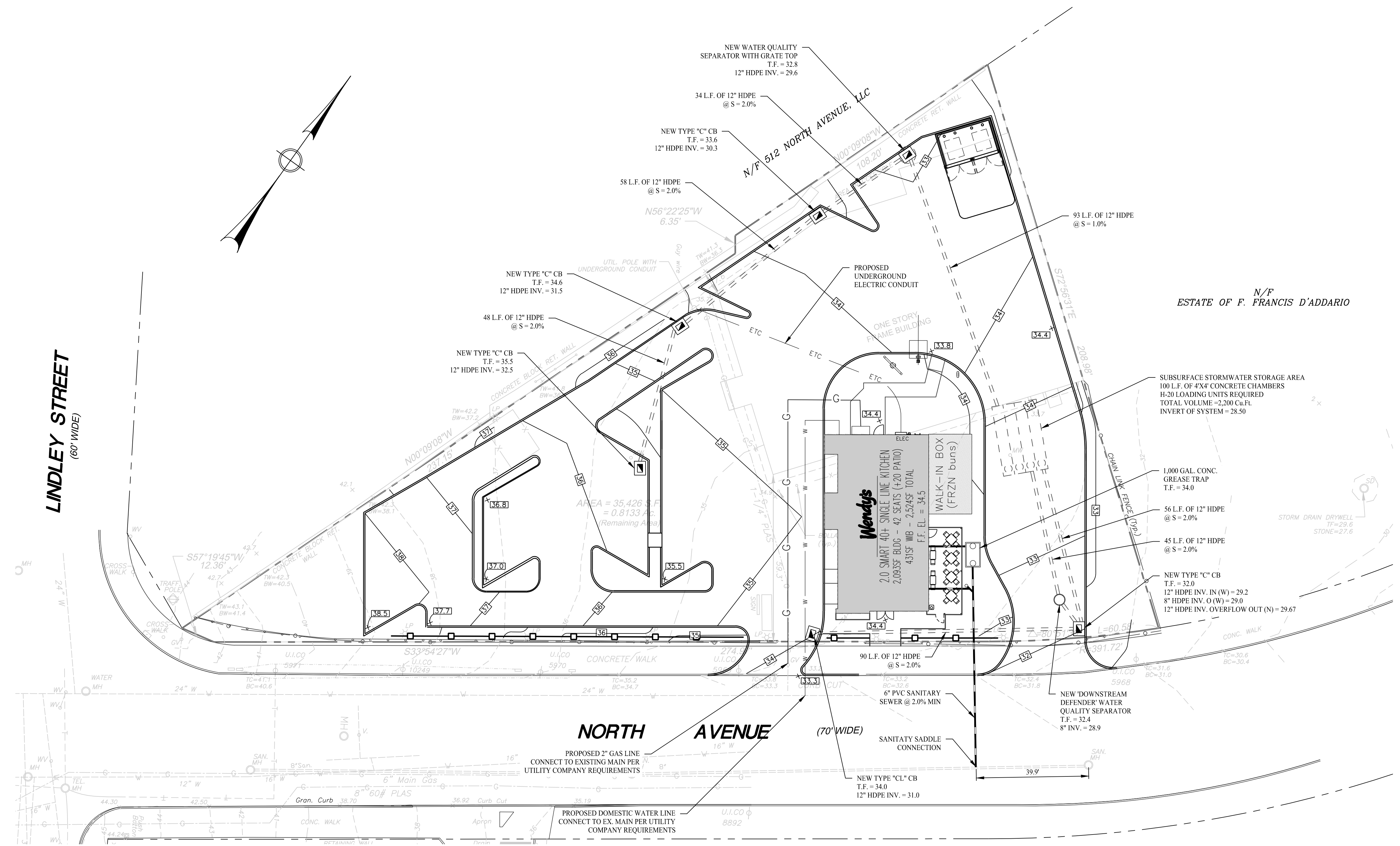
SIGN LEGEND
N.T.S.

SIZES (IN) 30"	CONN DOT # 31-0552	SUPPORTS 1	SIZES (IN) 12"x18" 12"x6"
			CONN DOT # 31-0629P 31-0648
			SUPPORTS 1

RIGHT TURN ONLY SIGN
CONNDOT #31-0138



- 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-foot island.
 - 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:

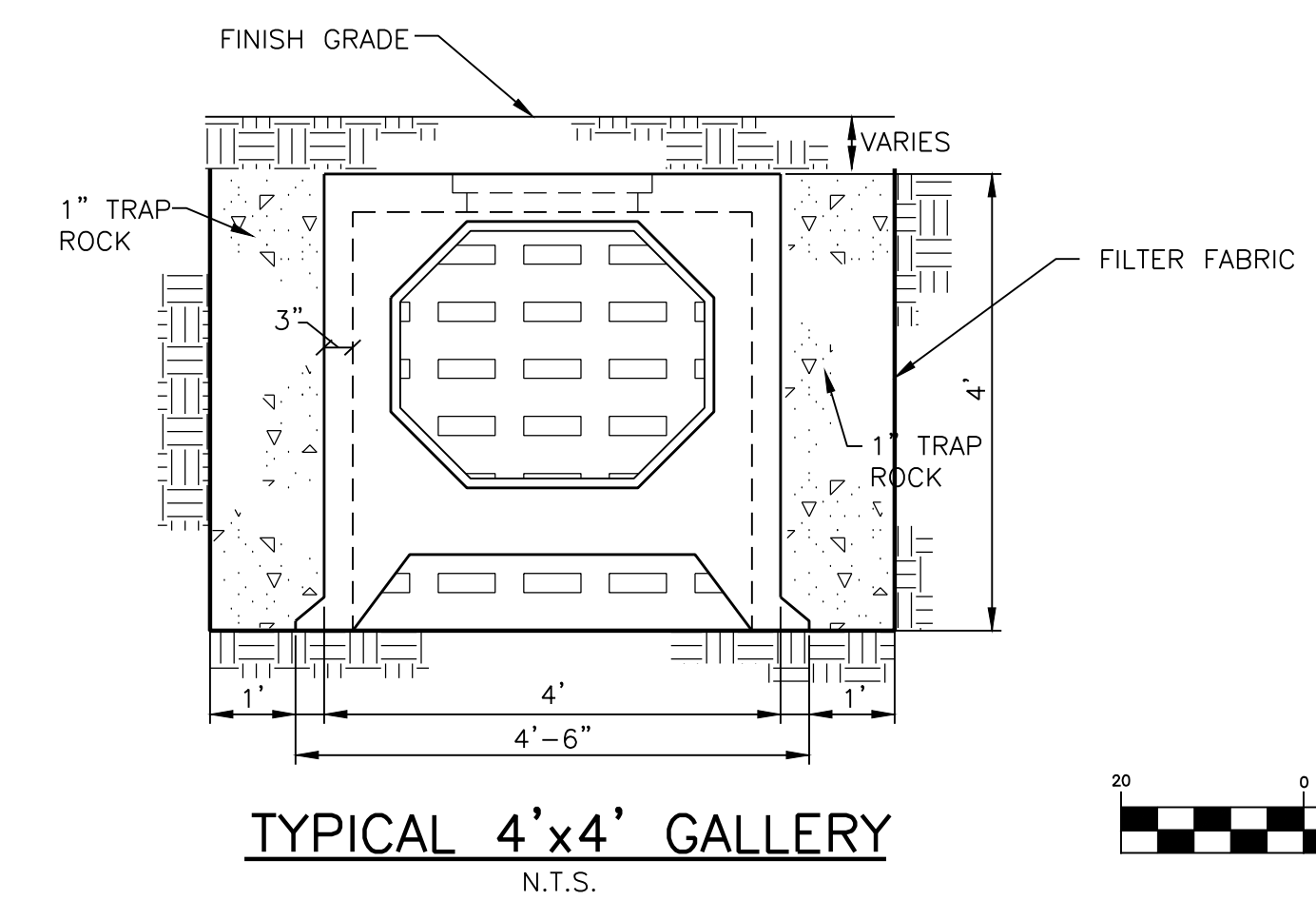
JEM 500 NORTH, LLC

GRADING & DRAINAGE NOTES

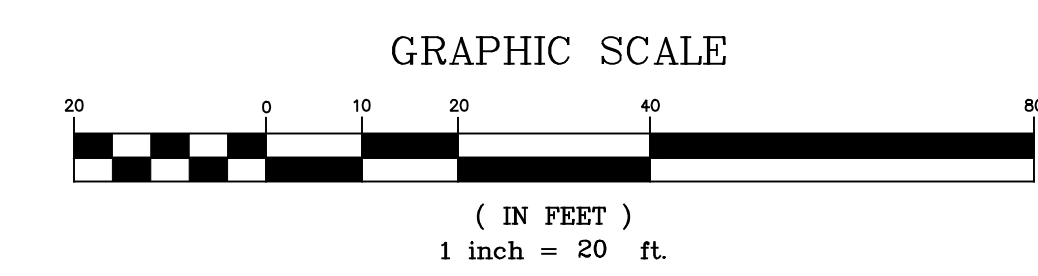
- ALL ROOF DRAINS AND YARD DRAIN DISCHARGE PIPING SHALL BE MIN 4" PVC PLASTIC PIPE (ASTM D 3034) SDR-35 WITH RUBBER GASKETS, BELL AND SPIGOT TYPE JOINTS.
 - ALL PERFORATED DISTRIBUTION PIPES WITHIN GALLERIES SHALL BE 4" PERFORATED PVC PLASTIC PIPE (ASTM D 2729) WITH BELL AND SPIGOT, NO GASKET.
 - ALL 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 STRIPPED AREAS
- 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.

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



WATER QUALITY VOLUME COMPUTATION:
COMMERCIAL DEVELOPMENT = 35,860 SF
WQV = (P*RV*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

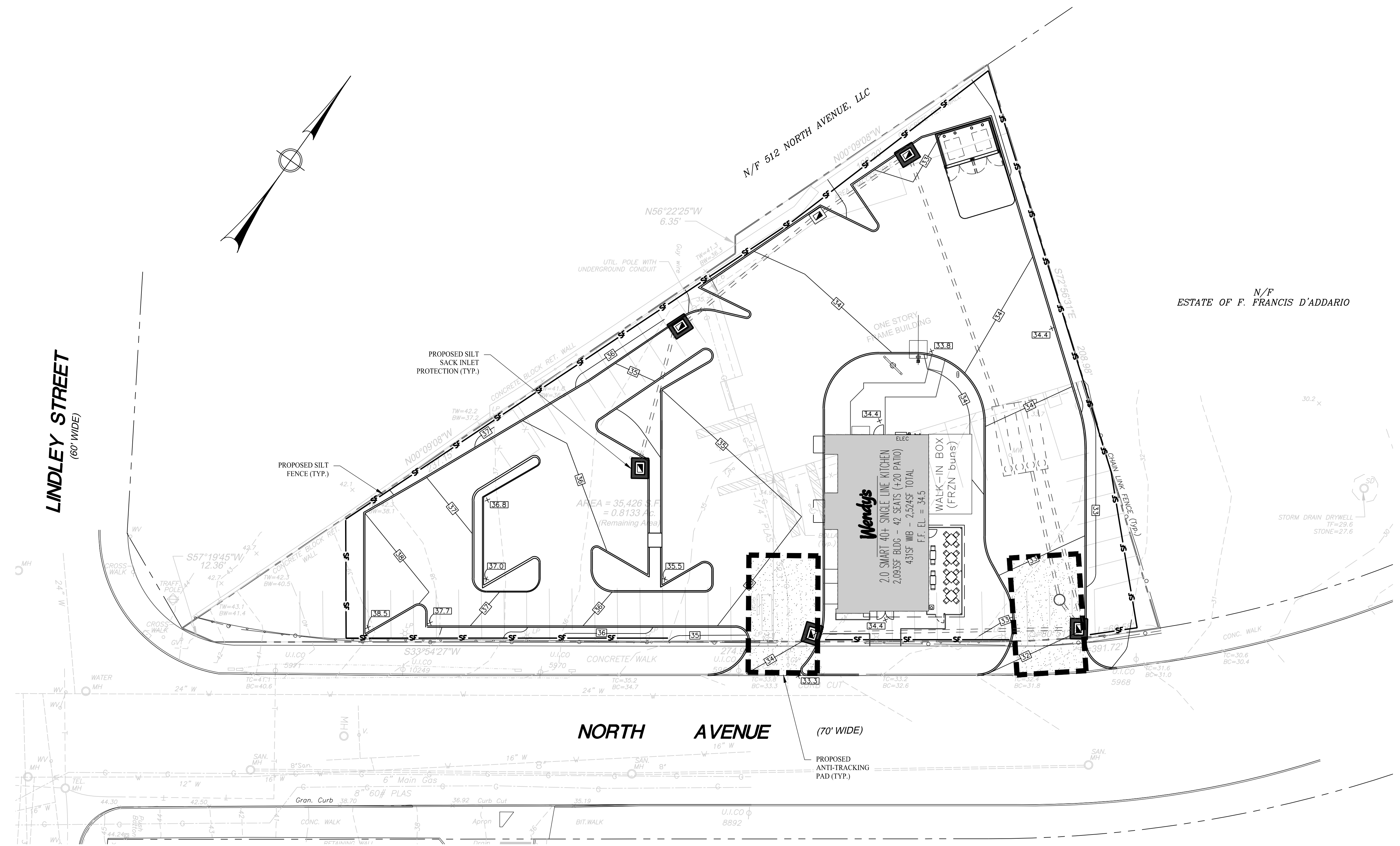
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DRAWN BY: SFS	DATE: 10-15-21
CHECKED BY: MJS	PROJECT NUMBER: 2611
CAD FILE: R:\2611\dwg	

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

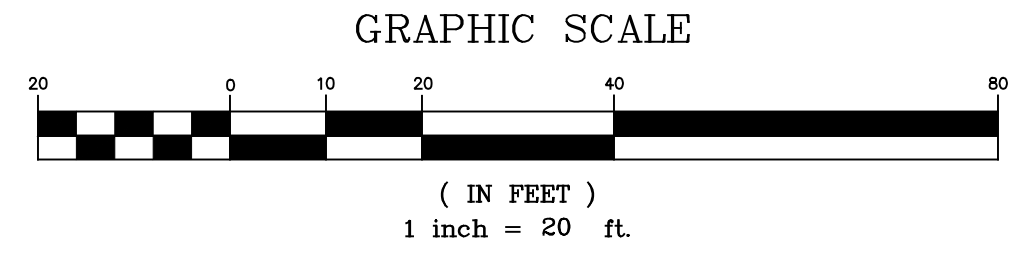
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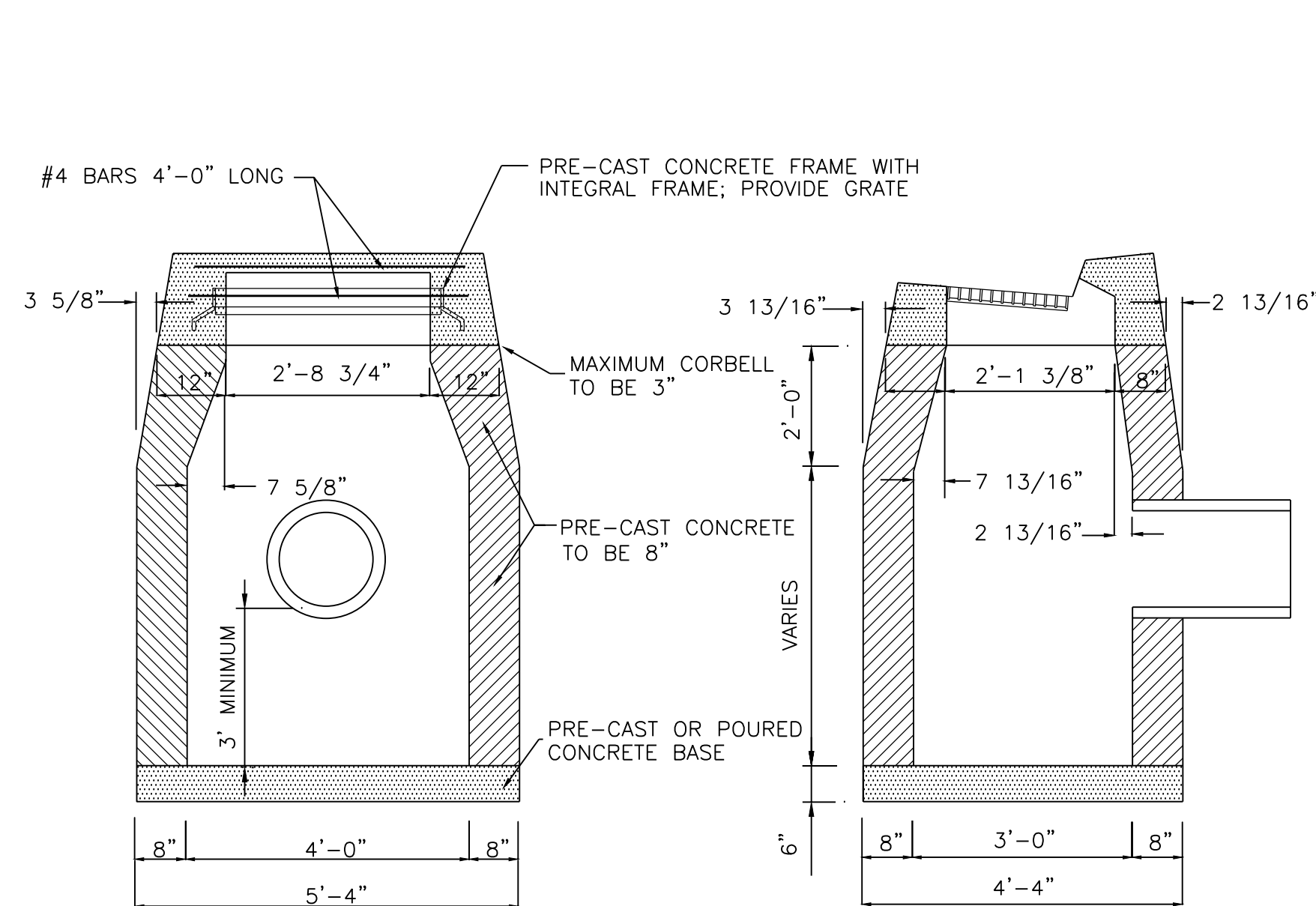
SP-3

LEGEND

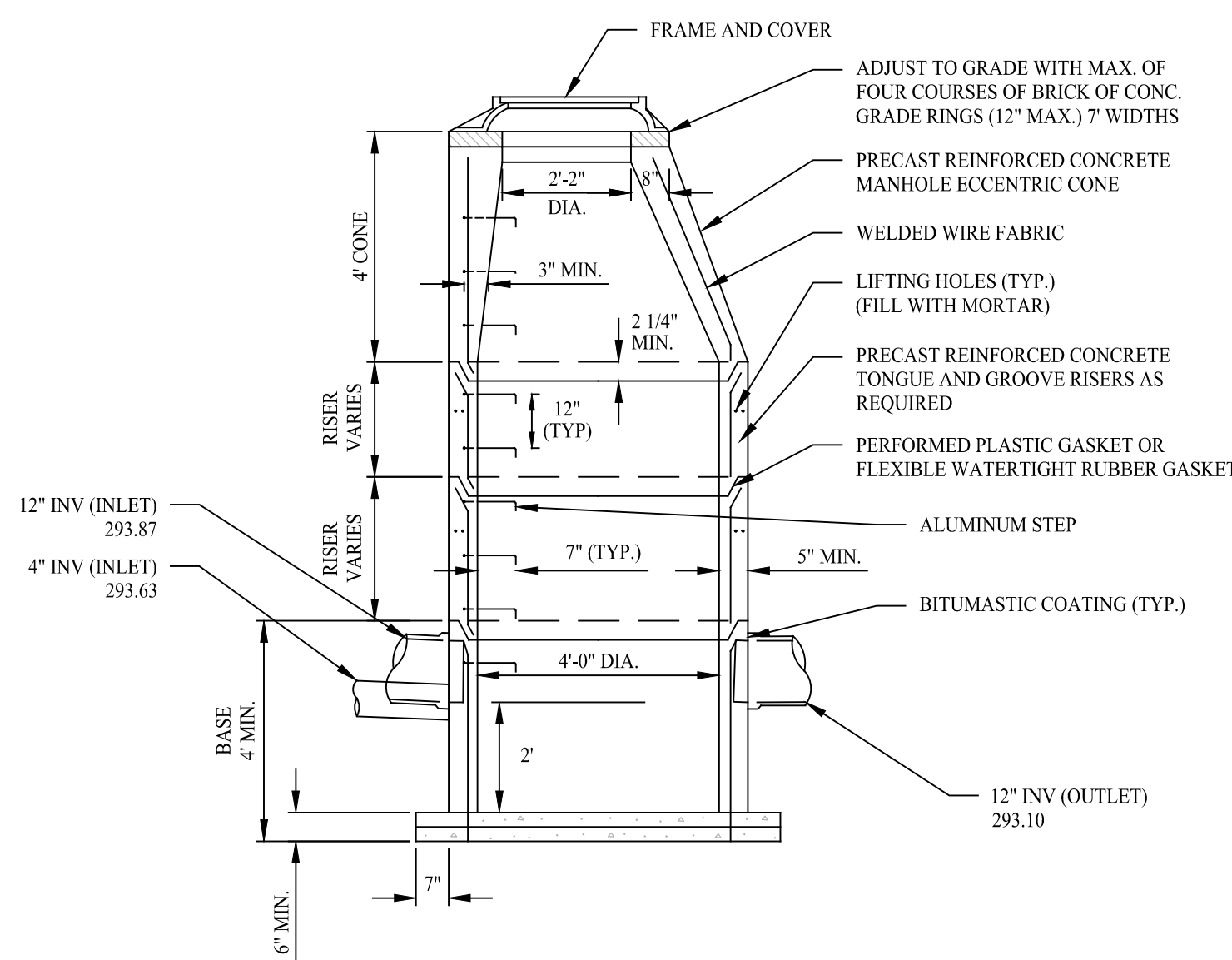
- PROPERTY LINES
- FILTER FABRIC FENCE
- FILTER FABRIC FENCE BACKED WITH HAY BALES
- PROPOSED LIGHTING
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- ANTI-TRACKING APRON
- SILTSACK @ CATCH BASINS
- SILTSACK @ MANHOLES
- HAYBALE CHECKDAMN

- 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





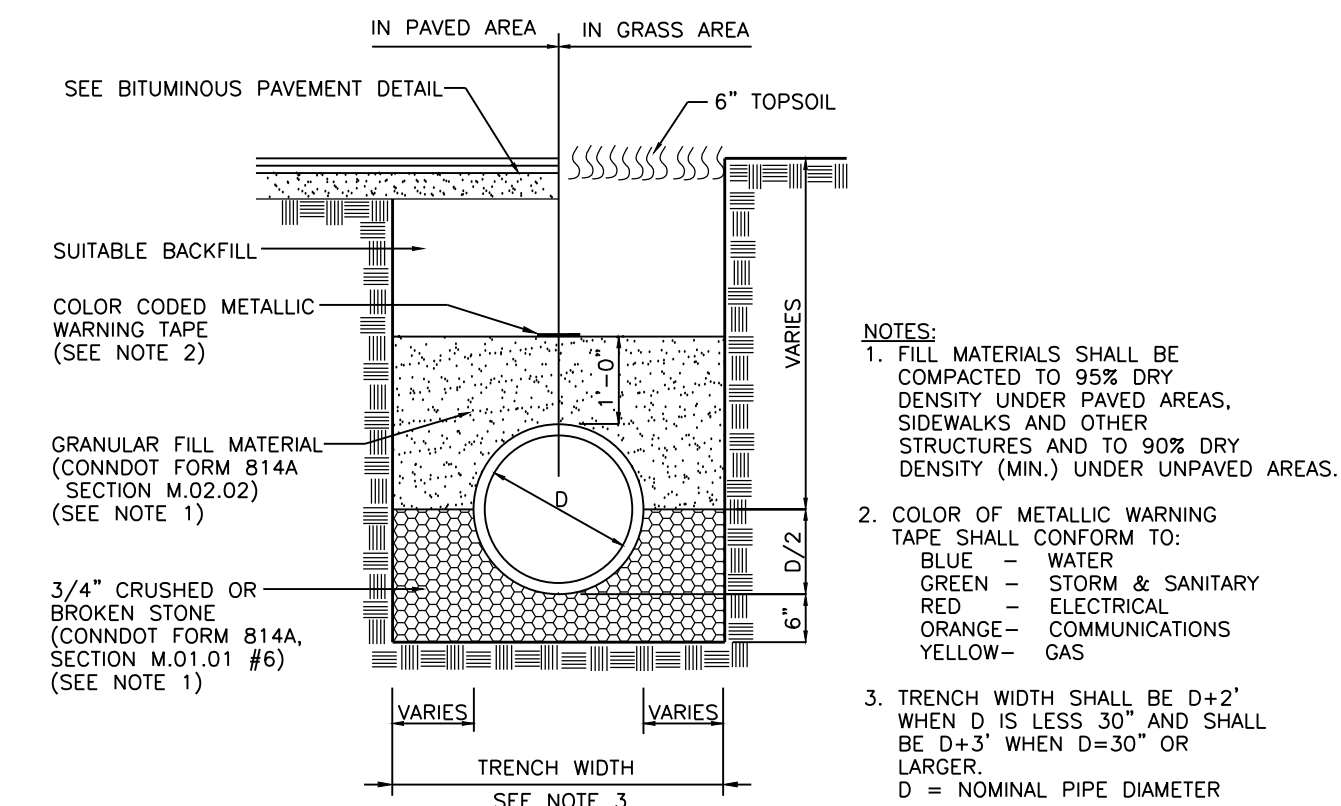
TYPE "C" CATCH BASIN
N.T.S.



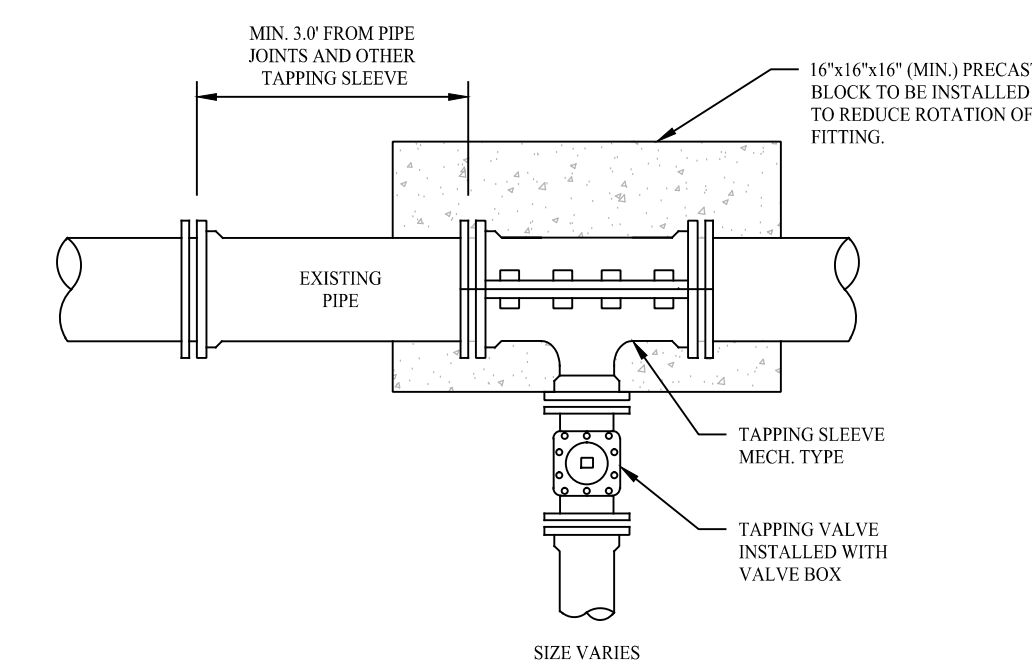
- NOTES**
1. 5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER.
 2. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.
 3. WHEN INLET SEWER INVERT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

PRECAST STORM MANHOLE

SCALE: N.T.S.



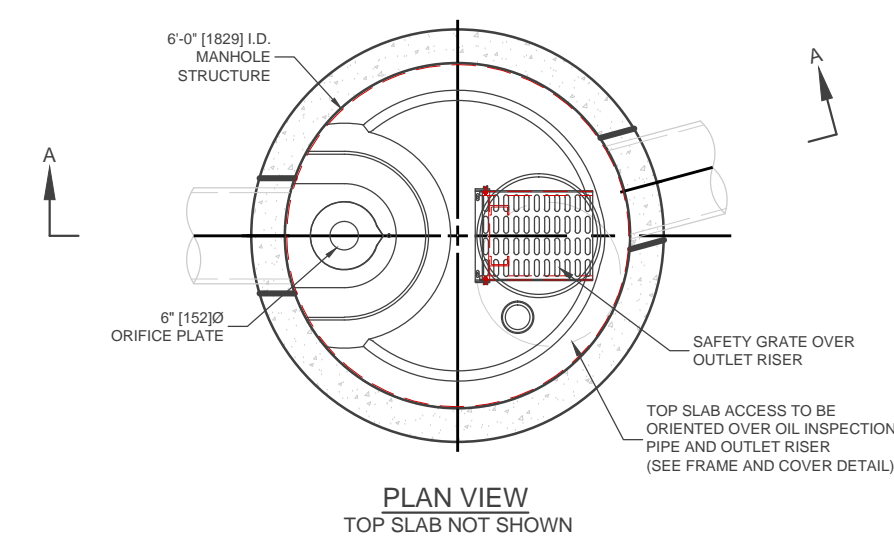
TYPICAL UTILITY TRENCH
N.T.S.



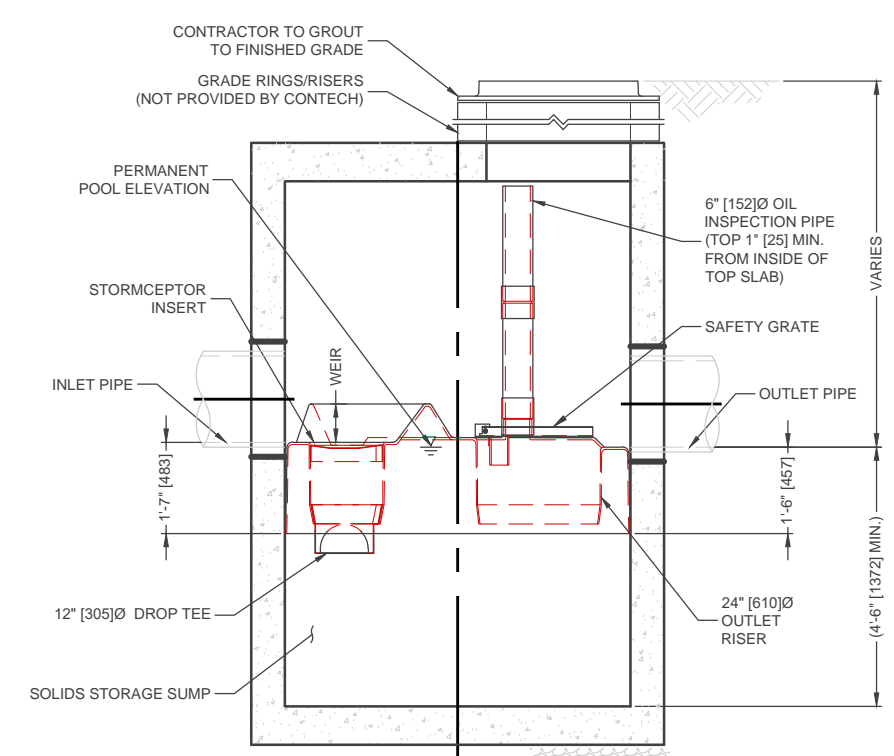
- NOTES**
1. EPOXY COATED STEEL, STAINLESS STEEL SLEEVES WITH 316 STAINLESS STEEL BOLTS ARE PERMITTED FOR ALL TYPES OF PIPE MATERIALS.
 2. INSTALL REQUIRED RESTRAINED JOINTS, IN NO INSTANCE SHALL THRUST BLOCK BE PERMITTED.
 3. ALL VALVES 2" OR GREATER SHALL BE GATE VALVES. CORPORATION STOPS ARE NOT ALLOWED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

TAPPING VALVE AND SLEEVE DETAIL

SCALE: N.T.S.



PLAN VIEW
TOP SLAB NOT SHOWN



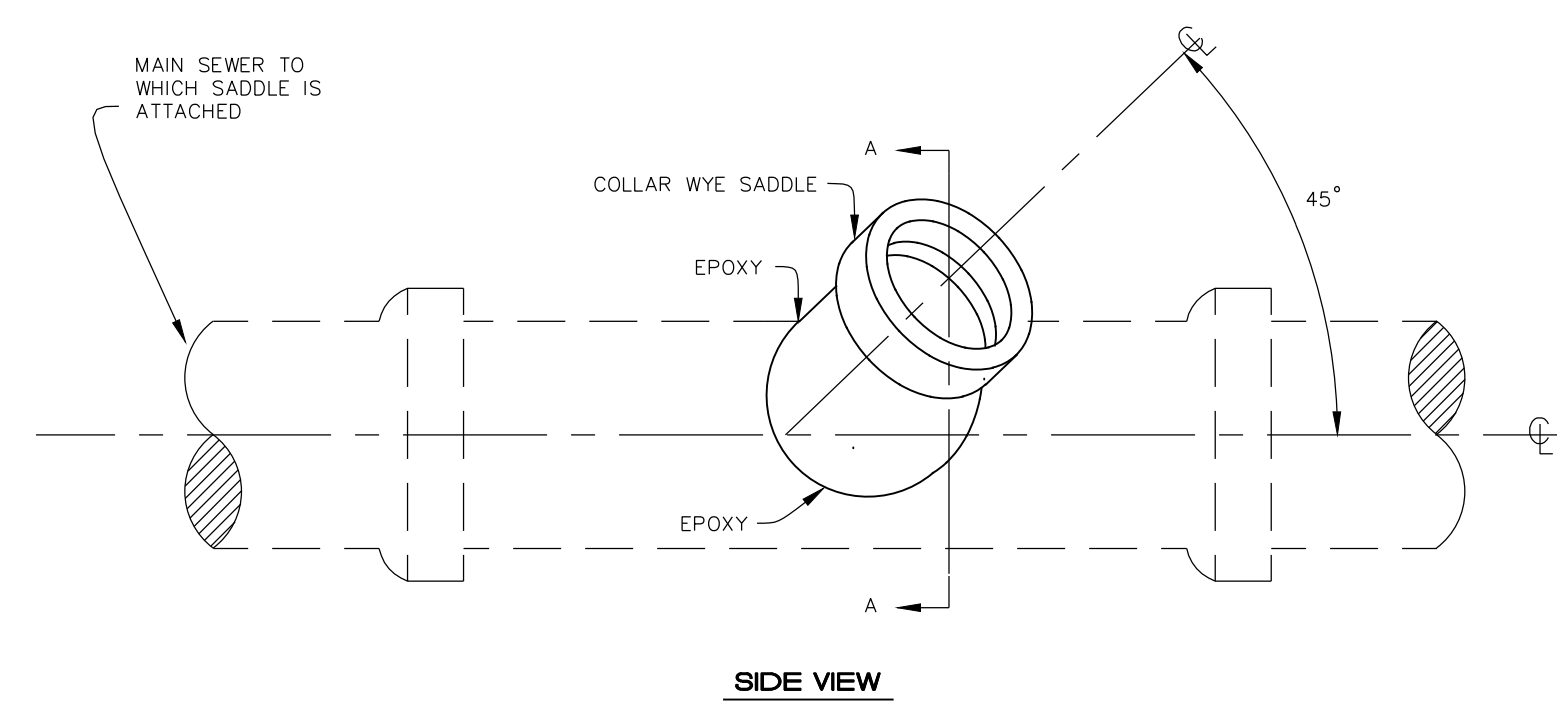
Stormceptor®

- GENERAL NOTES**
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 3. 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.
 4. 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.
 5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).

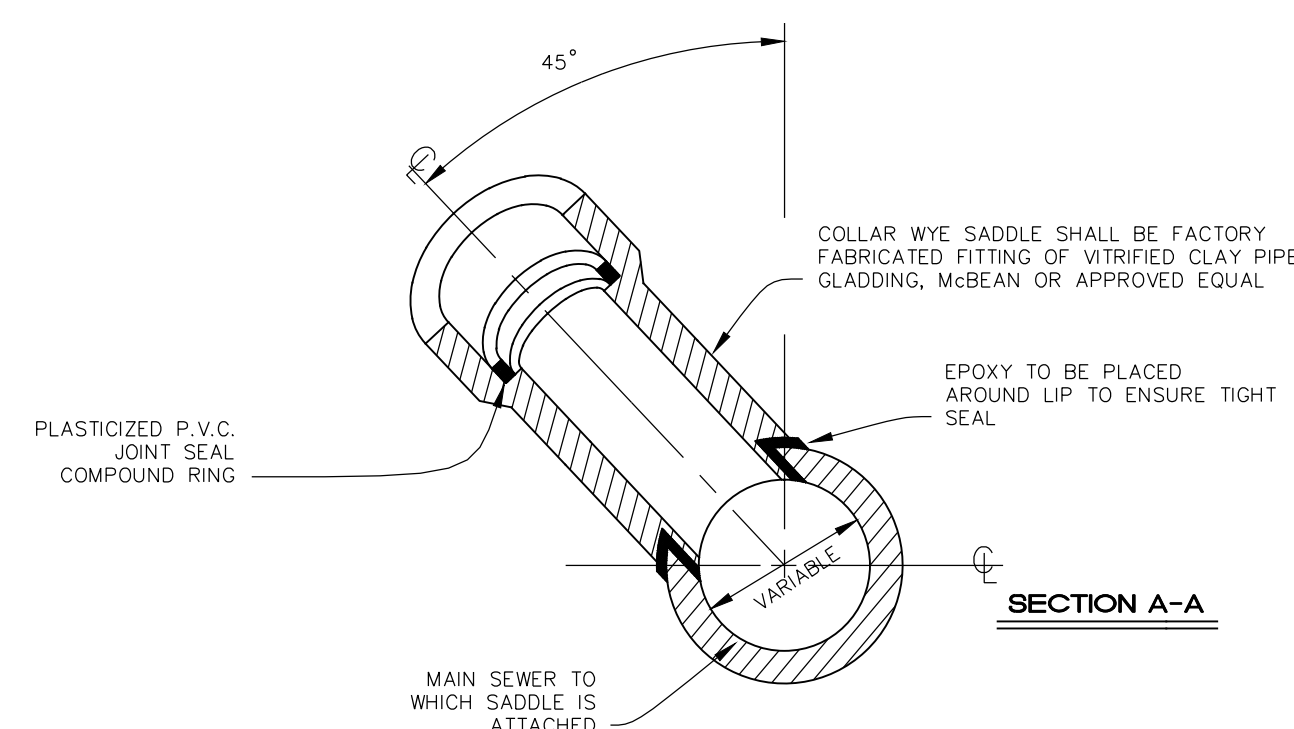
- INSTALLATION NOTES**
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
 - C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - D. 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.
 - E. 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.



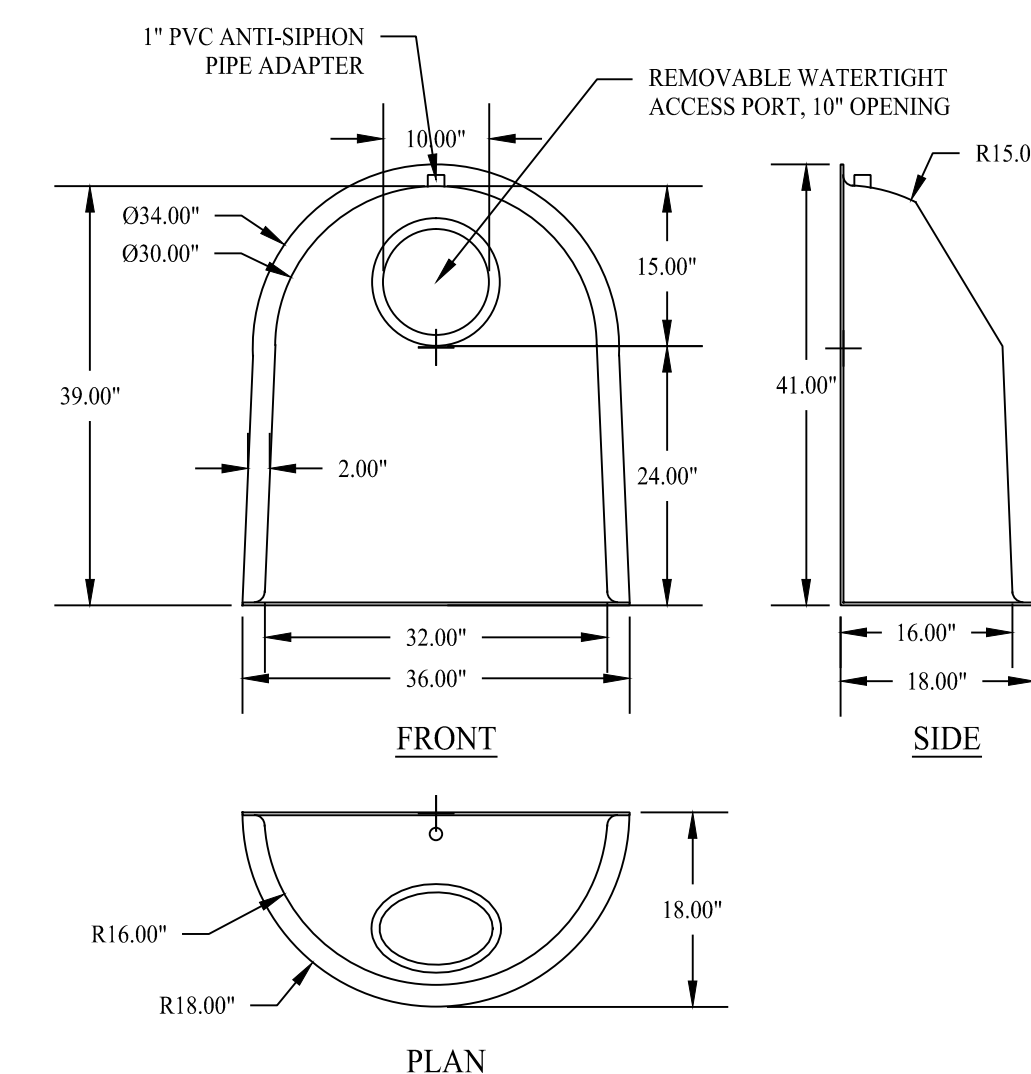
SIDE VIEW



SECTION A-A

GENERAL NOTES

1. DRAWING NOT TO SCALE.
2. MAIN SEWER SHALL NOT BE SADDLED WHEN THE DIFFERENCE IN DIAMETER BETWEEN THE MAIN AND THE LATERAL IS LESS THAN 4".
3. 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.
4. NO SEWER SHALL BE SADDLED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
5. ALL SADDLES SHALL BE APPROVED BY THE CITY ENGINEER BEFORE BACKFILLING.



HOODED OUTLET

SCALE: N.T.S.

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**

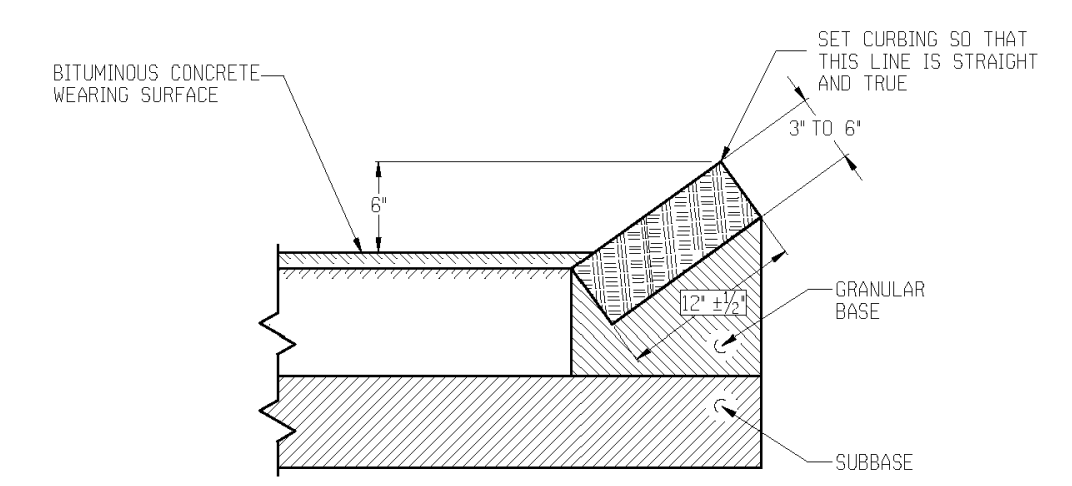
Prepared For:
JEM 500 NORTH, LLC

SHEET TITLE
DETAIL SHEET

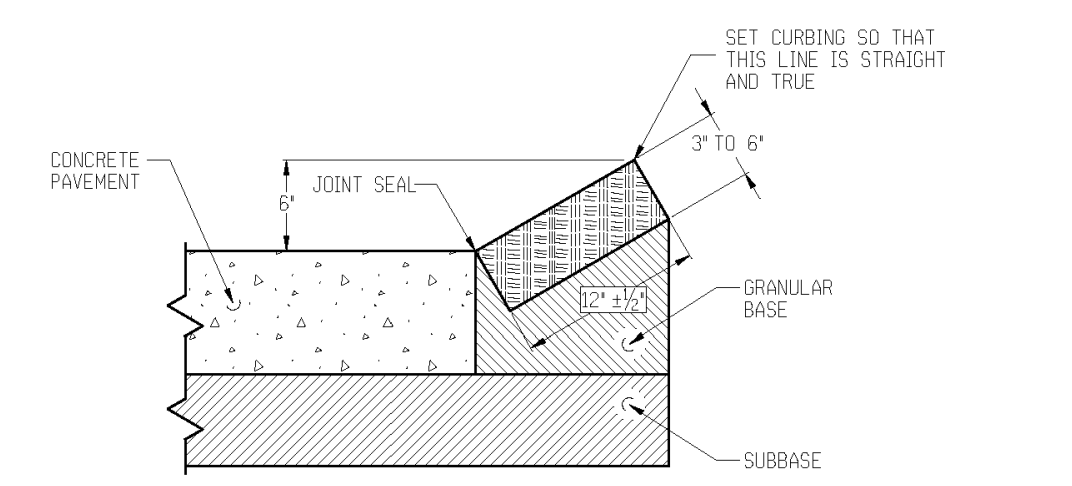
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SEAL

SHEET NUMBER
SP-7

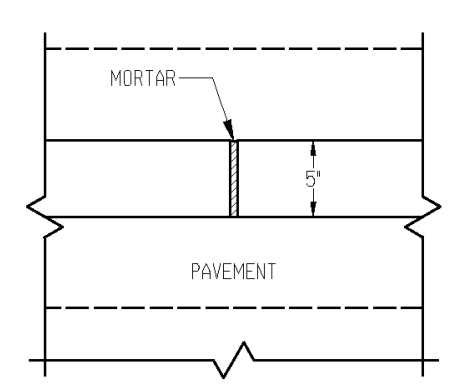


TYPICAL SECTION SHOWING SLOPE CURBING SET ADJACENT TO BITUMINOUS CONCRETE SURFACES

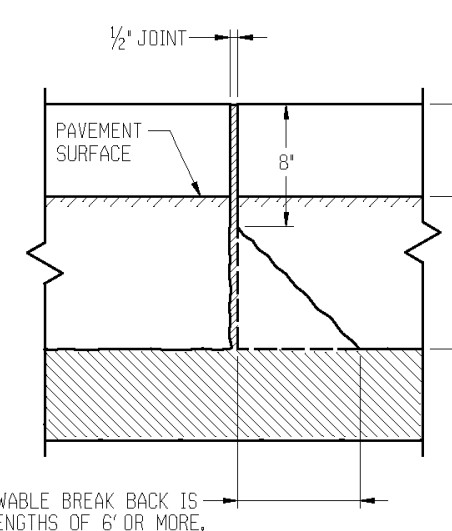


TYPICAL SECTION SHOWING SLOPE CURBING SET ADJACENT TO CONCRETE SURFACES

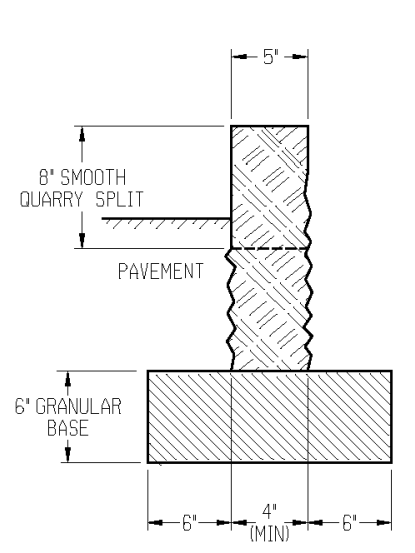
GRANITE SLOPE CURBING



PLAN



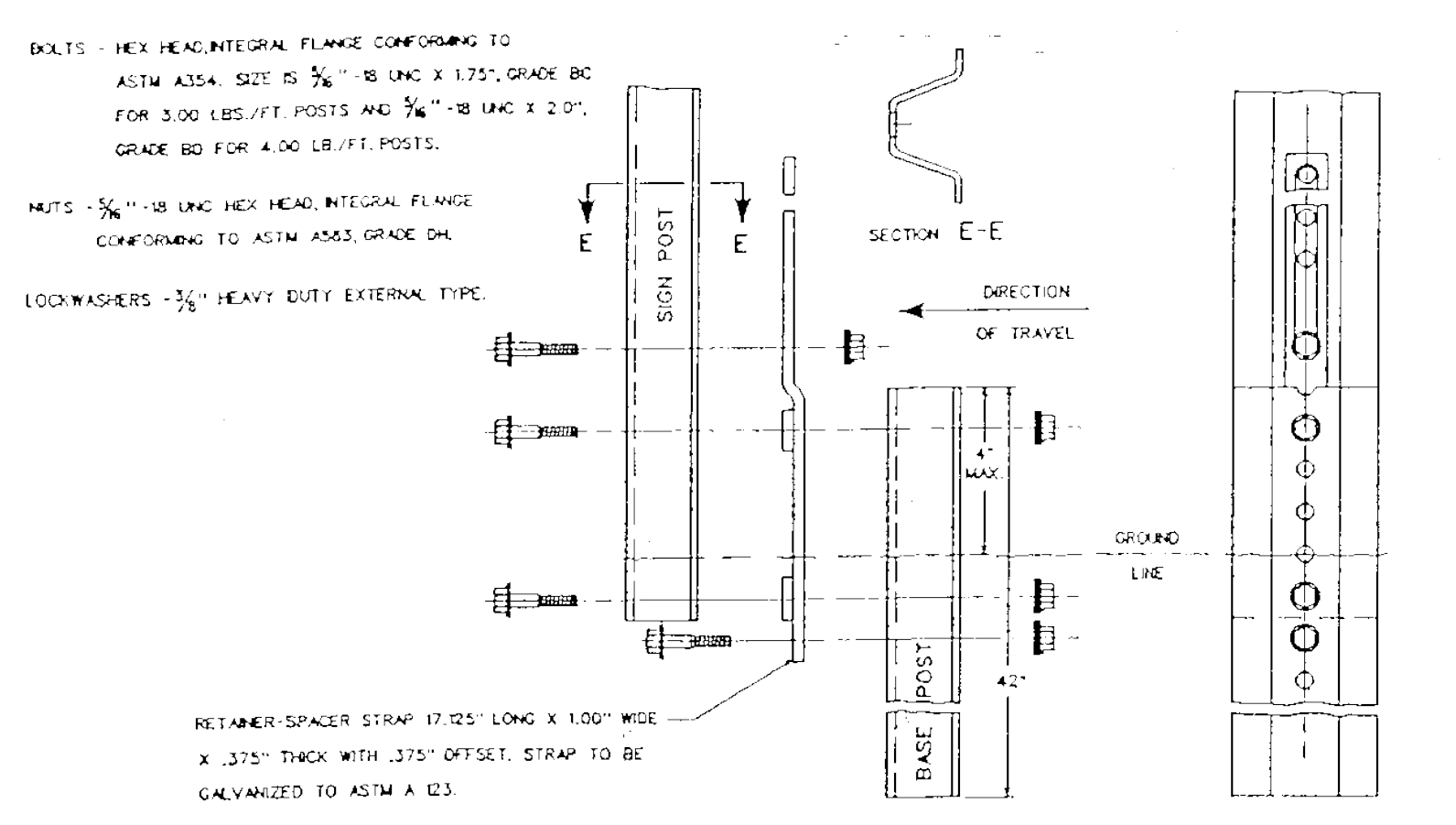
ELEVATION



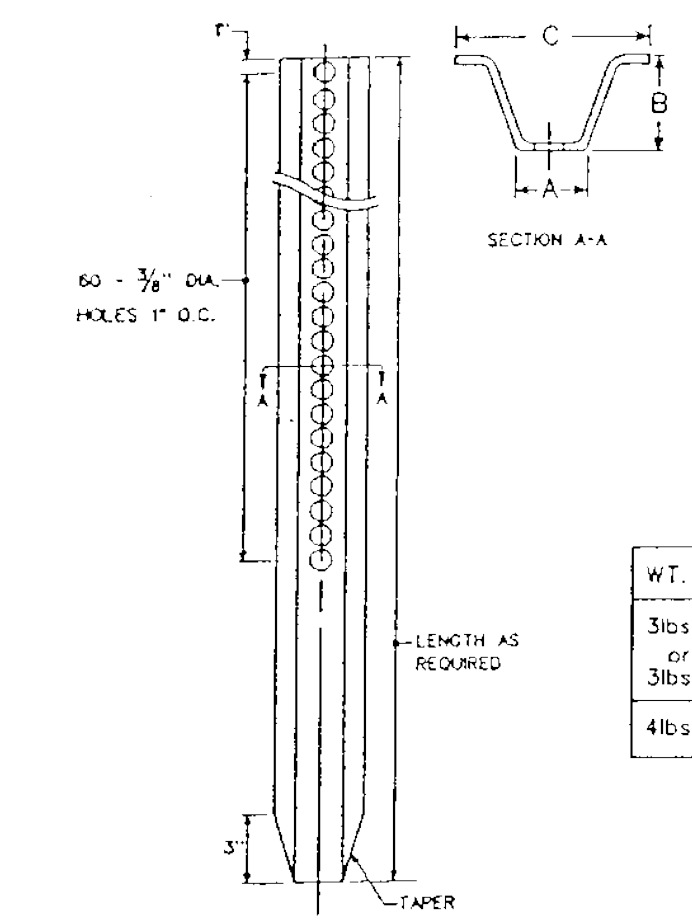
SECTION C

STONE CURBING

MAXIMUM ALLOWABLE BREAK BACK IS 9\"/>



BREAKAWAY TYPE 1 INSTALLATION - FOR 3 & 4 LB. POSTS

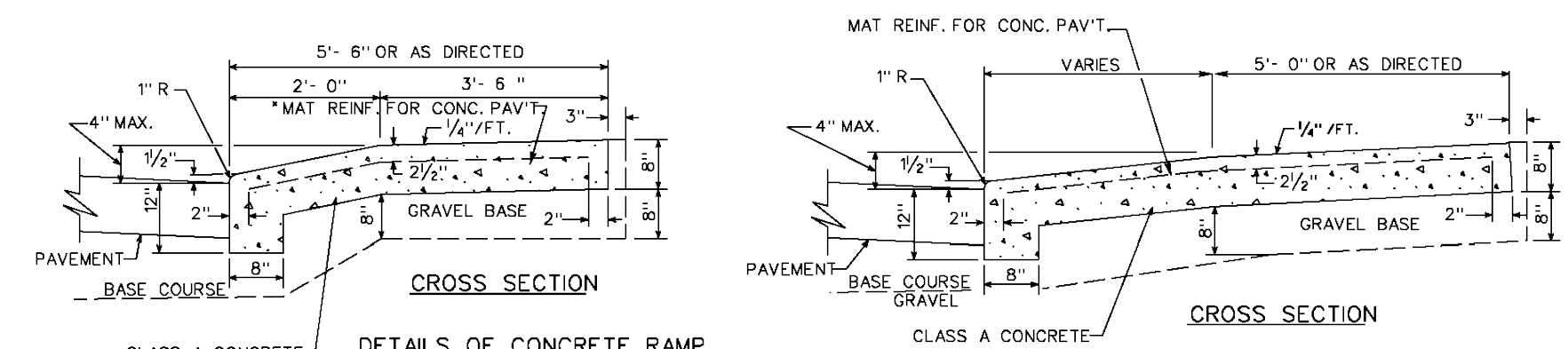


TYPICAL METAL SIGN POSTS

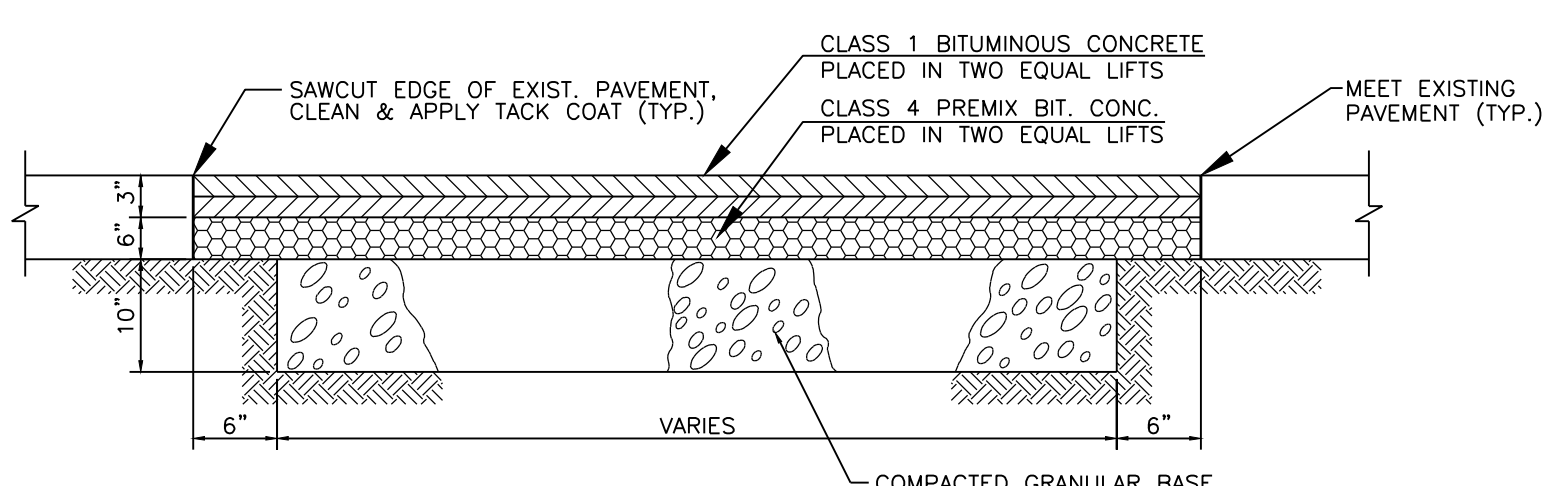
WT.	A	B	C
3lbs	1 5/8"	1 3/4"	3 1/4"
3lbs	1 7/8"	1 5/8"	3 1/2"
4lbs	1 5/8"	1 3/4"	3 1/4"

- NOTES:
1. 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. TEE FLANGE HAVING NOMINAL WEIGHT OF 9 LBS OR GREATER PER LINEAL YARD. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A 16 STEEL.
 2. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A 123.
 3. 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-SIGNS." 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.
 4. TYPE A POSTS - 3 LB/FT TYPE B POSTS - 4 LB/FT.

BREAK-A-WAY SIGN DETAIL

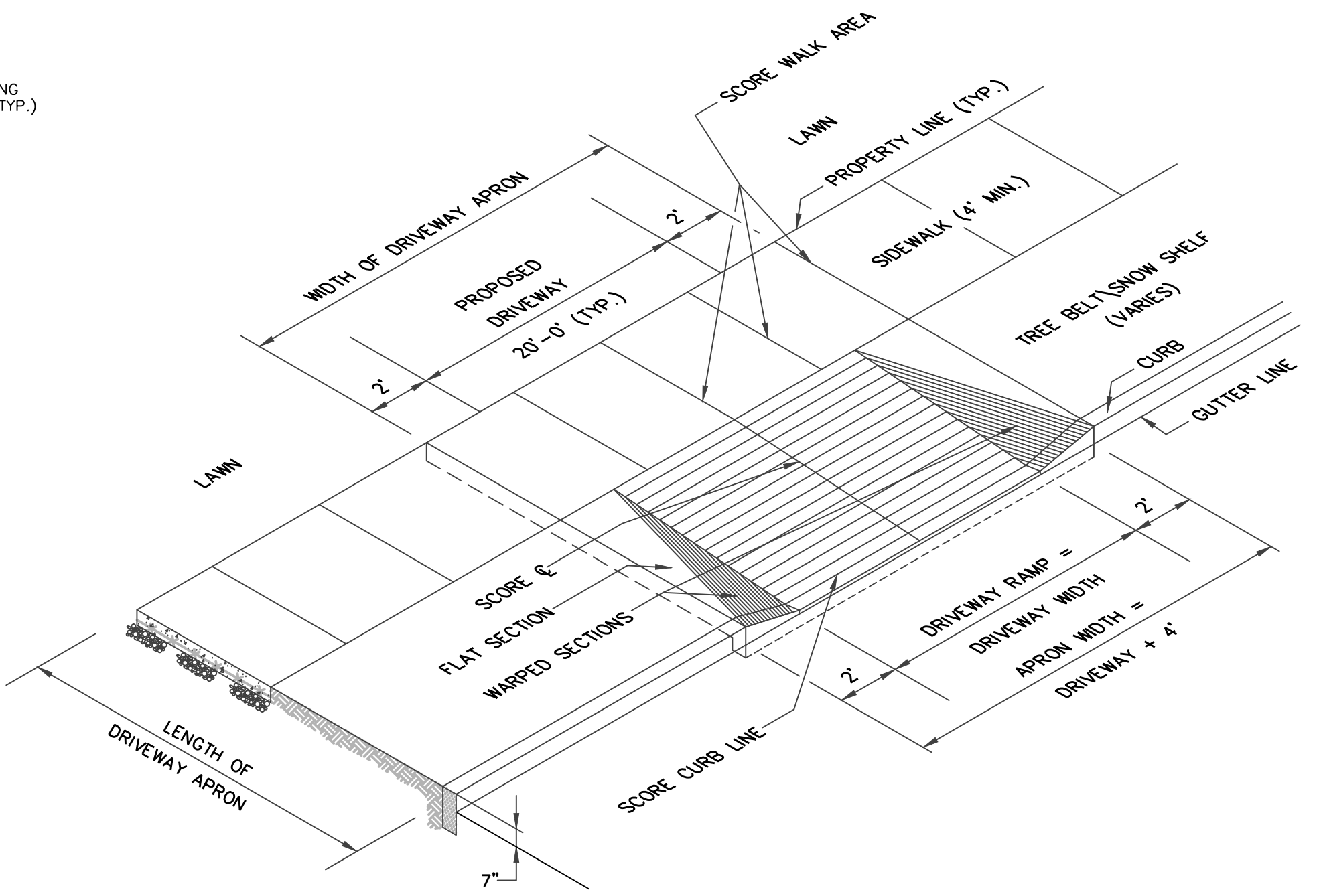


DETAILS OF CONCRETE RAMP WHERE SIDEWALK ADJOINS CURBING
DETAILS OF CONCRETE RAMP WHERE CURB IS SEPARATED FROM SIDEWALK BY GRASS PLOT
CONCRETE DRIVEWAY RAMPS



STREET PAVEMENT REPAIR DETAIL - CONDOT

NOTE: REMOVE ALL EXISTING PAVEMENT AND BASE MATERIALS WITHIN REPAIR AREA AND REPLACE AS SHOWN.



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 sign 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.

REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

**COMMERCIAL
DEVELOPMENT**


436 & 500 NORTH AVE.
BRIDGEPORT, CT 06608

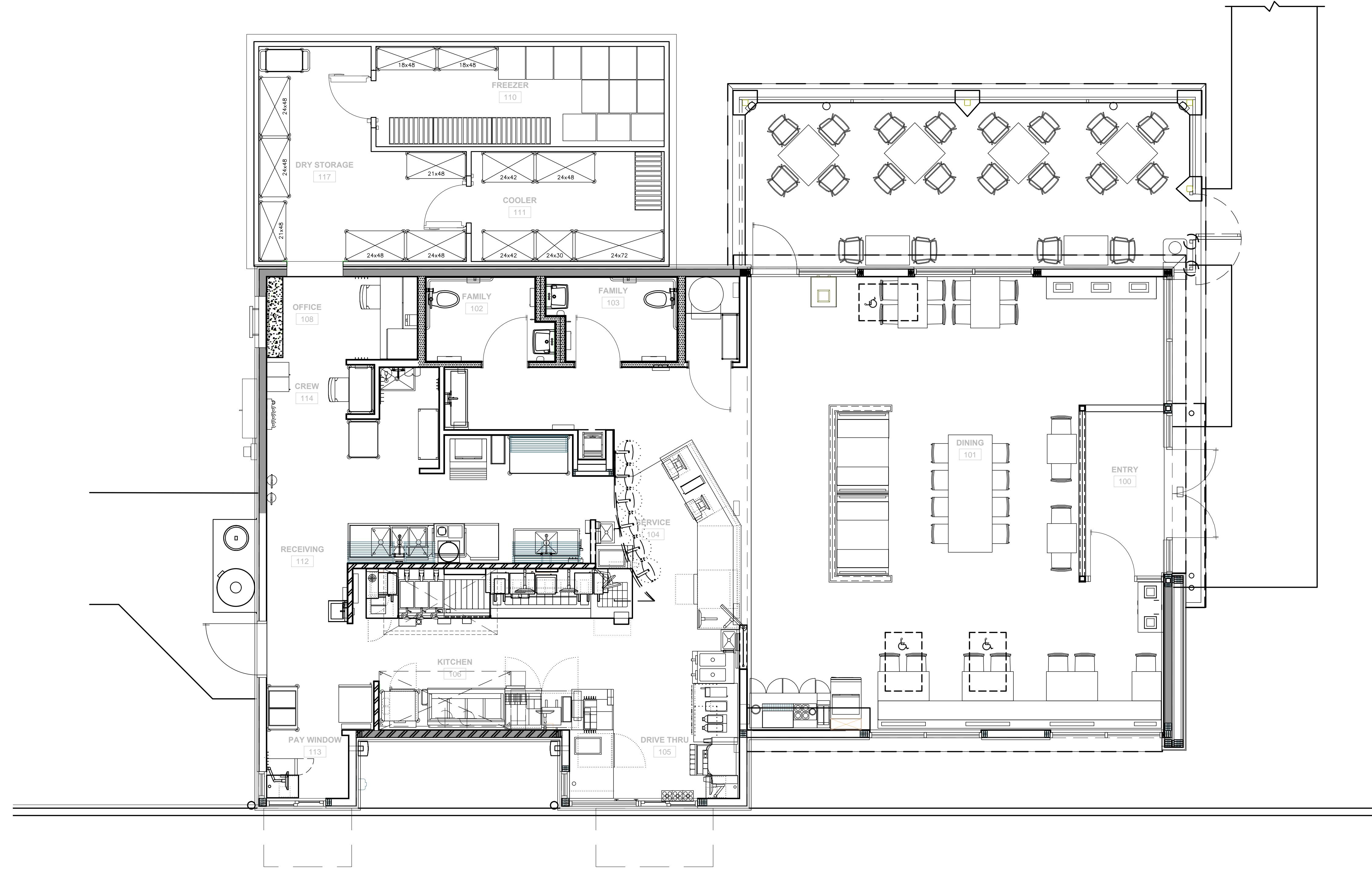
Prepared For:
JEM 500 NORTH, LLC

SHEET TITLE

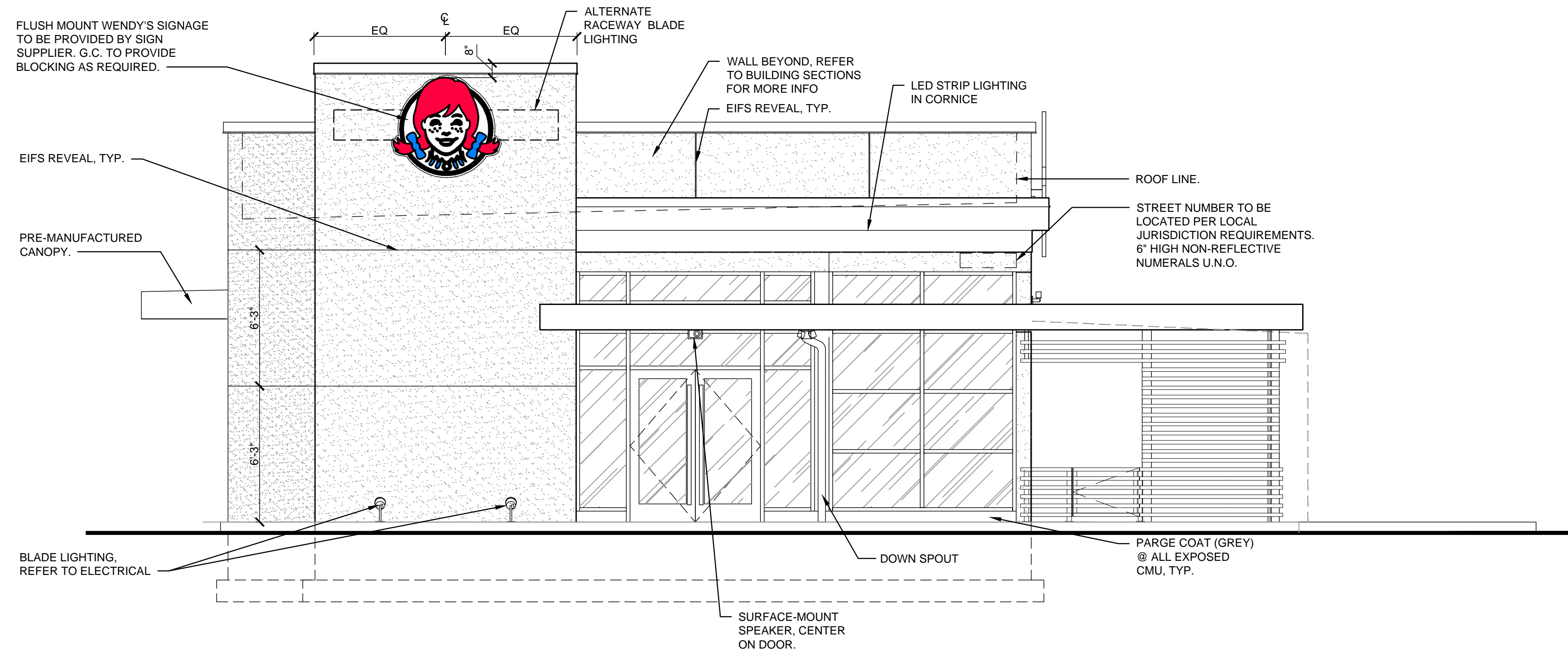
**FLOOR
PLAN**

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	

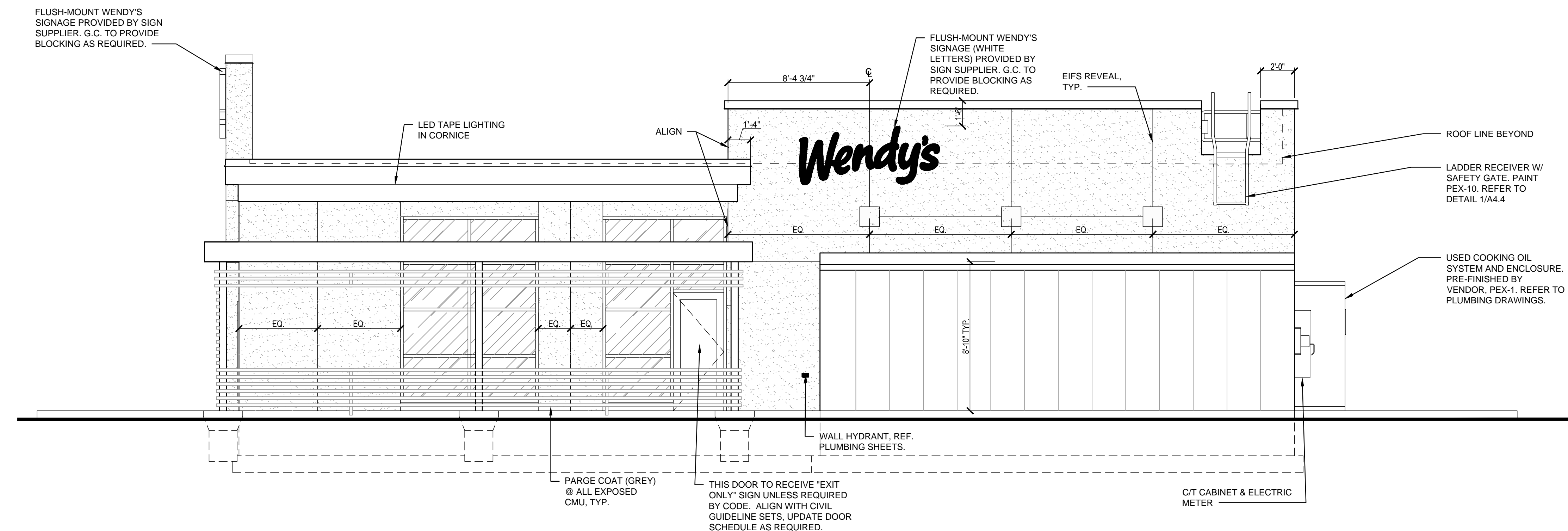
SEAL 	SHEET NUMBER A-1.1
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PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

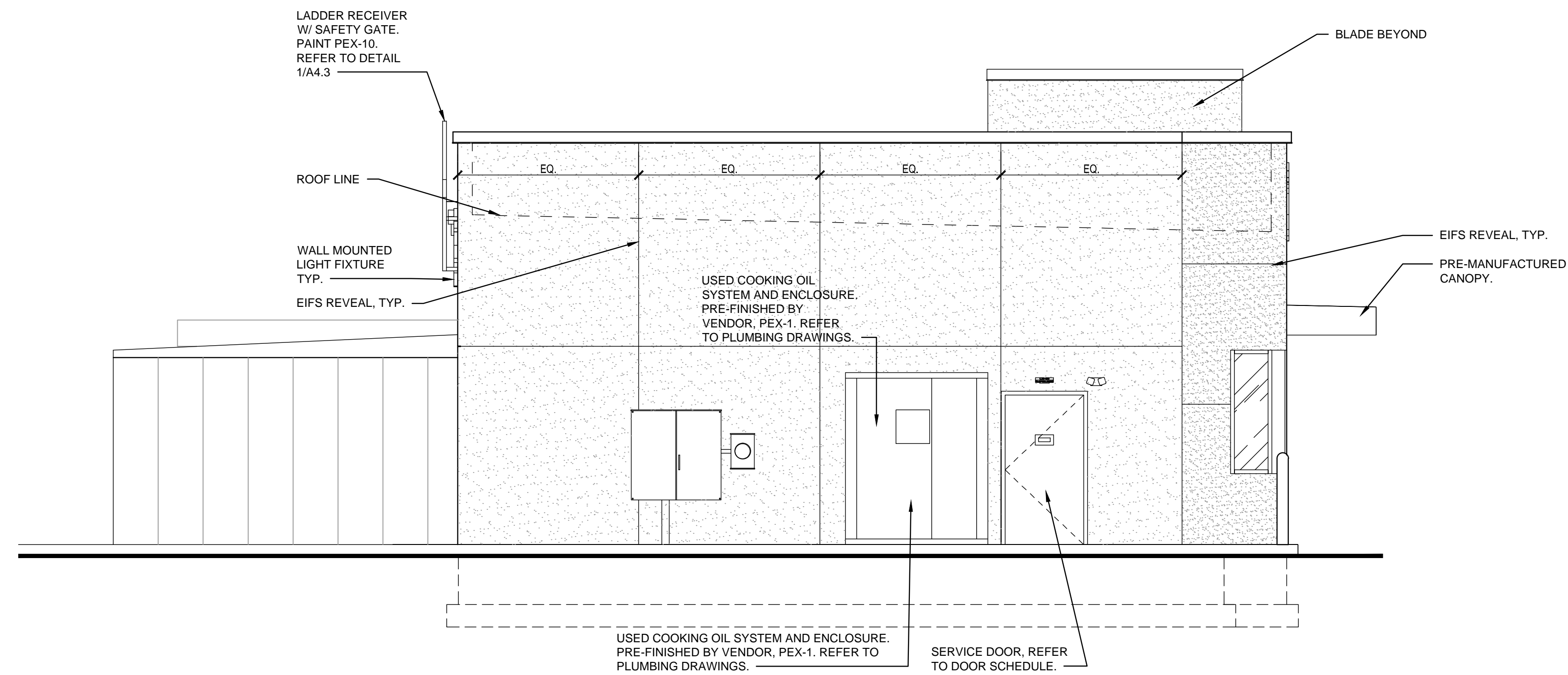
EXTERIOR ELEVATIONS

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	

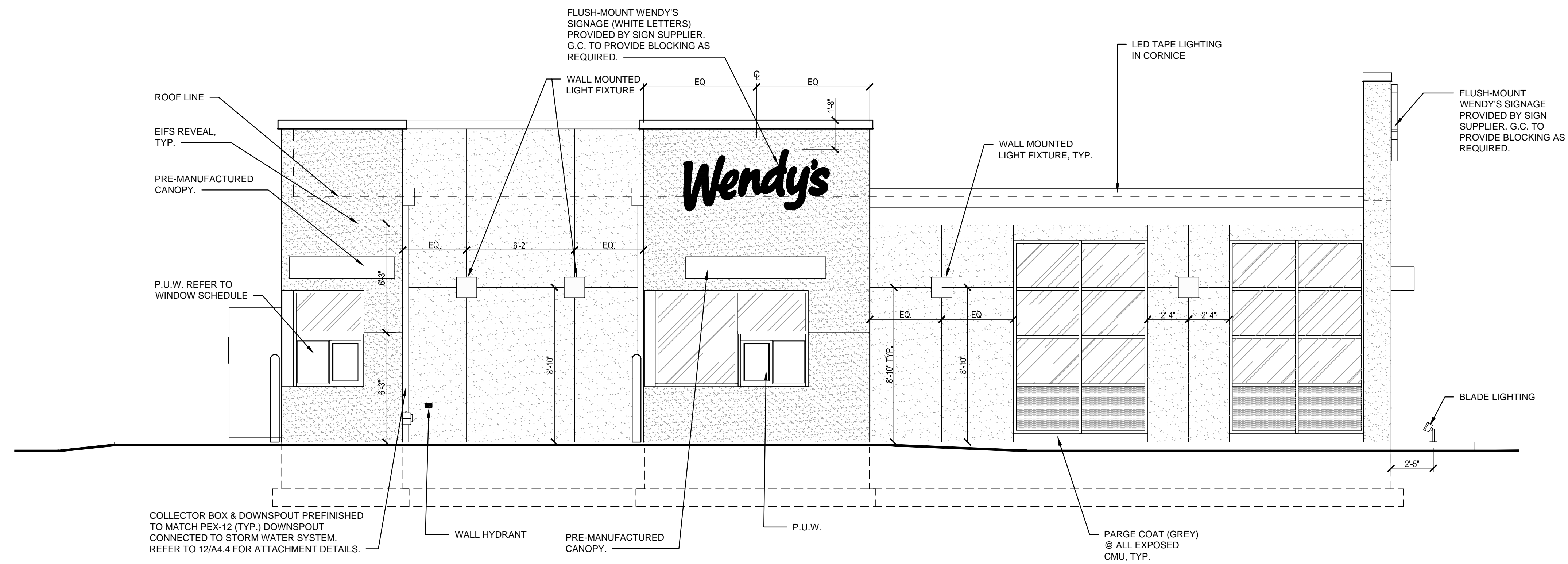
SEAL

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

<u>SECTION</u>	<u>PAGE</u>
Introduction	1
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

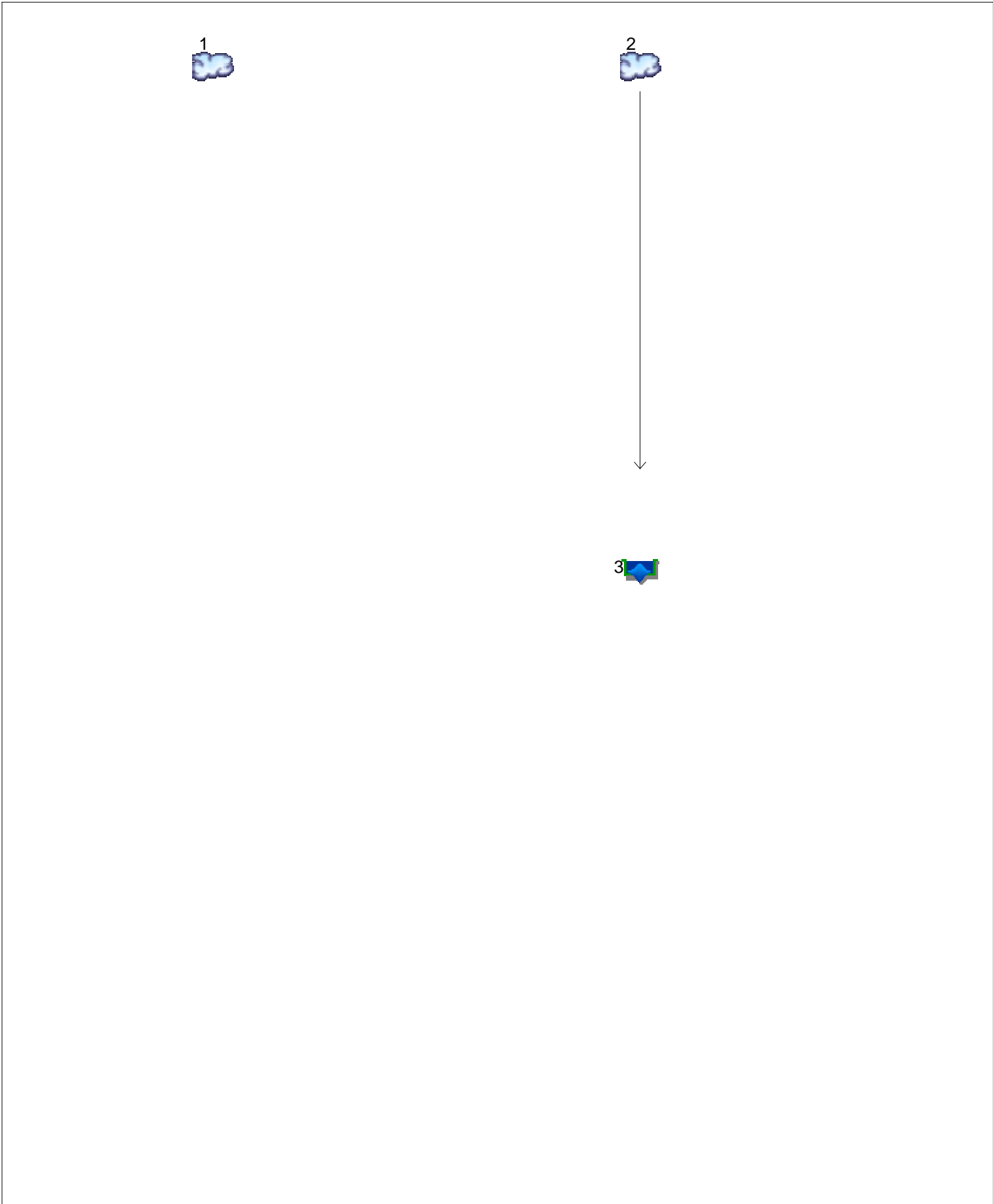
All proposed utilities to the site will be through underground utility connections. Electrical service will be from an aboveground electric utility line on North Avenue. Water service will be from an existing water main in North Avenue.

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

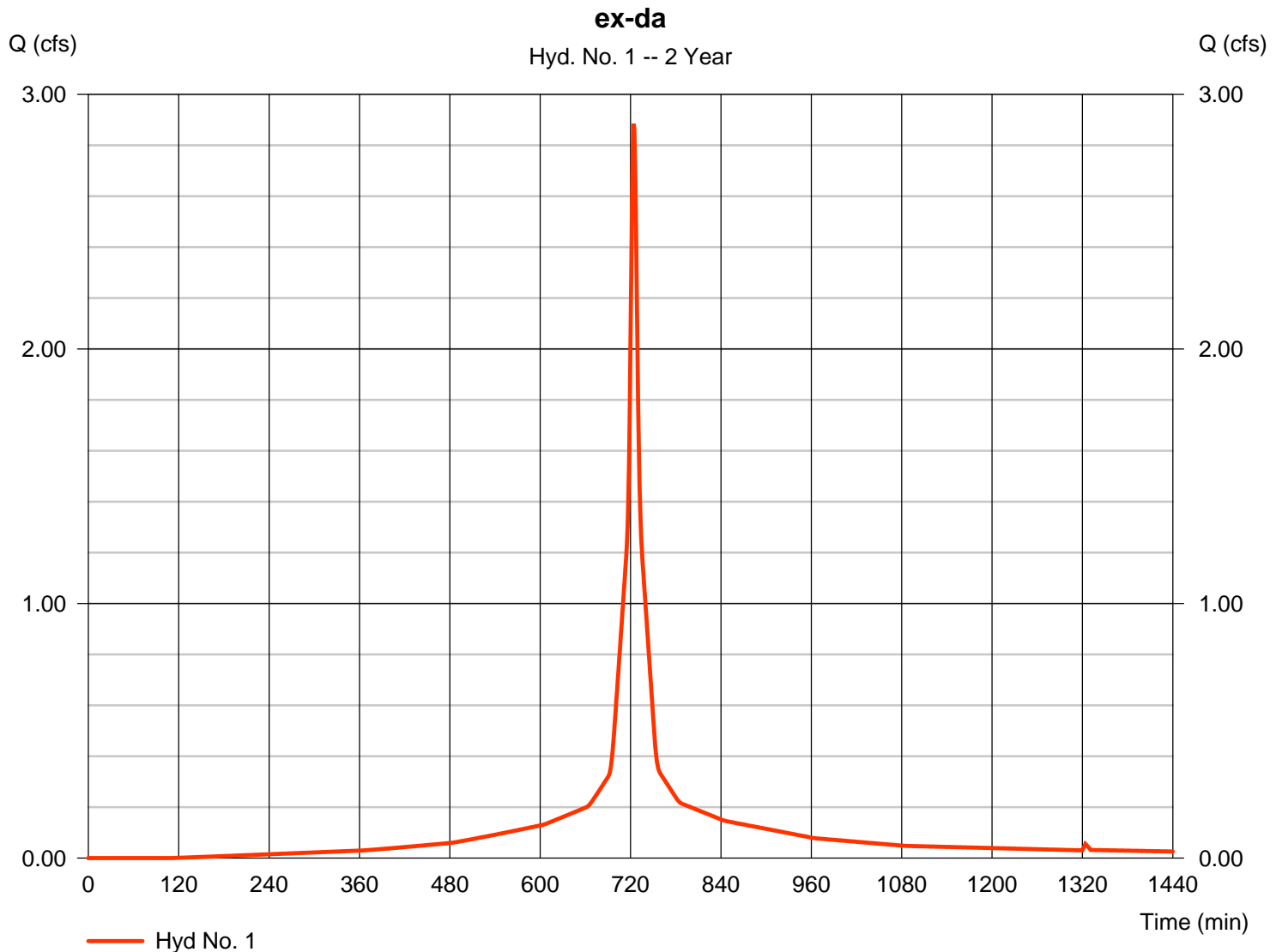
Monday, 12 / 6 / 2021

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

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

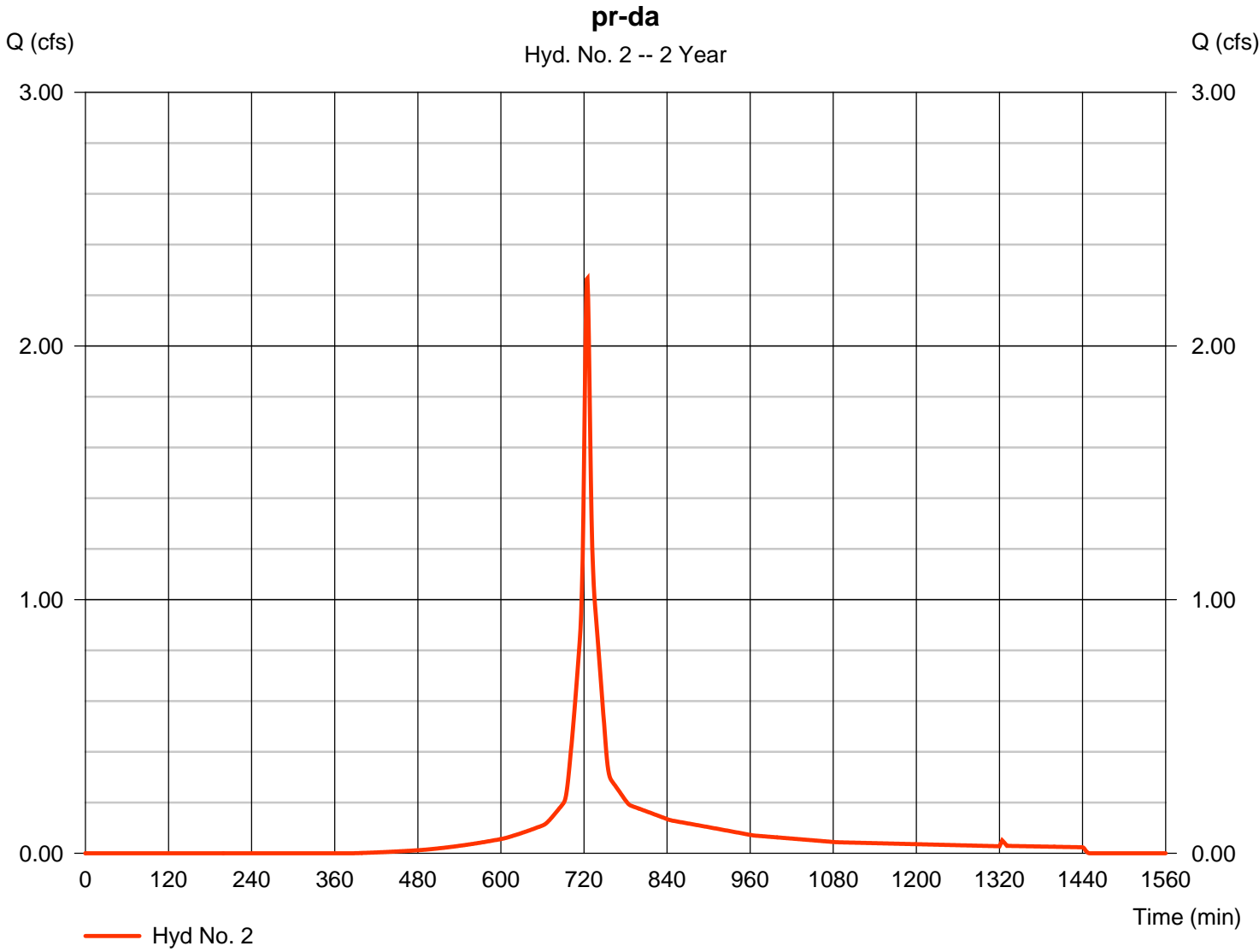
Monday, 12 / 6 / 2021

Hyd. No. 2

pr-da

Hydrograph type	= SCS Runoff	Peak discharge	= 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

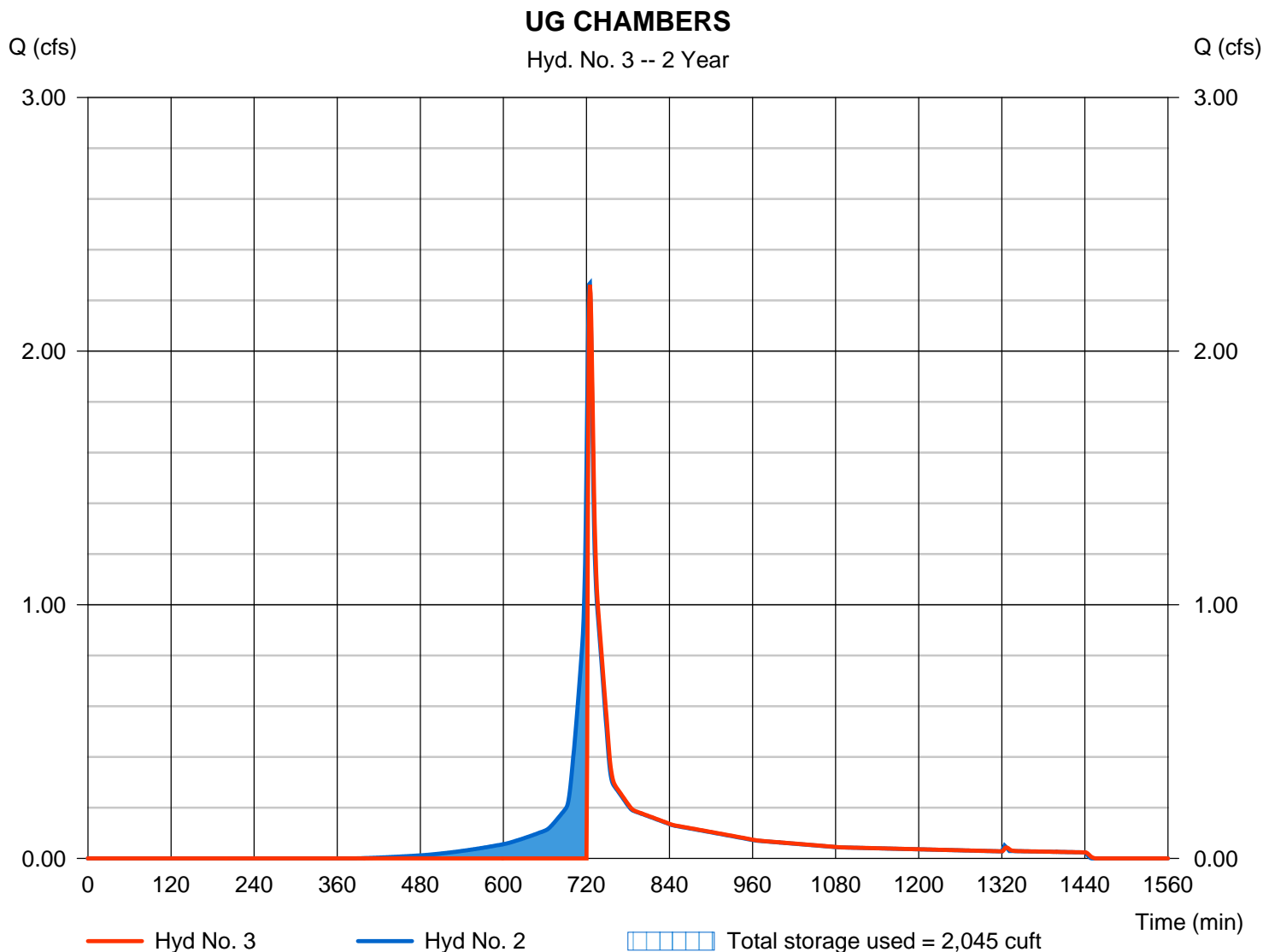
Monday, 12 / 6 / 2021

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

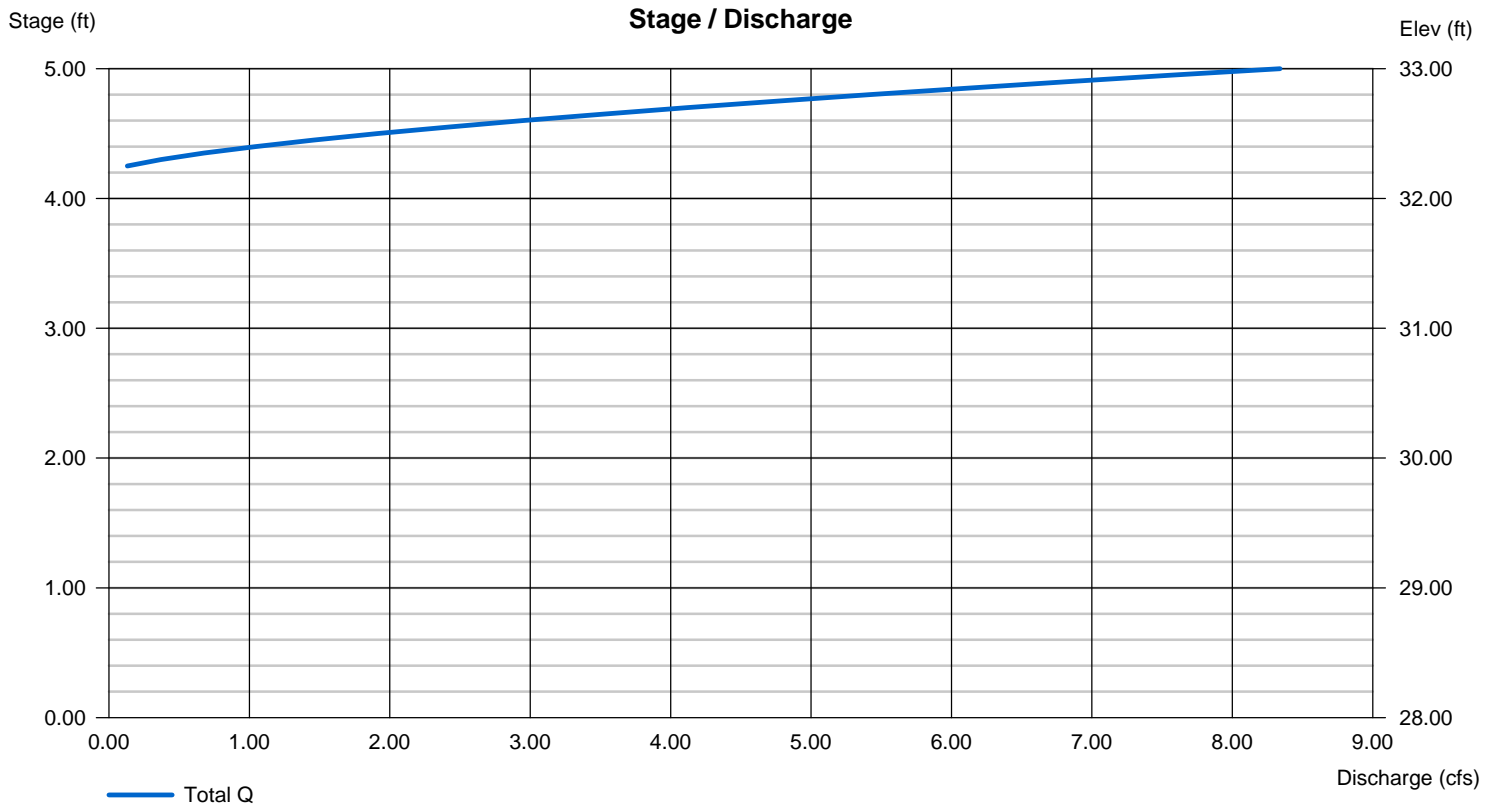
Culvert / Orifice Structures

	[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

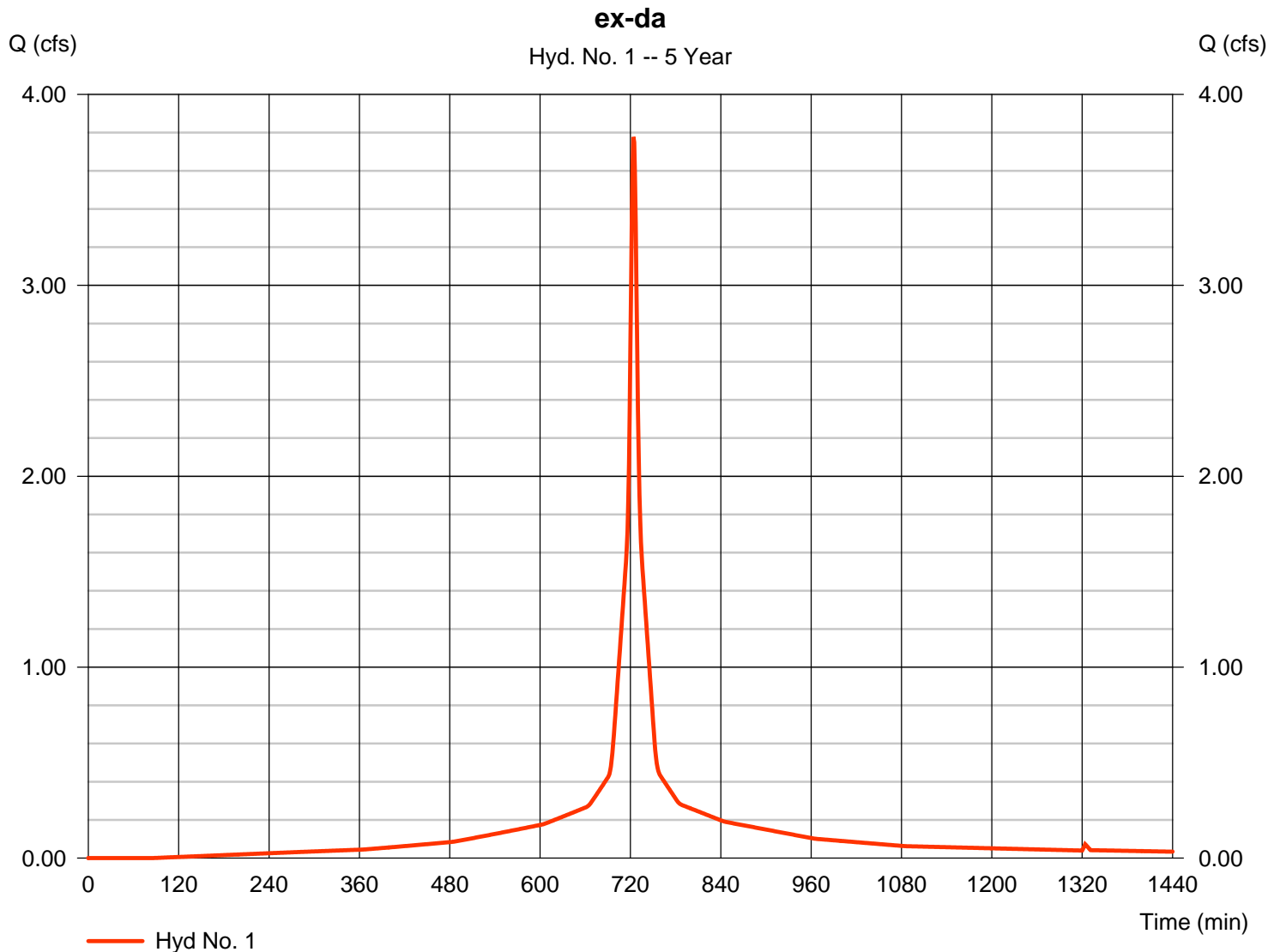
Monday, 12 / 6 / 2021

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

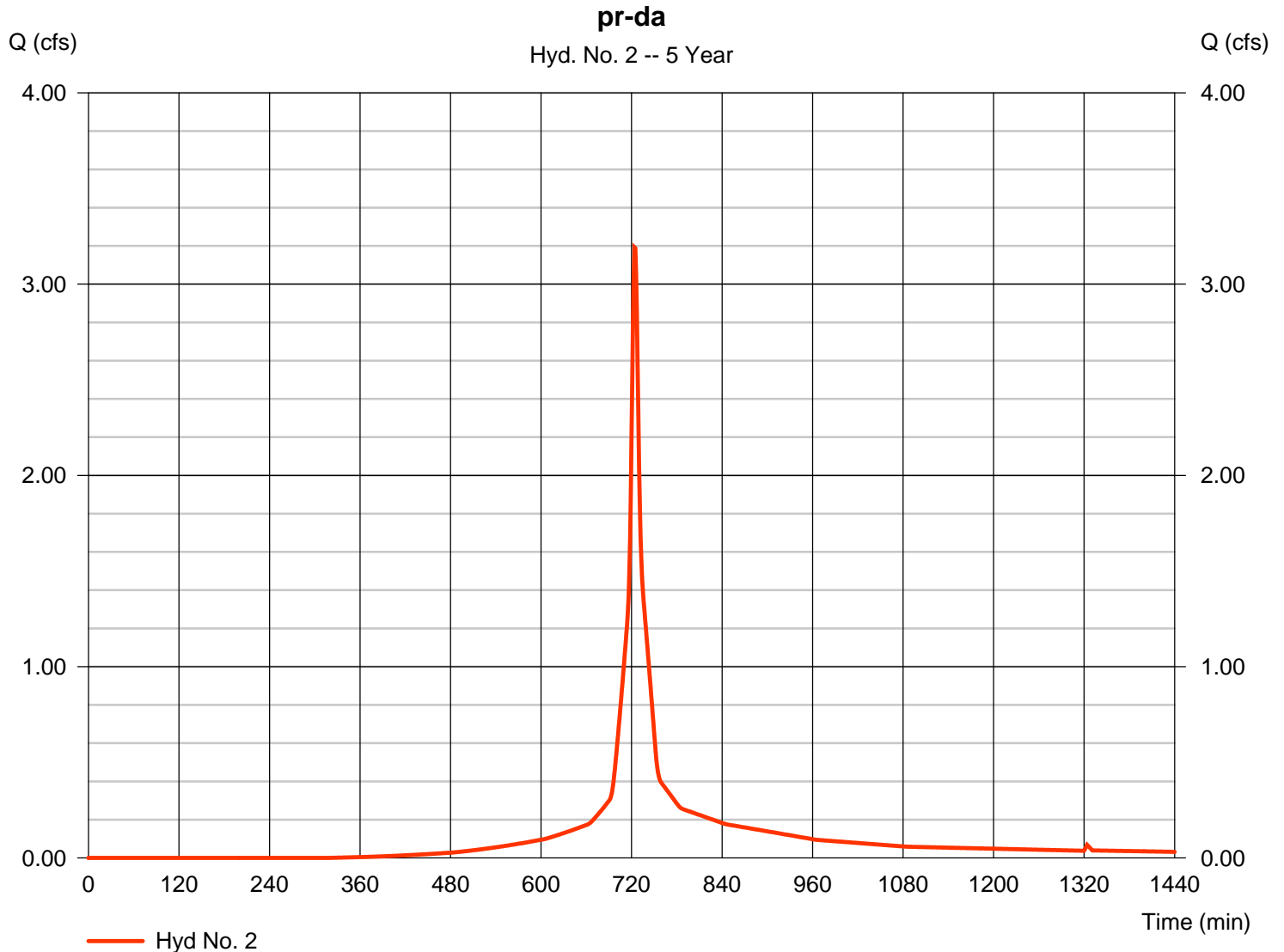
Monday, 12 / 6 / 2021

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



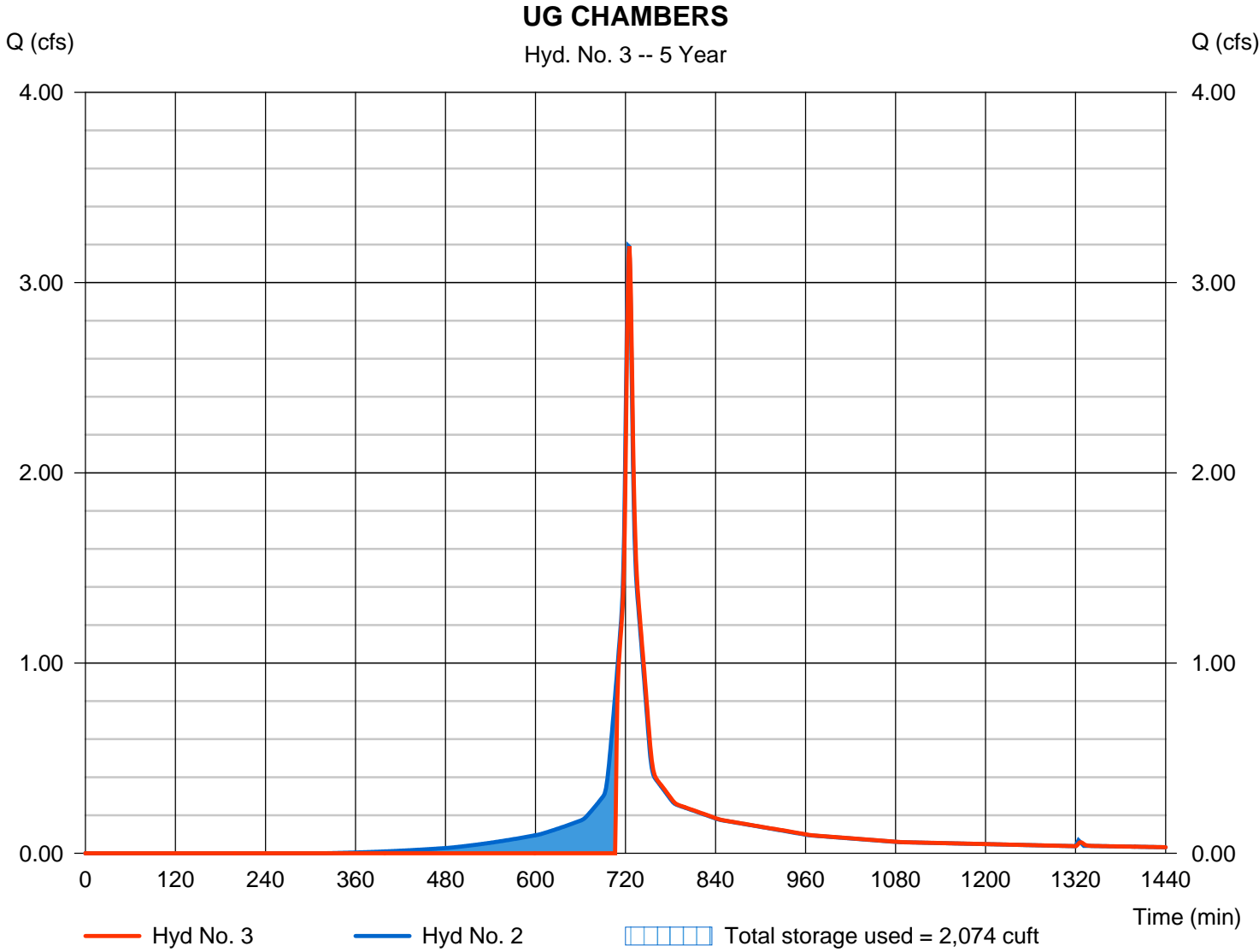
Hydrograph Report

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

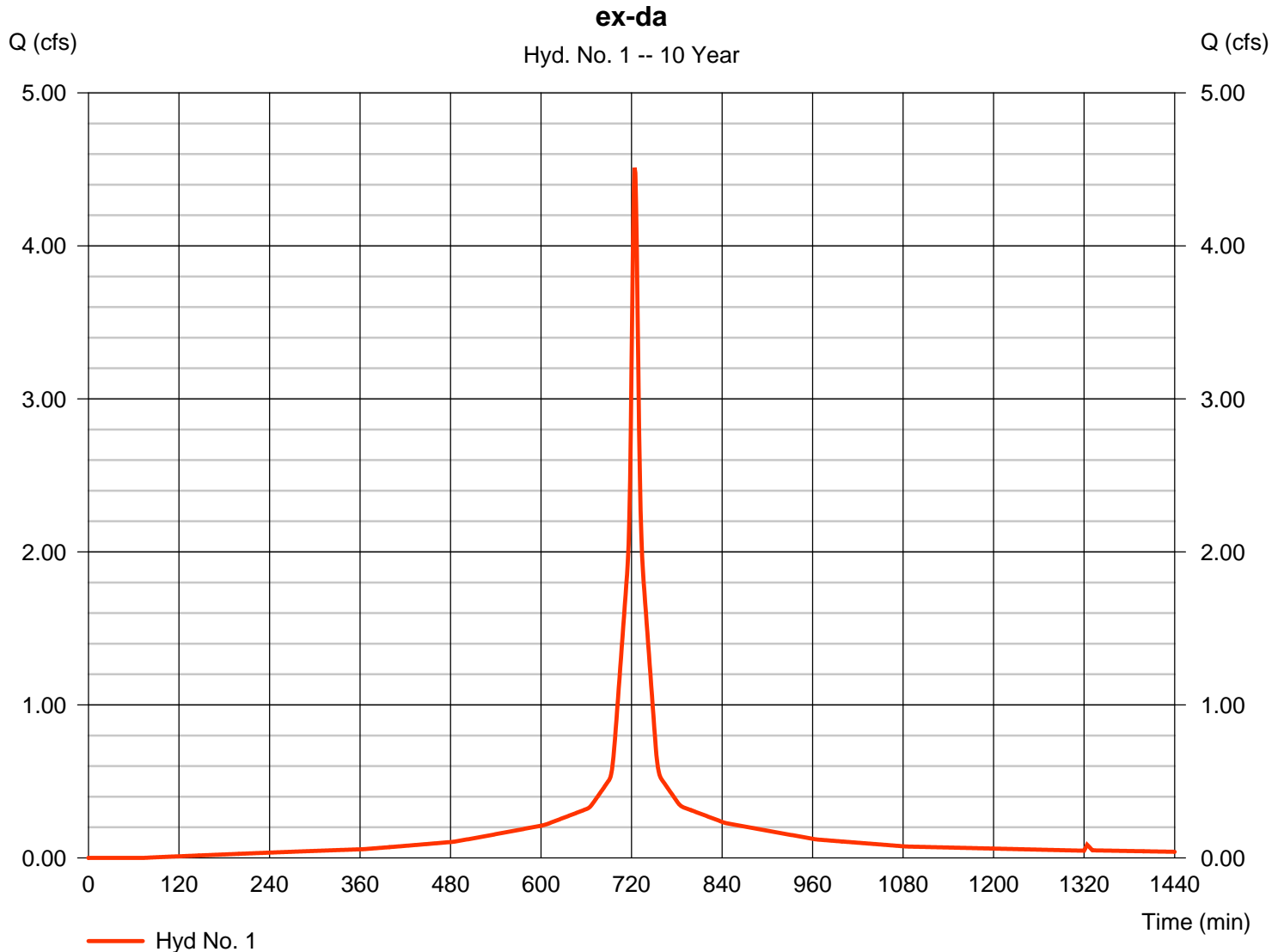
Monday, 12 / 6 / 2021

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

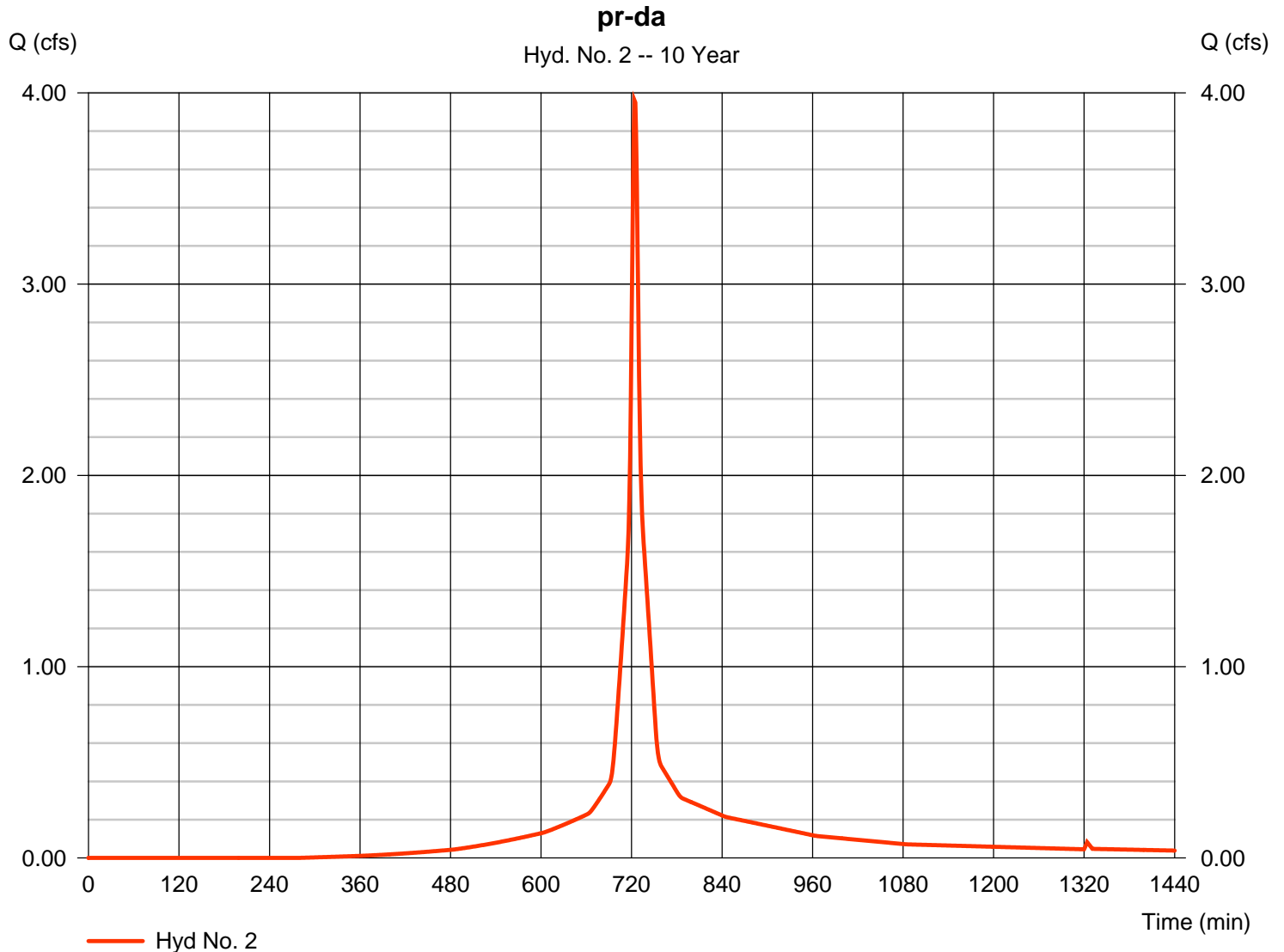
Monday, 12 / 6 / 2021

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

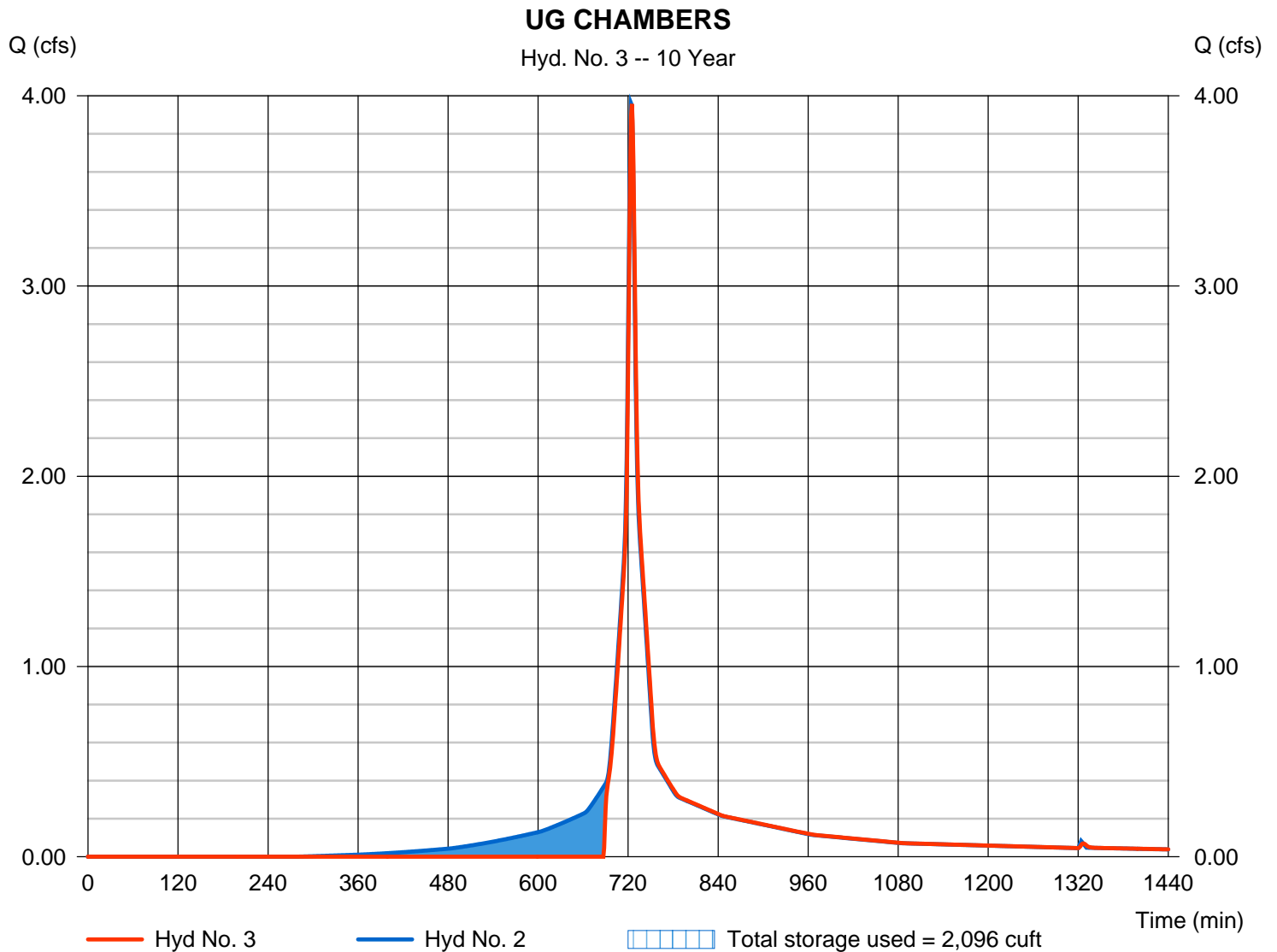
Monday, 12 / 6 / 2021

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

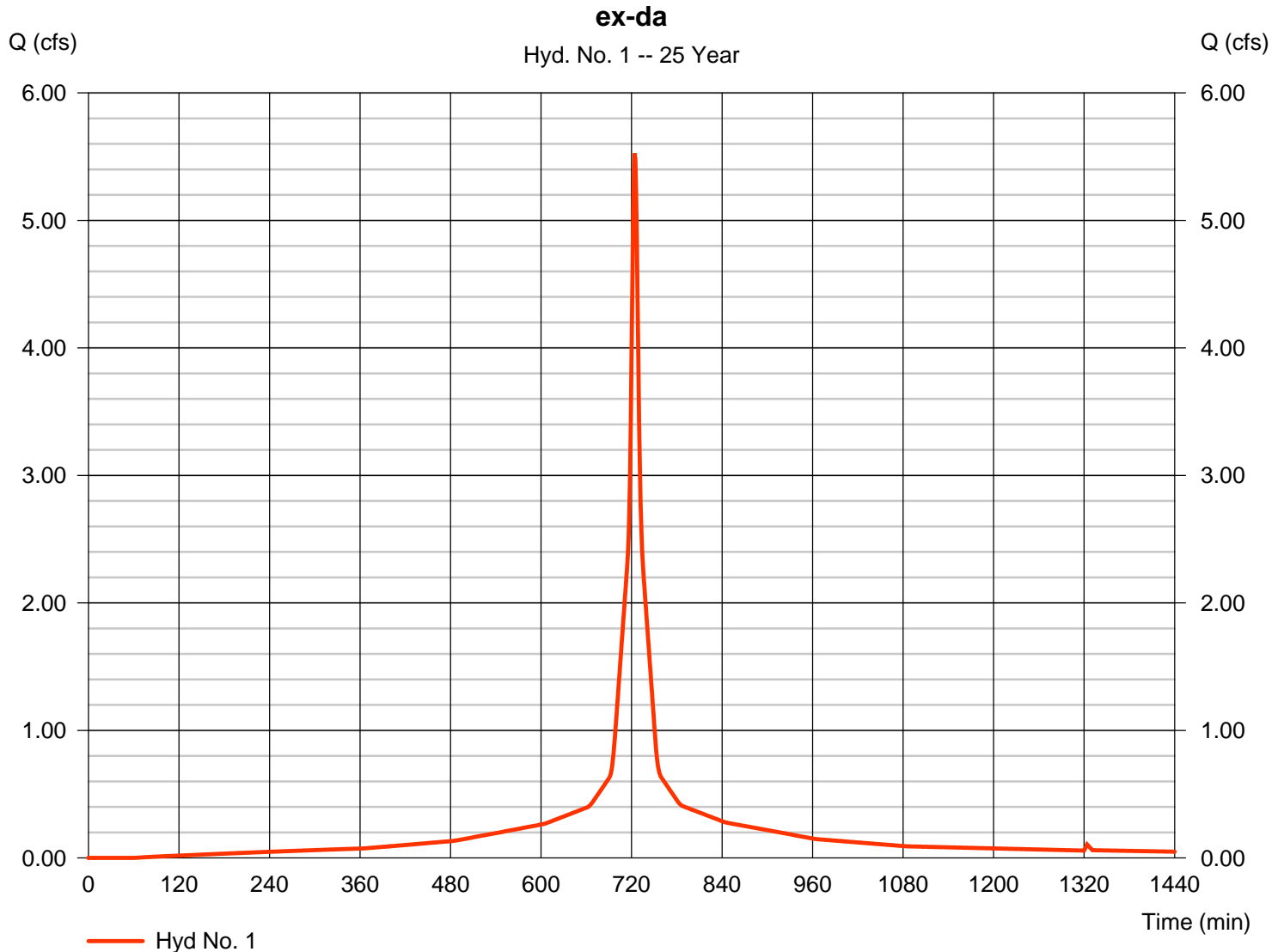
Monday, 12 / 6 / 2021

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

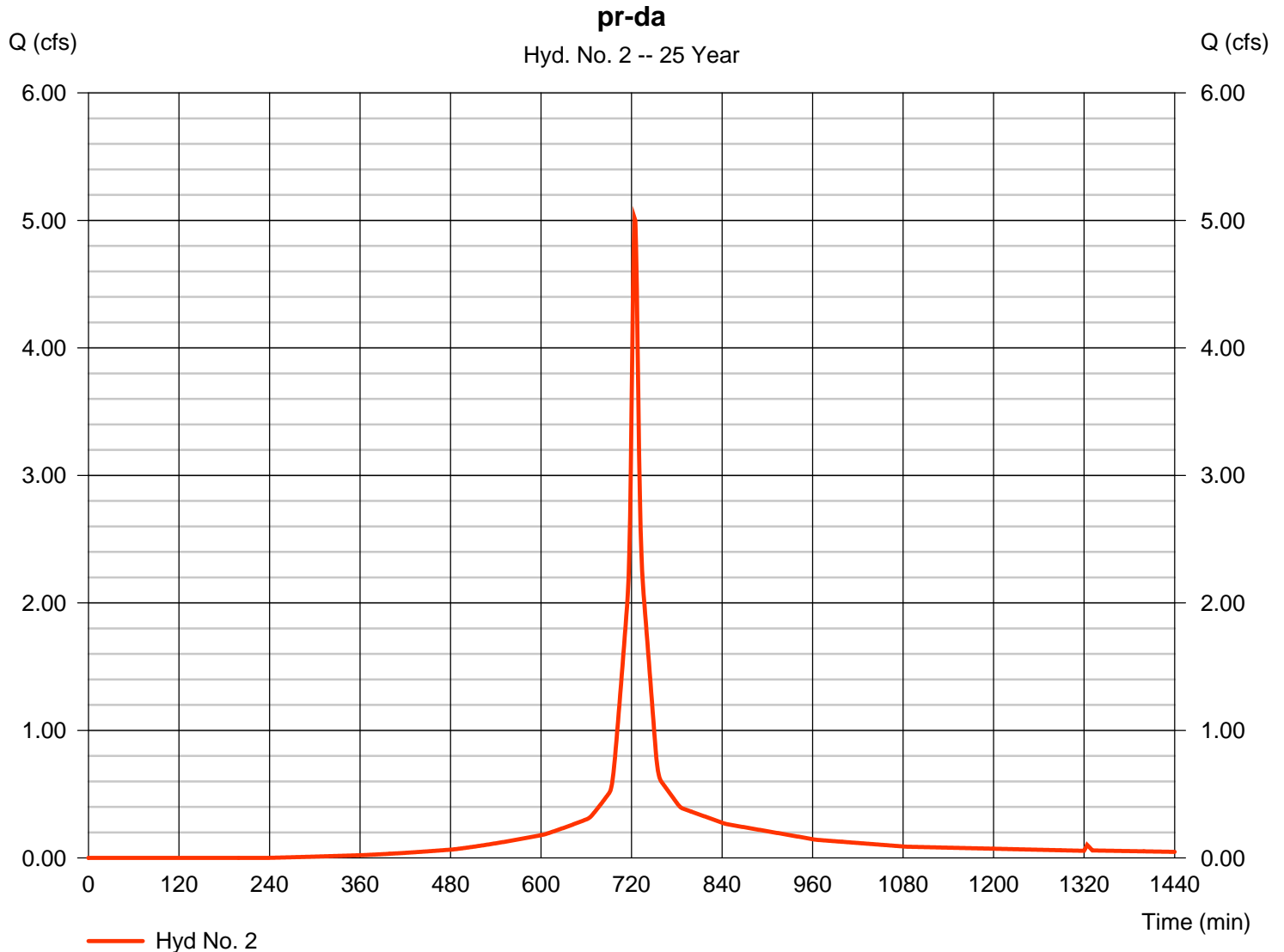
Monday, 12 / 6 / 2021

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

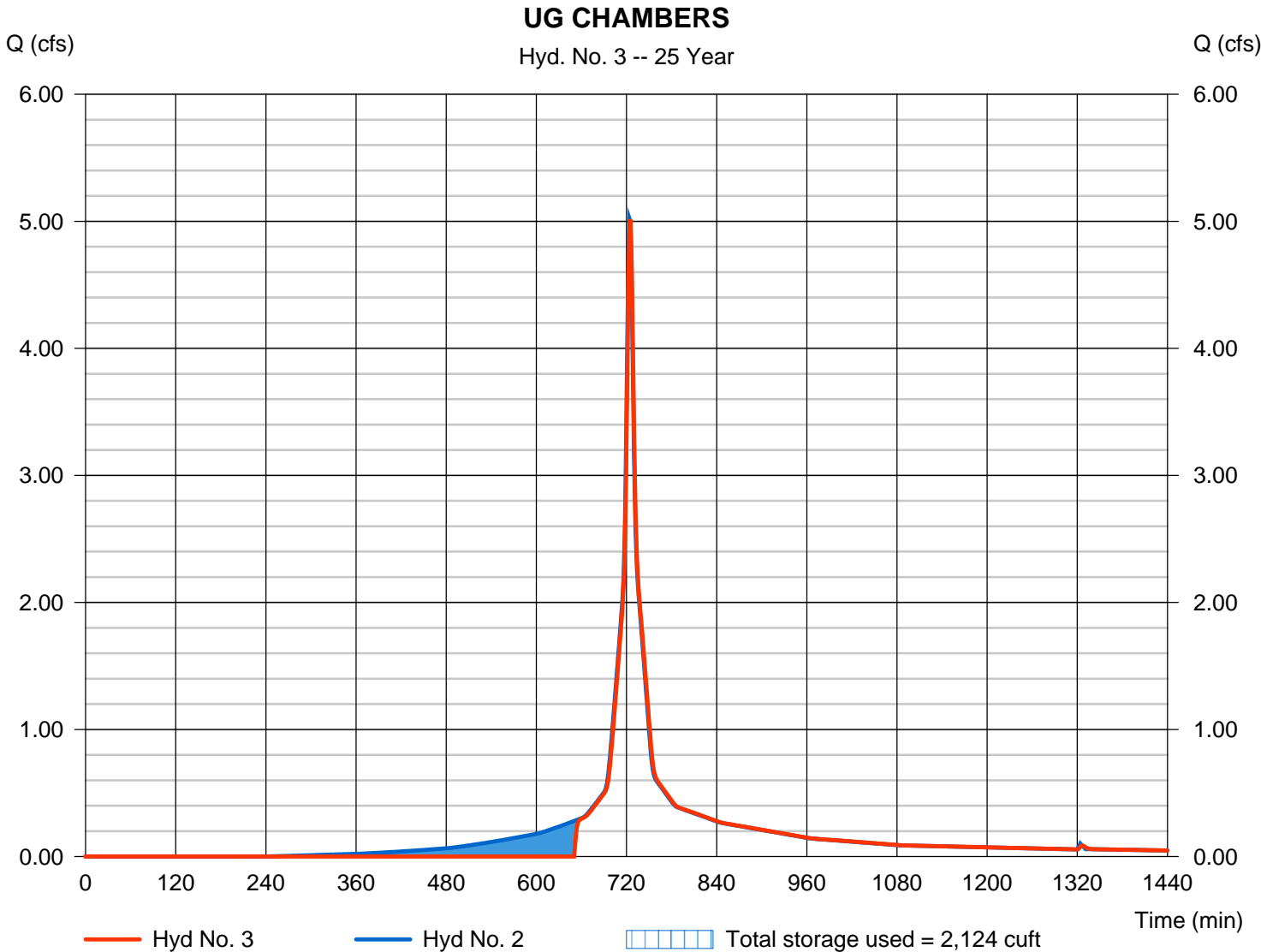
Monday, 12 / 6 / 2021

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

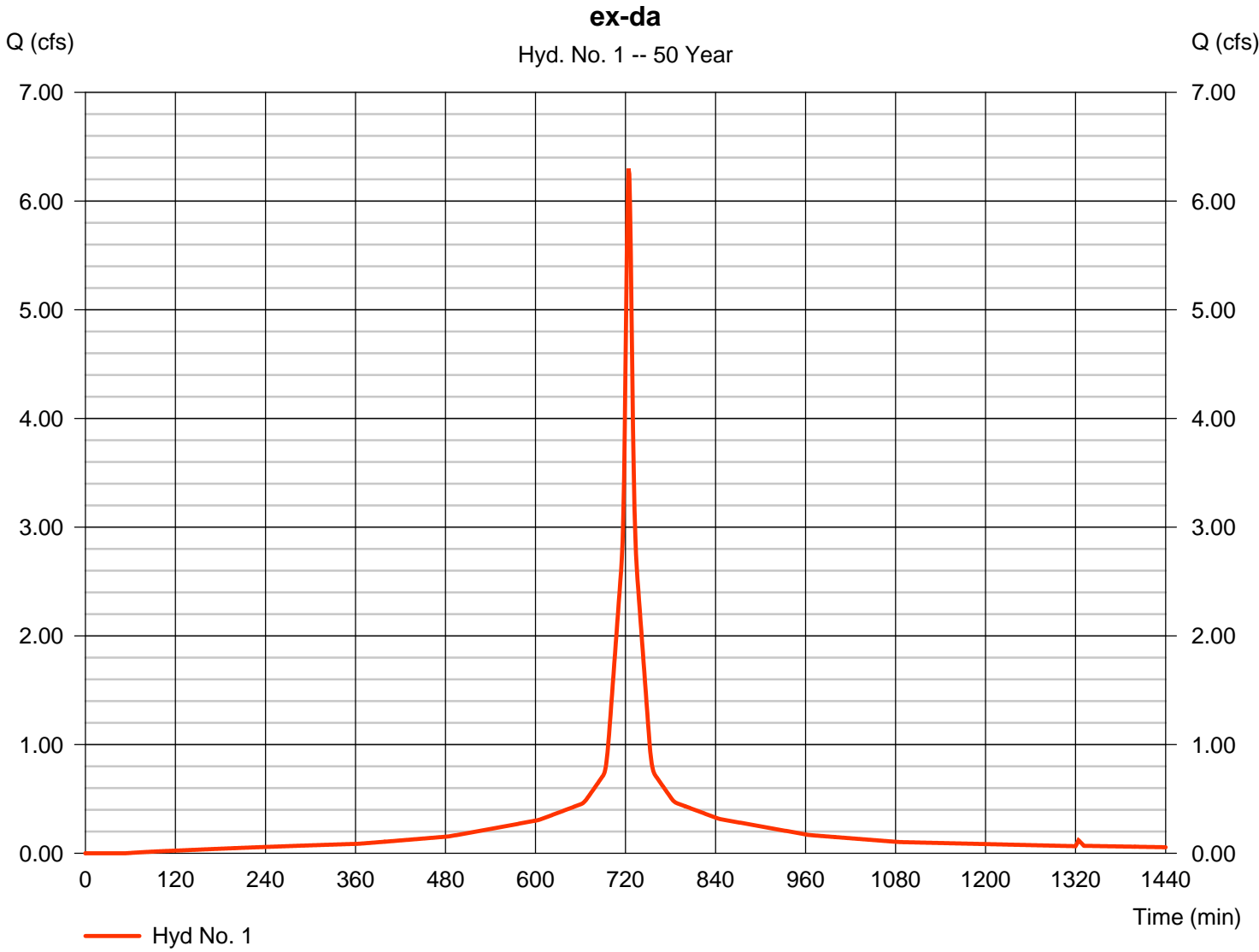
Monday, 12 / 6 / 2021

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

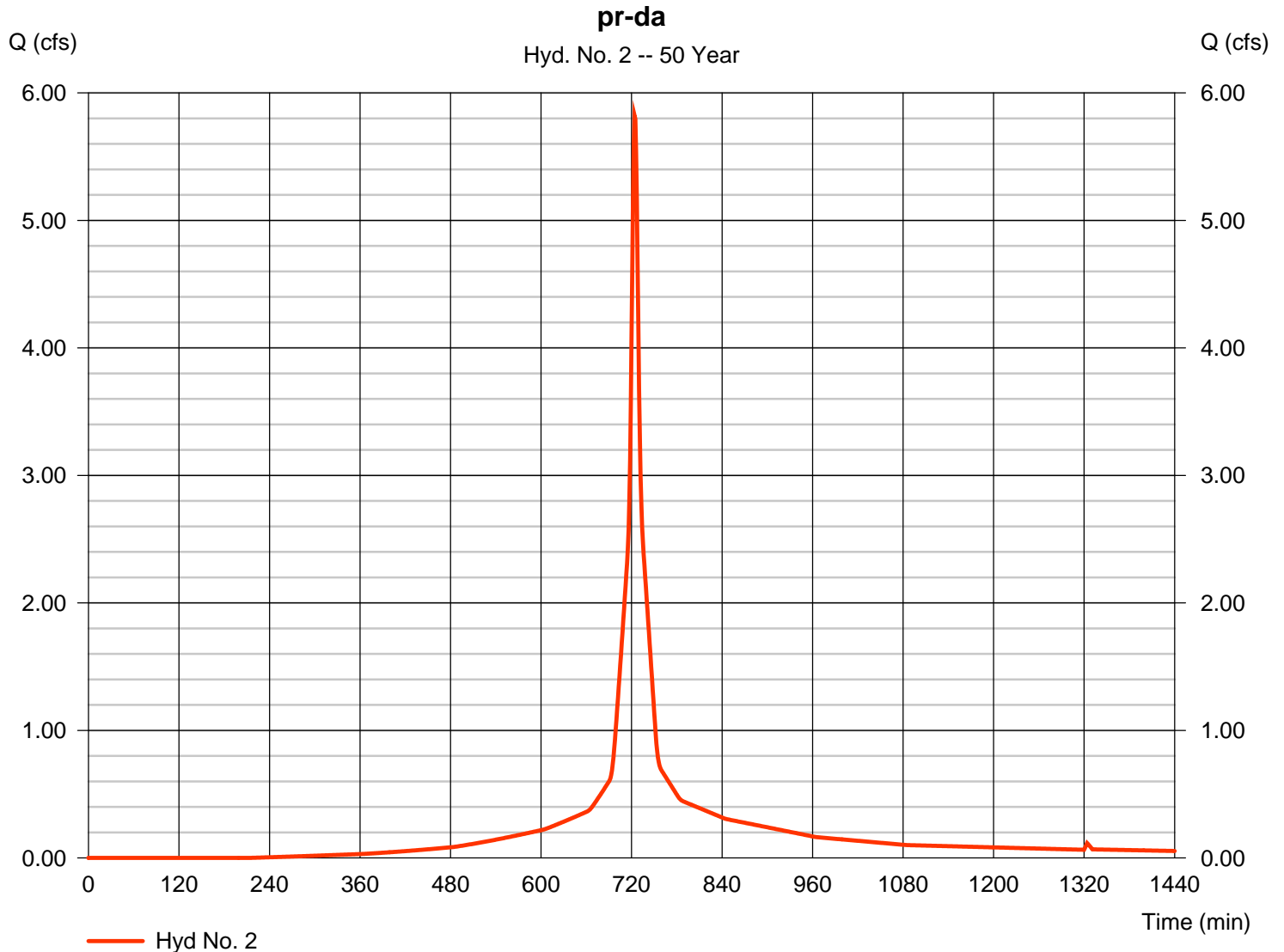
Monday, 12 / 6 / 2021

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

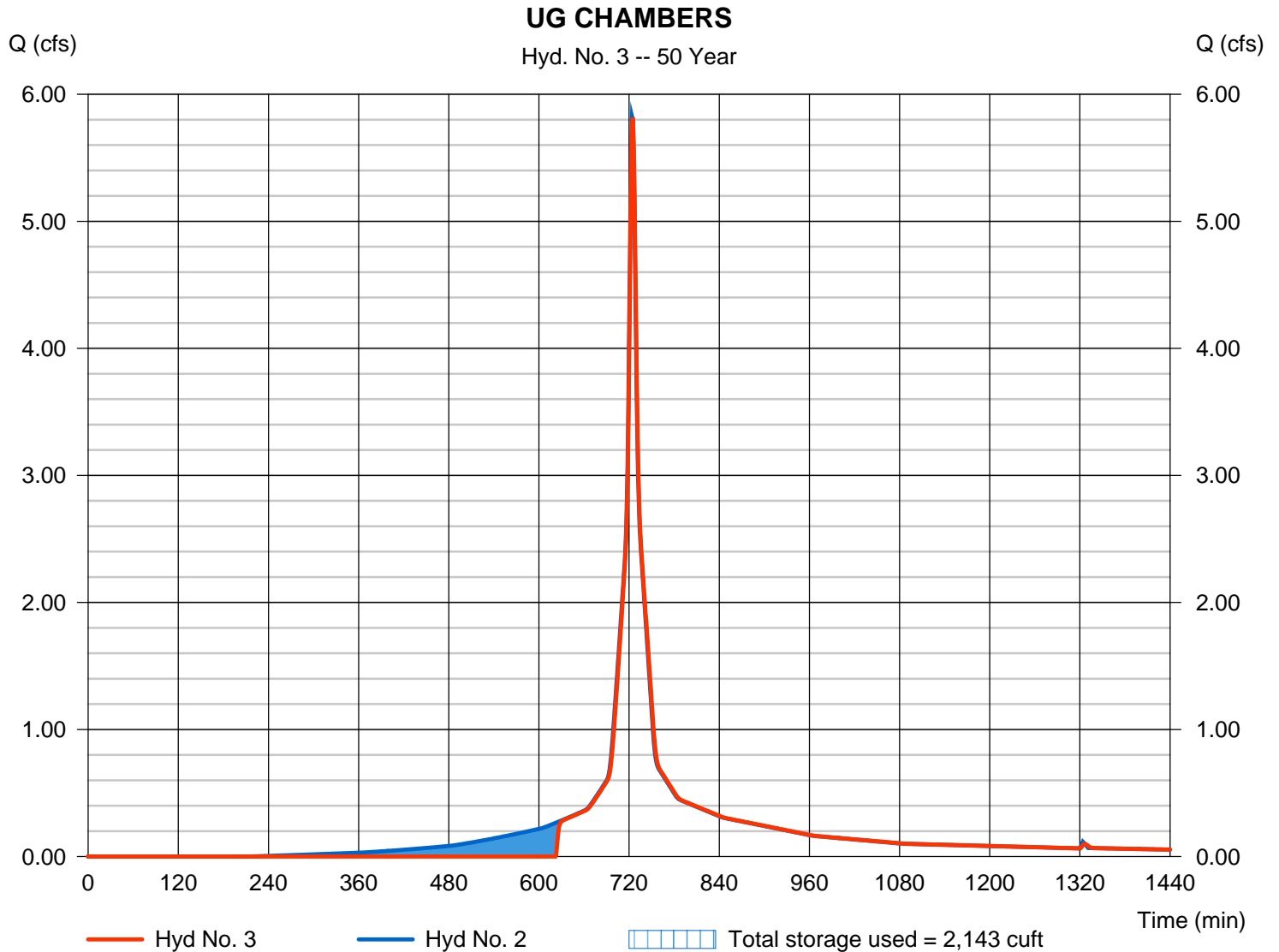
Monday, 12 / 6 / 2021

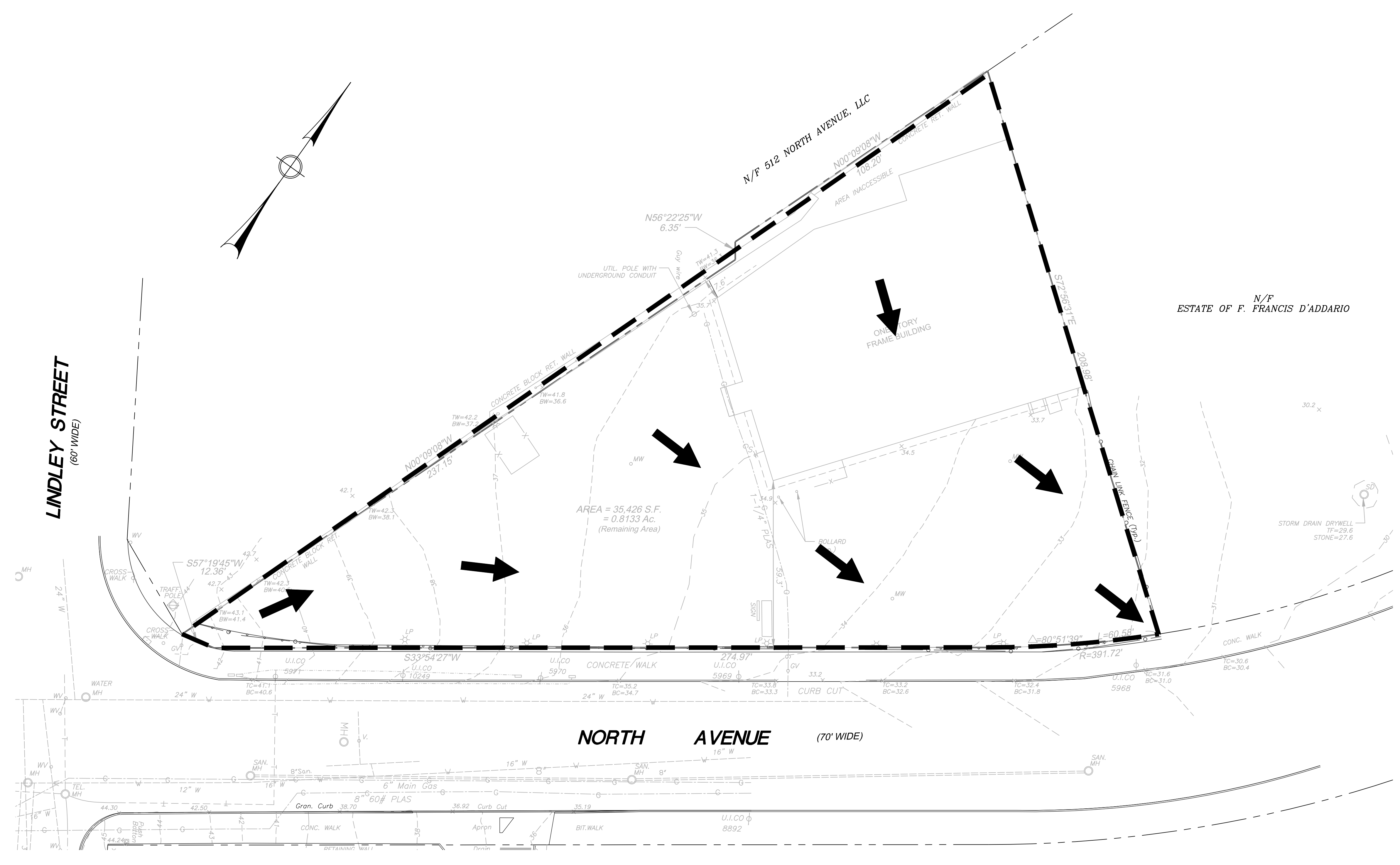
Hyd. No. 3

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

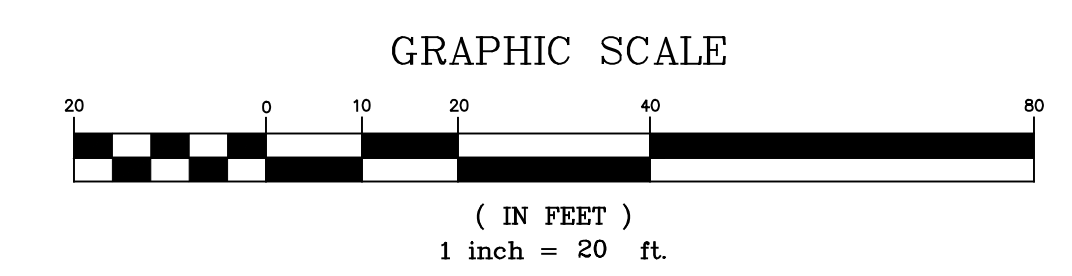
Storage Indication method used.





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

TRAFFIC IMPACT STUDY

For

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

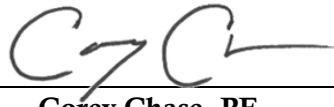
Property Located at:

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

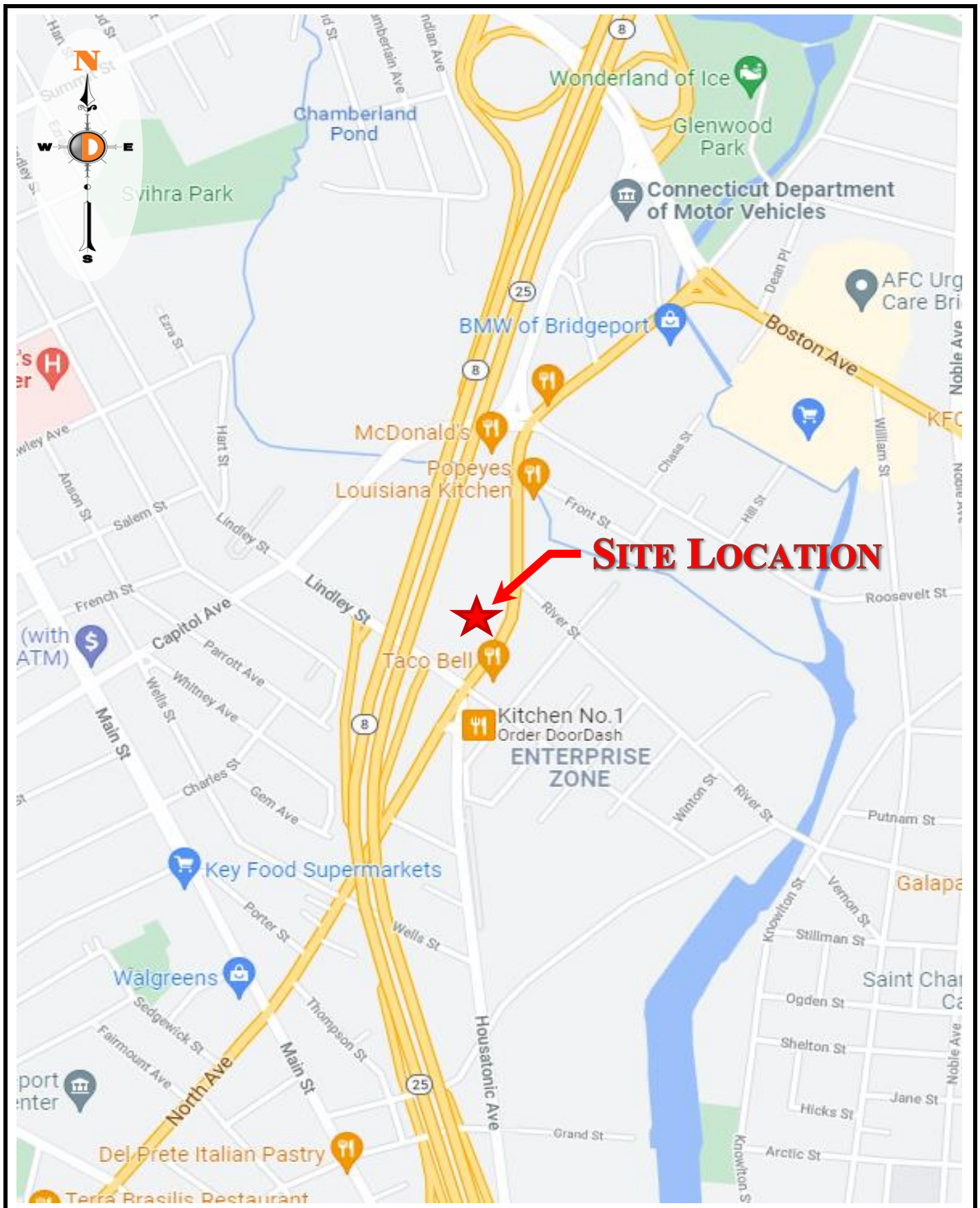
Based upon the detailed analyses as documented herein, the following findings are noted:

- 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.

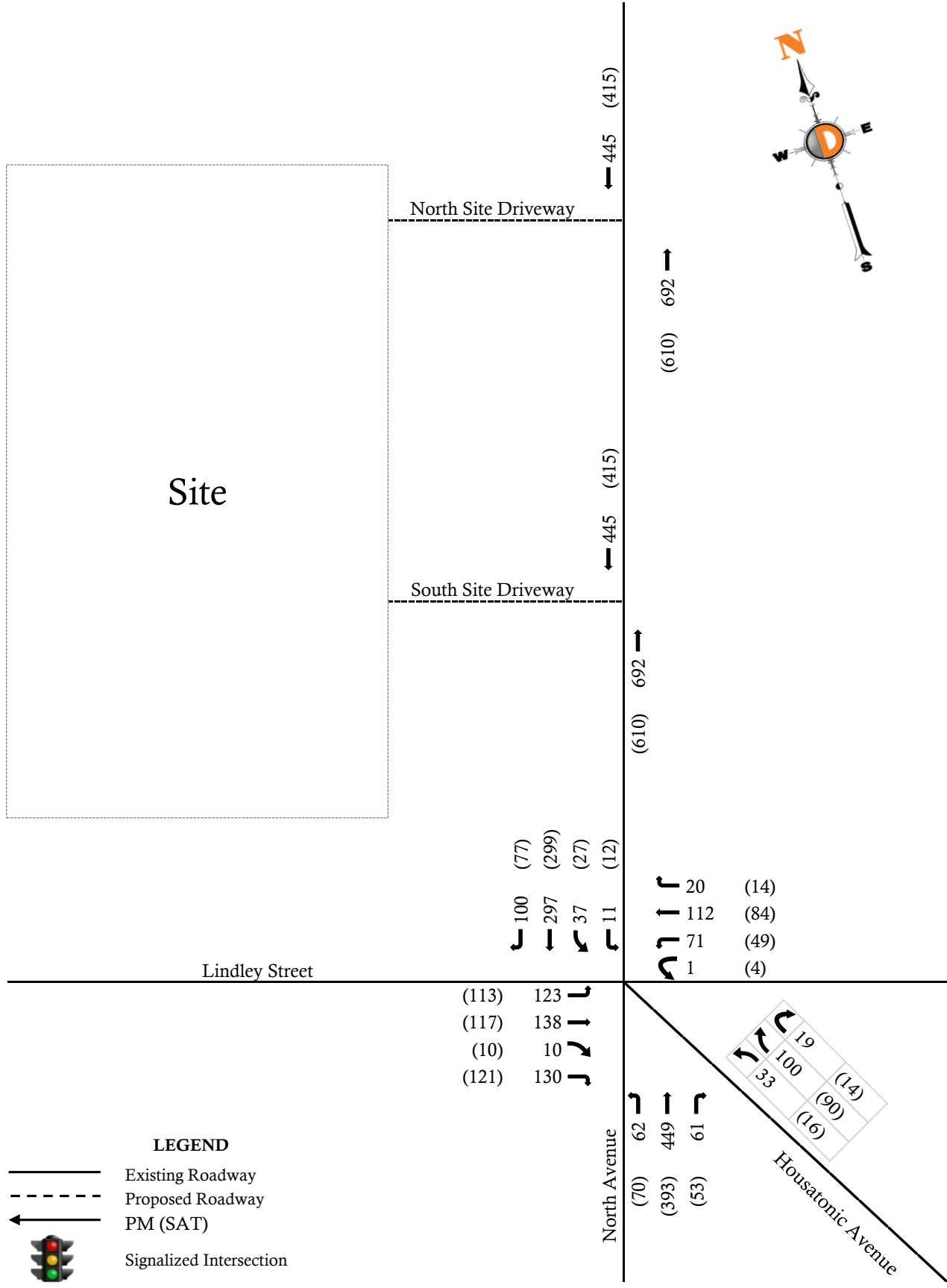
Appendix A
Traffic Volume Figures



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

Figure 1

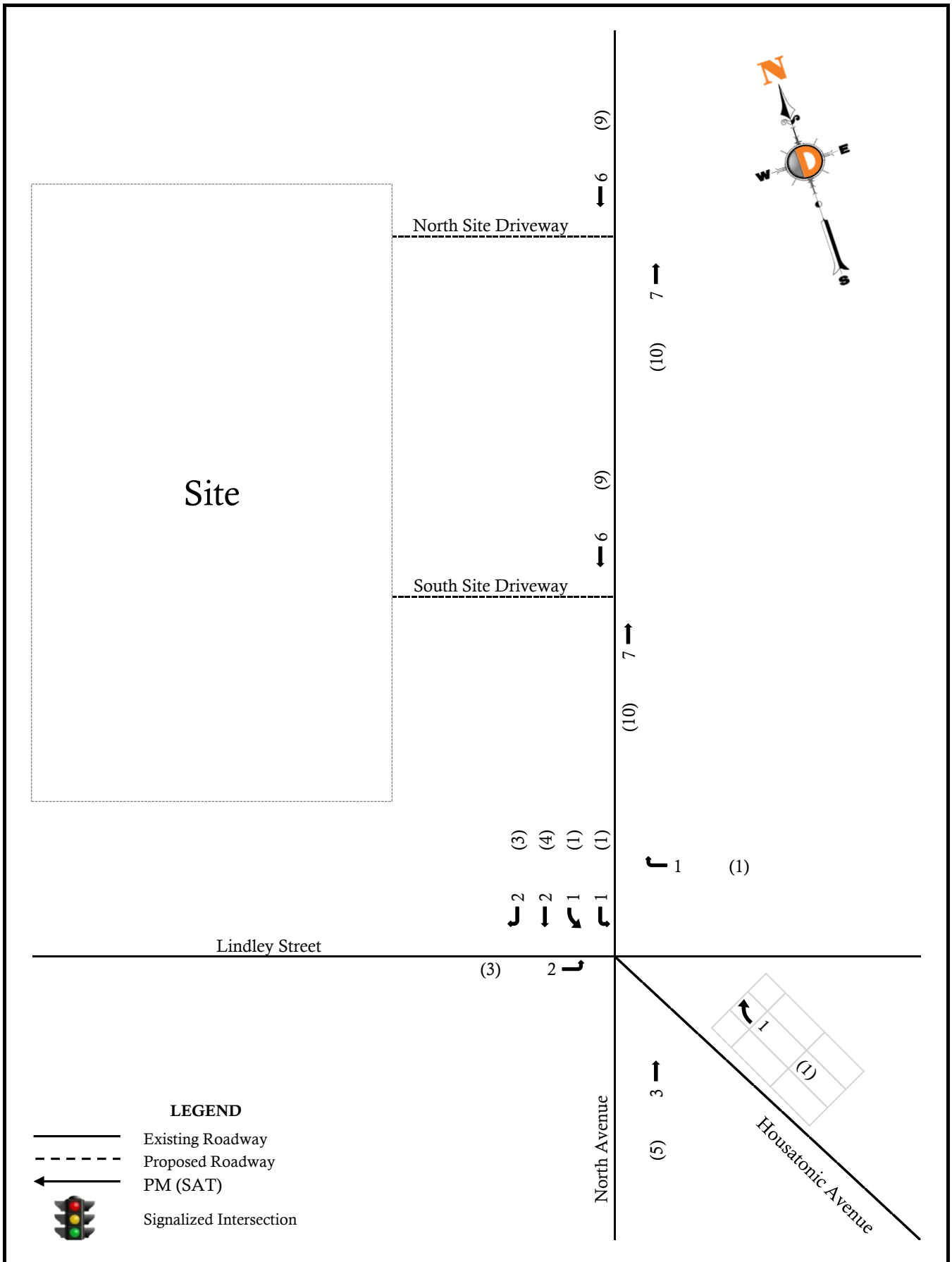
Site Location Map



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

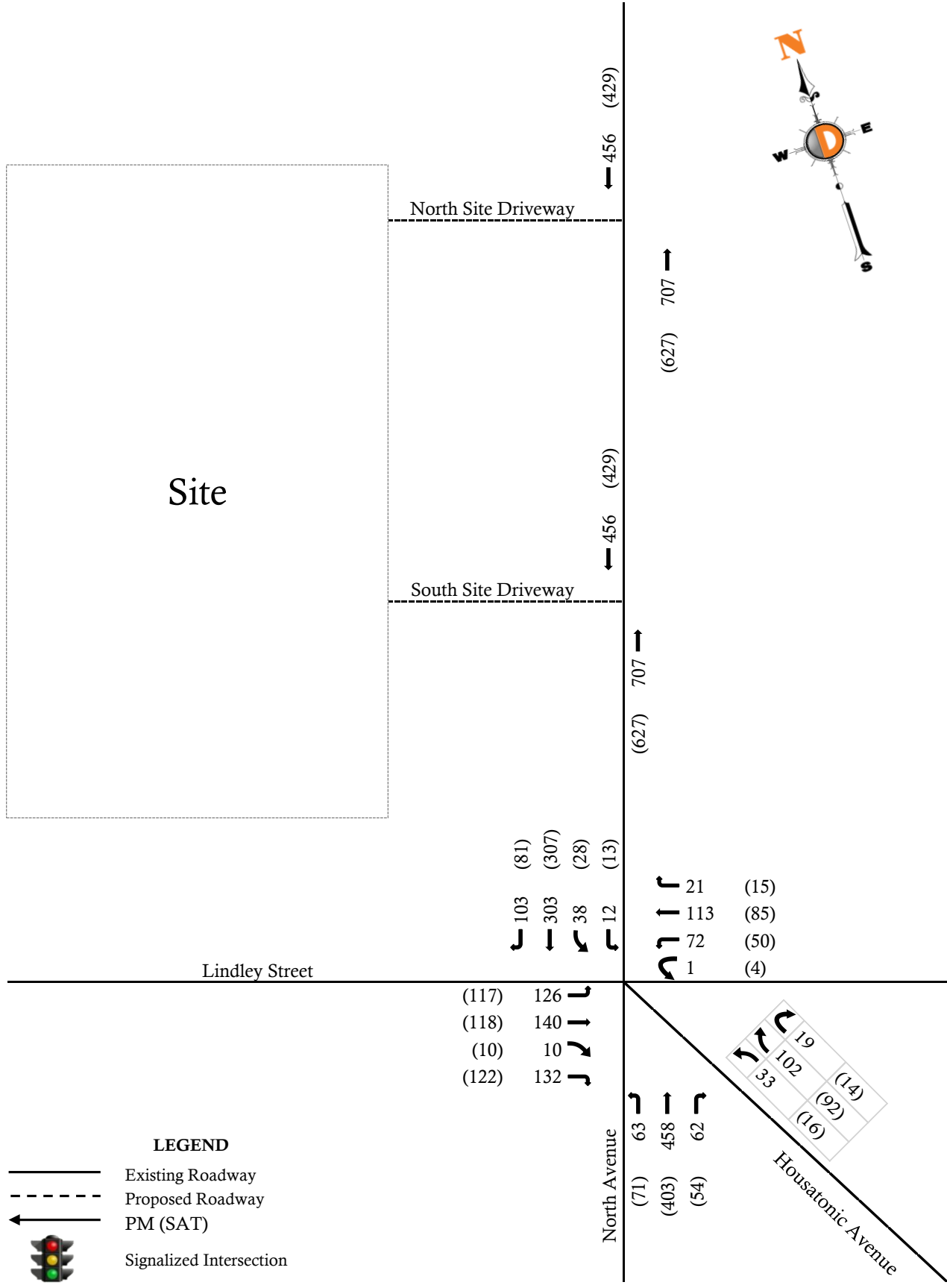
Figure 2

Existing Traffic Volumes



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

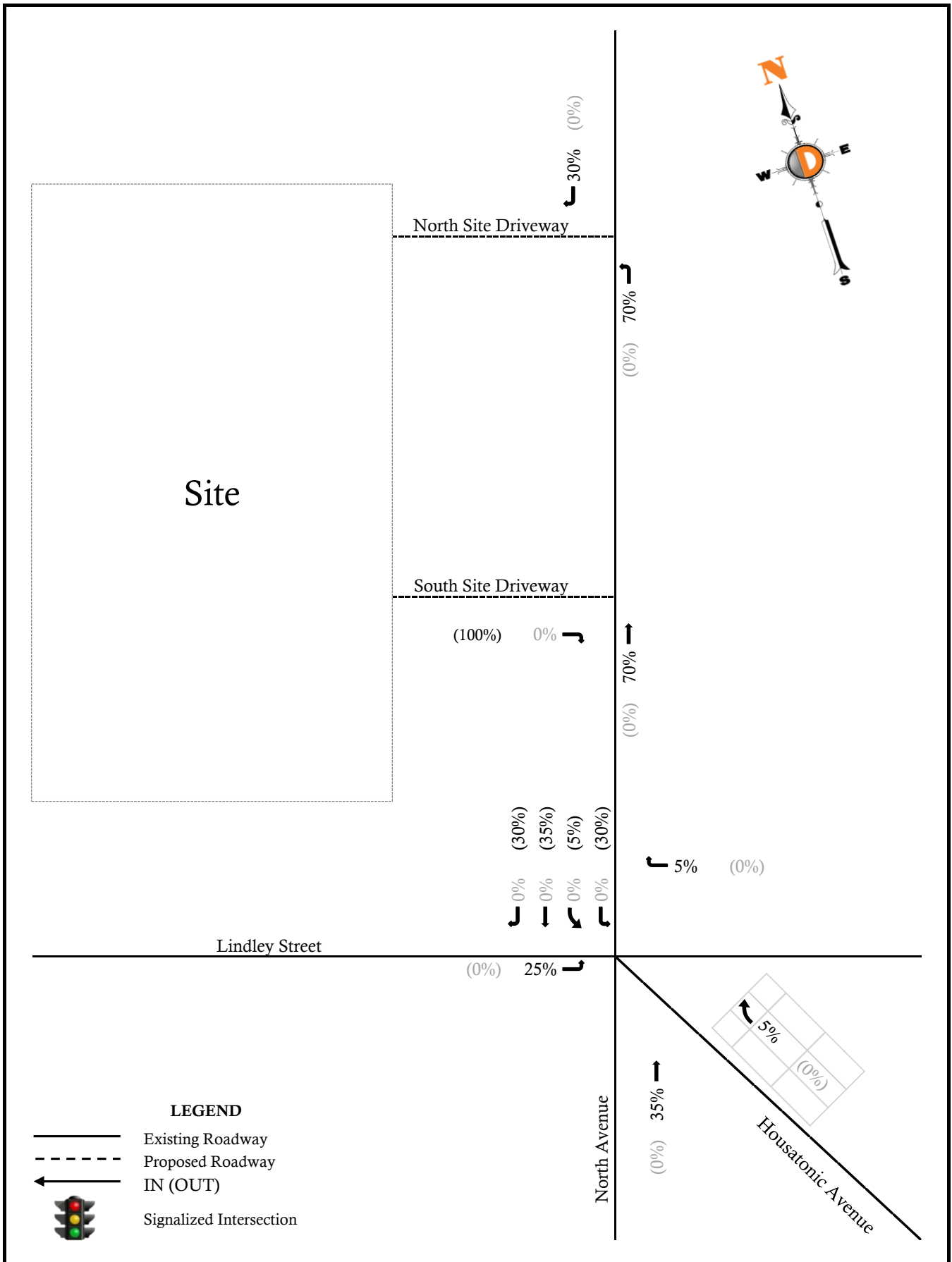
Figure 3
Adjacent Development Traffic Volumes
[141 North Avenue]



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)

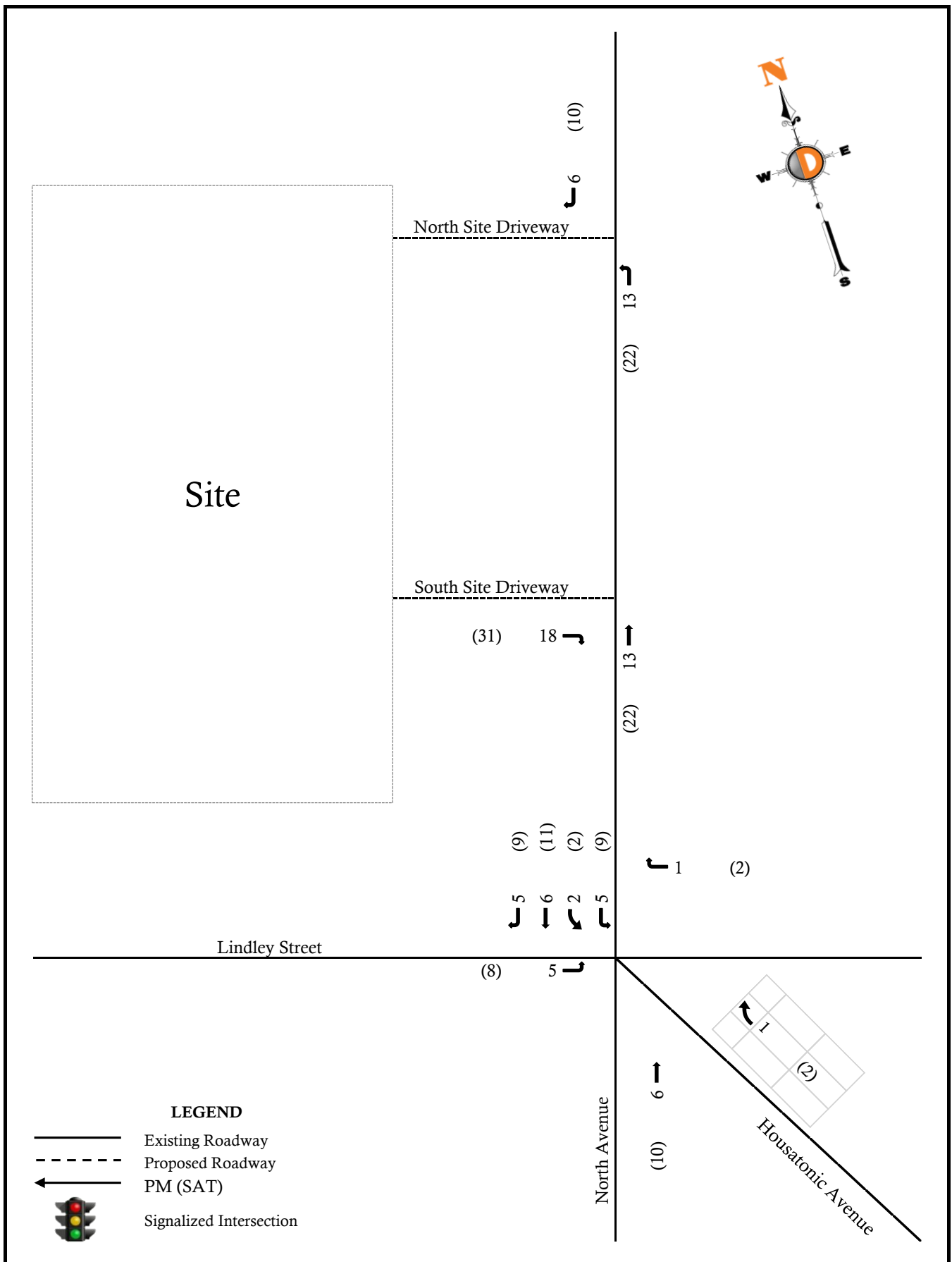
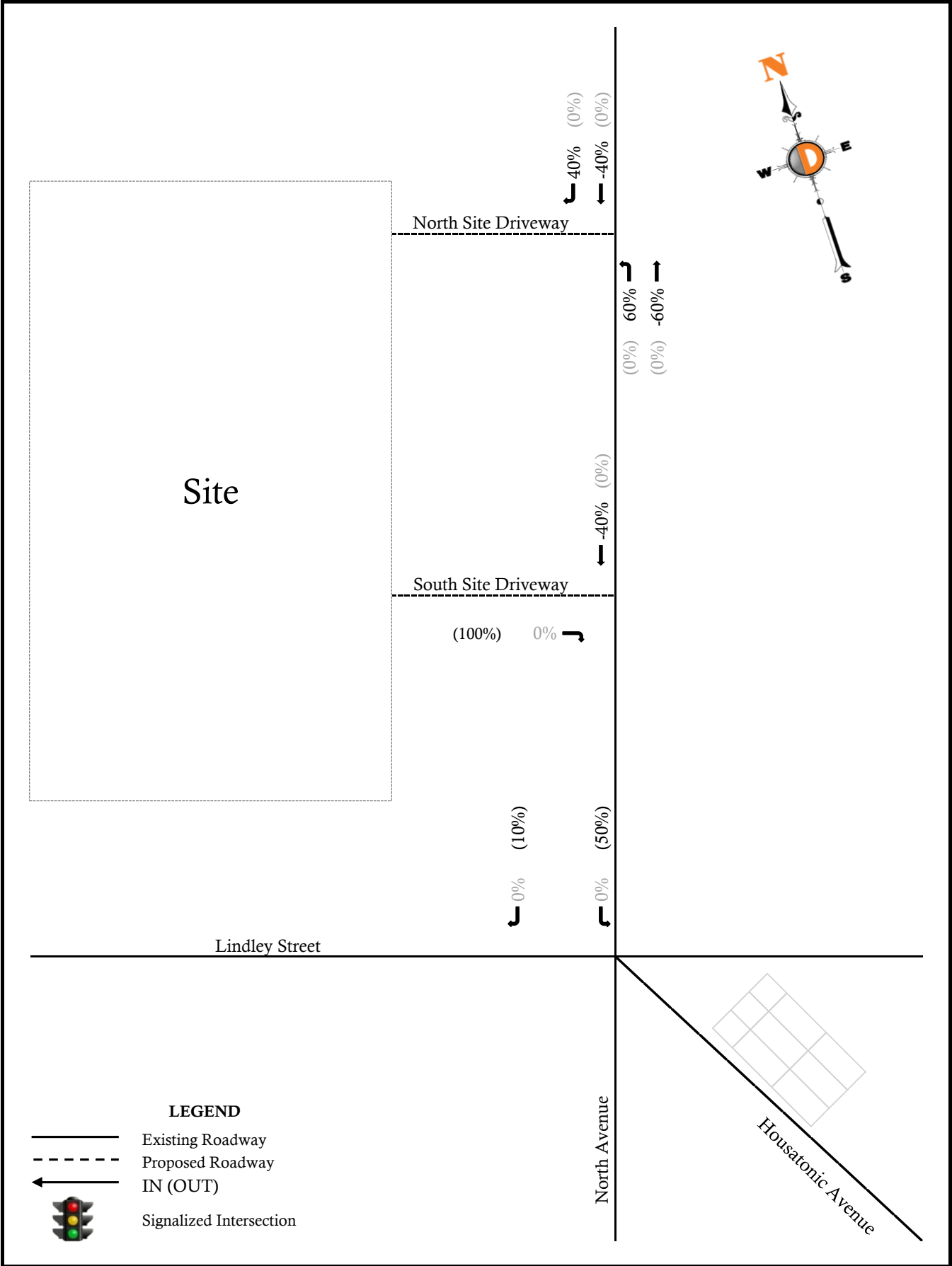


Figure 6

Primary Site Generated Trips



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

Figure7
Percent Distribution
(Passby Trips)

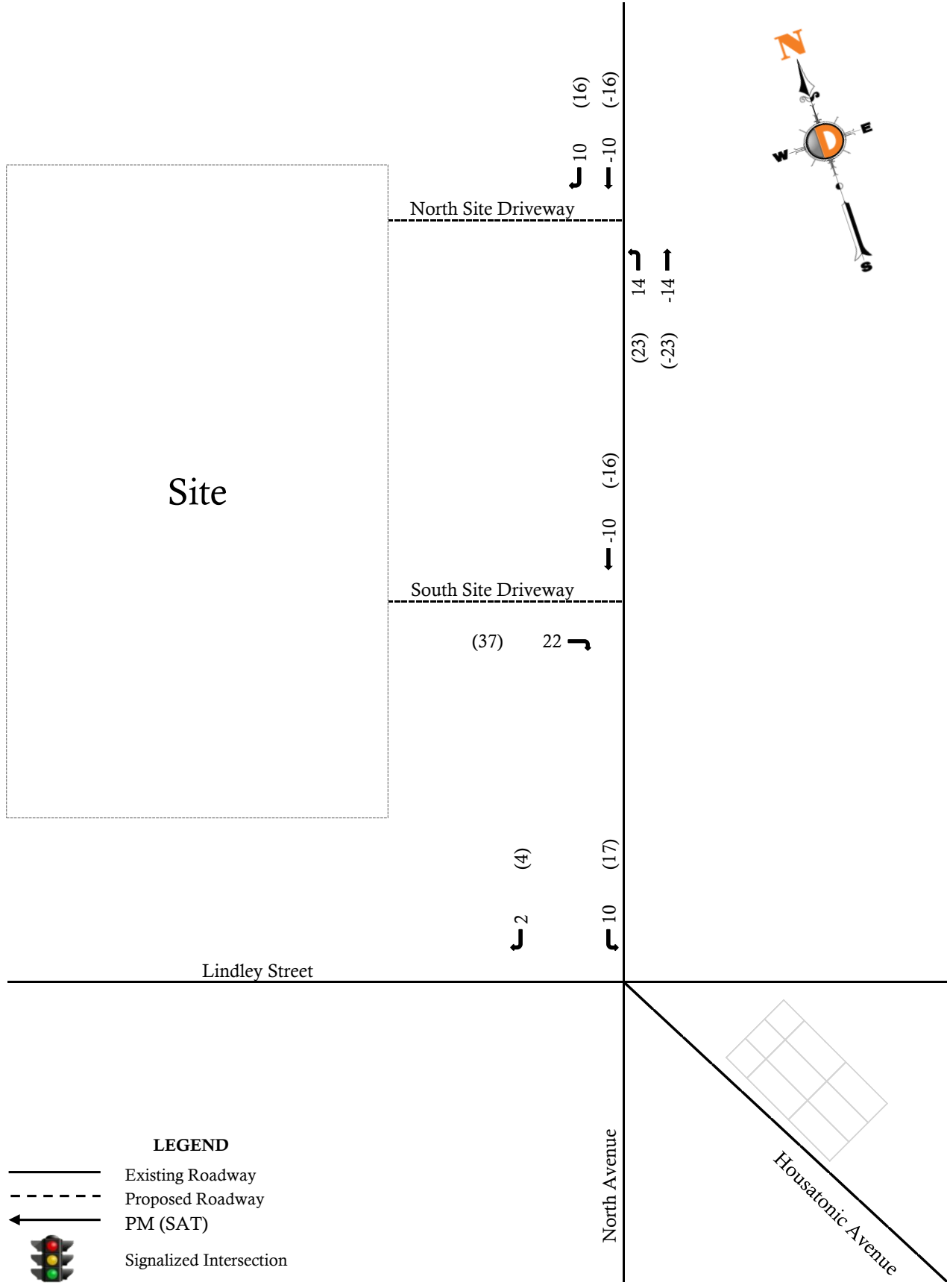
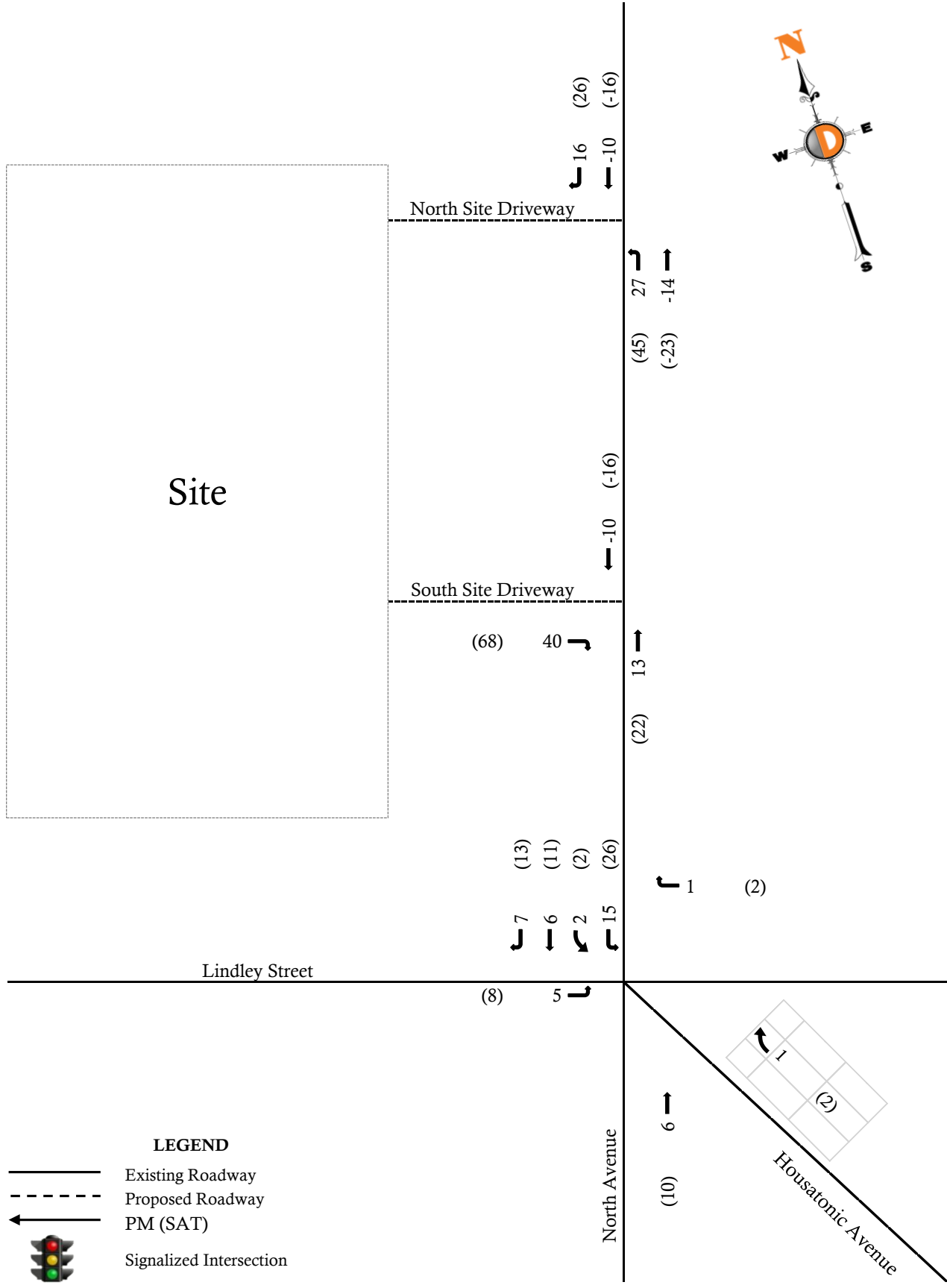


Figure 8

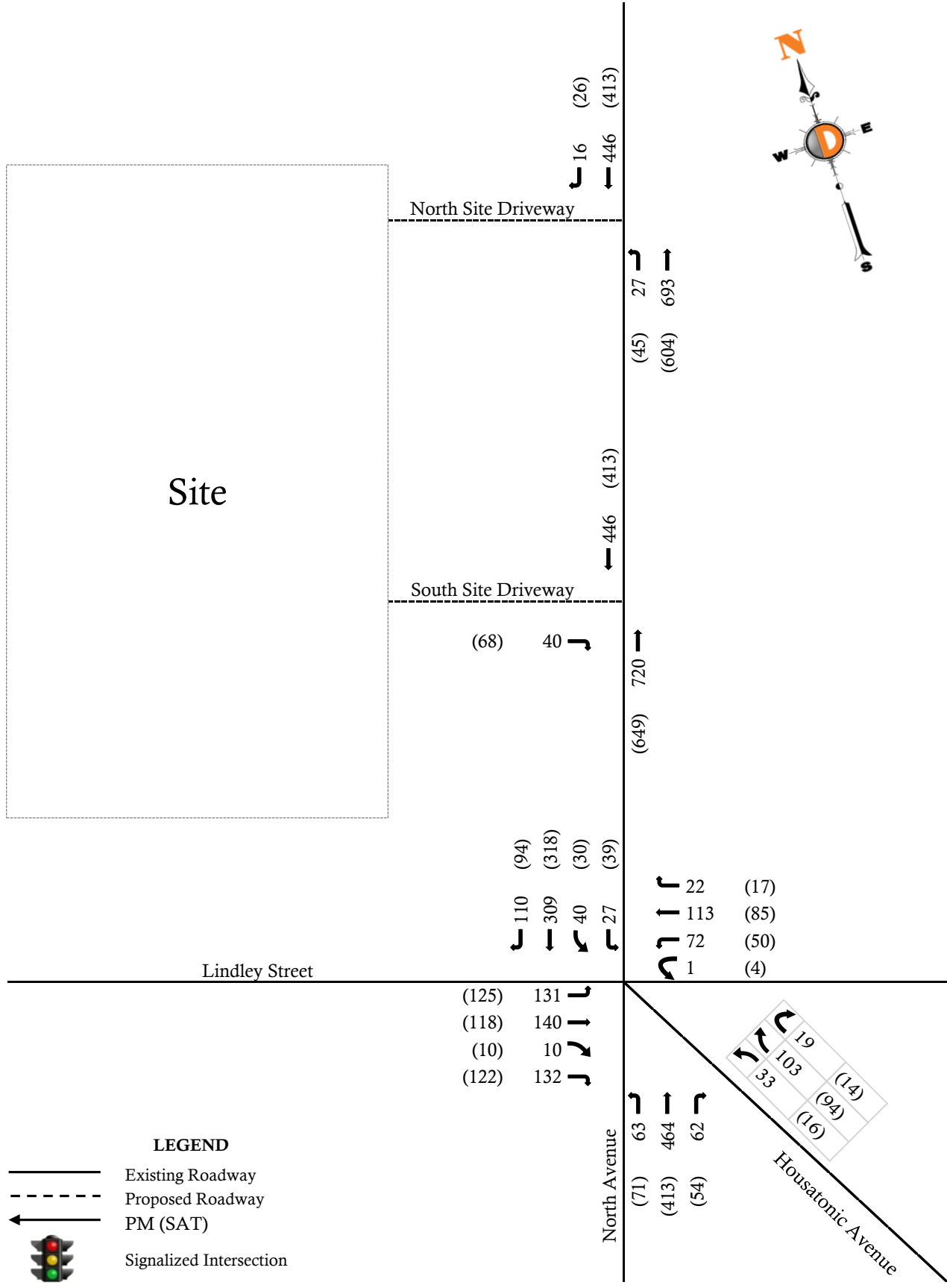
Passby Site Generated Trips



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

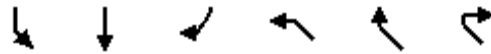
File Name : North Ave & LindleySt-Housatonic Ave - SAT
 Site Code : 00000000
 Start Date : 12/11/2021
 Page No : 1

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

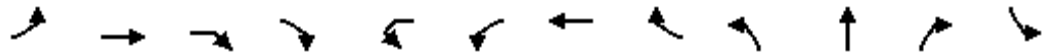
Start Time	Lindley Street Eastbound						Lindley Street Westbound						North Avenue (Route 1)/Housatonic Avenue Northbound						North Avenue (Route 1) Southbound						Int. Total		
	Left	Thru	Right to Hous. Ave	Right to North Ave	Peds	App. Total	Left to Hous. Ave	Left to North Ave	Thru	Right	Peds	App. 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
Frt		0.962			0.850	
Flt Protected	0.950			0.950		
Satd. Flow (prot)	1663	1946	0	1754	1597	0
Flt 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		

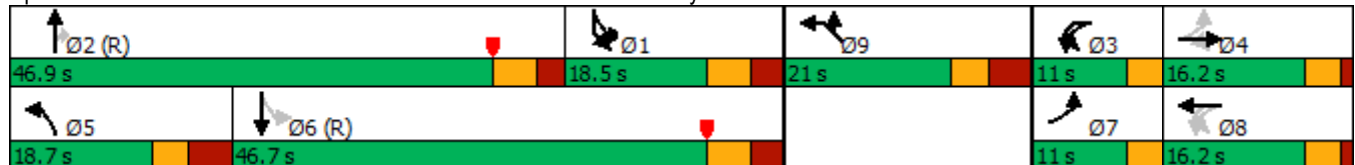


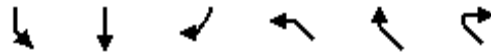
Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Queue Length 50th (ft)	82	106	110			47	100		47	301	32	
Queue Length 95th (ft)	#158	#211	#236			90	#184		91	427	64	
Internal Link Dist (ft)		159					190			743		
Turn Bay Length (ft)												65
Base Capacity (vph)	201	220	190			227	208		178	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.

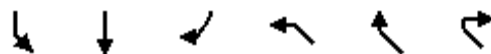
Splits and Phases: 10: North Avenue & Housatonic Avenue & Lindley Street



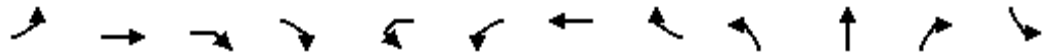


Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Queue Length 50th (ft)	35	244		23	89	
Queue Length 95th (ft)	74	359		55	#165	
Internal Link Dist (ft)		177		549		
Turn Bay Length (ft)	265			130		
Base Capacity (vph)	175	802		216	196	
Starvation Cap Reductn	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	
Storage Cap Reductn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

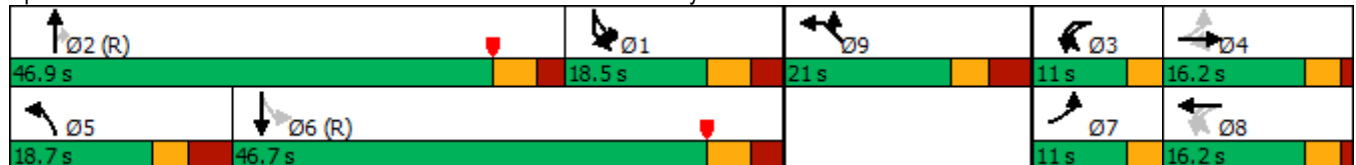


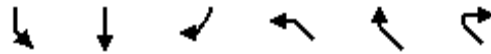
Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Queue Length 50th (ft)	77	90	103			34	74		54	244	26	
Queue Length 95th (ft)	133	#169	#217			71	132		101	361	56	
Internal Link Dist (ft)		159					190			743		
Turn Bay Length (ft)												65
Base Capacity (vph)	215	208	180			231	206		177	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.

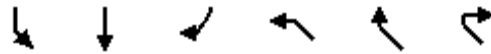
Splits and Phases: 10: North Avenue & Housatonic Avenue & Lindley Street



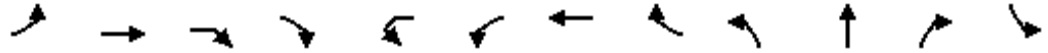


Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Queue Length 50th (ft)	29	222		11	80	
Queue Length 95th (ft)	65	342		34	139	
Internal Link Dist (ft)		177		549		
Turn Bay Length (ft)	265			130		
Base Capacity (vph)	179	854		216	200	
Starvation Cap Reductn	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	
Storage Cap Reductn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

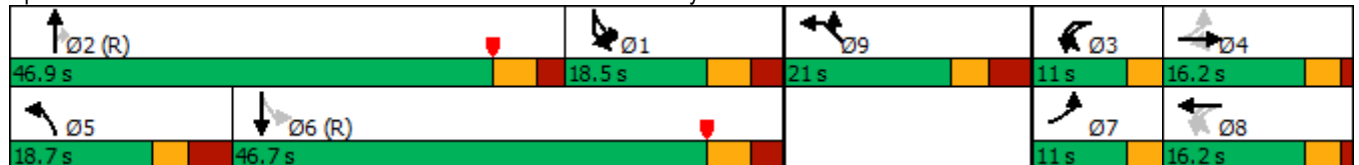


Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Queue Length 50th (ft)	84	108	111			47	102		47	308	32	
Queue Length 95th (ft)	#166	#216	#240			91	#187		93	438	64	
Internal Link Dist (ft)		159					190			743		
Turn Bay Length (ft)												65
Base Capacity (vph)	200	220	190			226	208		178	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.

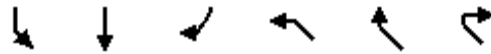
Splits and Phases: 10: North Avenue & Housatonic Avenue & Lindley Street



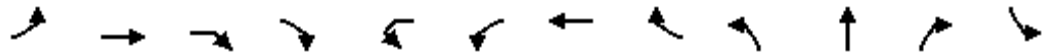


Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Queue Length 50th (ft)	36	252		23	91	
Queue Length 95th (ft)	77	370		55	#172	
Internal Link Dist (ft)		177		549		
Turn Bay Length (ft)	265			130		
Base Capacity (vph)	175	800		216	196	
Starvation Cap Reductn	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	
Storage Cap Reductn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

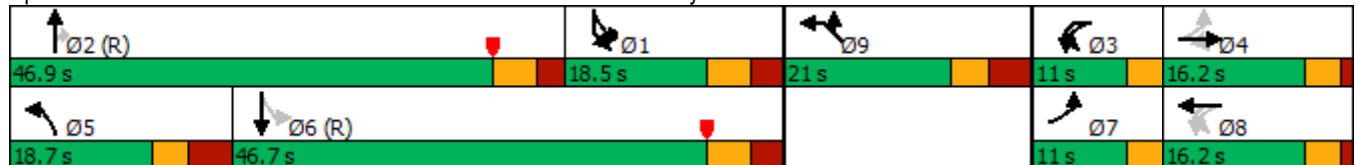


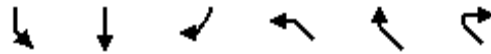
Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Queue Length 50th (ft)	79	91	104			35	76		54	250	27	
Queue Length 95th (ft)	137	#170	#219			72	134		102	372	57	
Internal Link Dist (ft)		159					190			743		
Turn Bay Length (ft)												65
Base Capacity (vph)	214	209	180			231	206		177	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



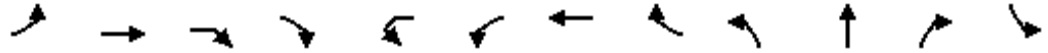


Lane Group	SBL	SBT	SBR	NWL	NWR	NWR2
Queue Length 50th (ft)	30	231		11	81	
Queue Length 95th (ft)	68	354		34	142	
Internal Link Dist (ft)		177		549		
Turn Bay Length (ft)	265			130		
Base Capacity (vph)	179	852		216	200	
Starvation Cap Reductn	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	
Storage Cap Reductn	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	
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
Frt		0.961			0.850	
Flt Protected	0.950			0.950		
Satd. Flow (prot)	1671	1944	0	1754	1597	0
Flt 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		

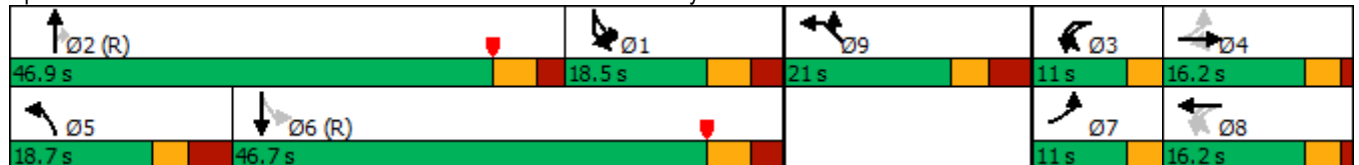


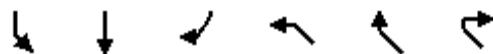
Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Queue Length 50th (ft)	88	108	111			47	102		47	314	32	
Queue Length 95th (ft)	#176	#216	#240			91	#190		93	447	64	
Internal Link Dist (ft)		159					190			743		
Turn Bay Length (ft)												65
Base Capacity (vph)	200	221	191			227	207		178	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 SBRLane Configurations 

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 -

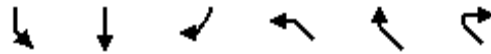
HCM Lane V/C Ratio - 0.067 -

HCM Control Delay (s) - 11.4 -

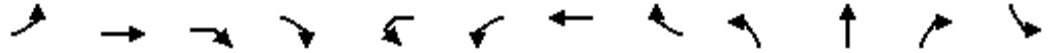
HCM Lane LOS - B -

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		

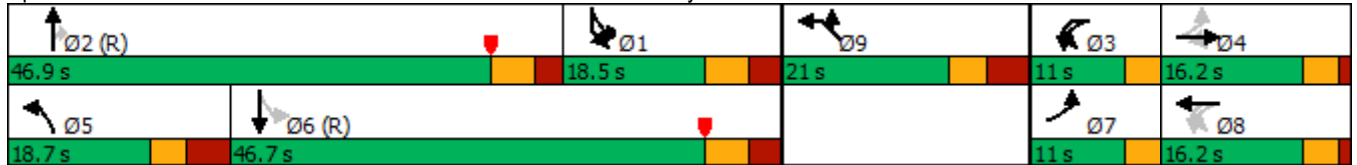


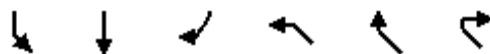
Lane Group	EBL	EBT	EBR	EBR2	WBL2	WBL	WBT	WBR	NBL	NBT	NBR	SBL2
Queue Length 50th (ft)	85	91	104			35	77		54	255	26	
Queue Length 95th (ft)	#145	#170	#219			72	136		102	390	58	
Internal Link Dist (ft)		159					190			743		
Turn Bay Length (ft)												65
Base Capacity (vph)	212	210	182			232	205		177	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	-	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	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	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: [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

Lisa S. Broder*
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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	SYTNWK 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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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**:

- 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.

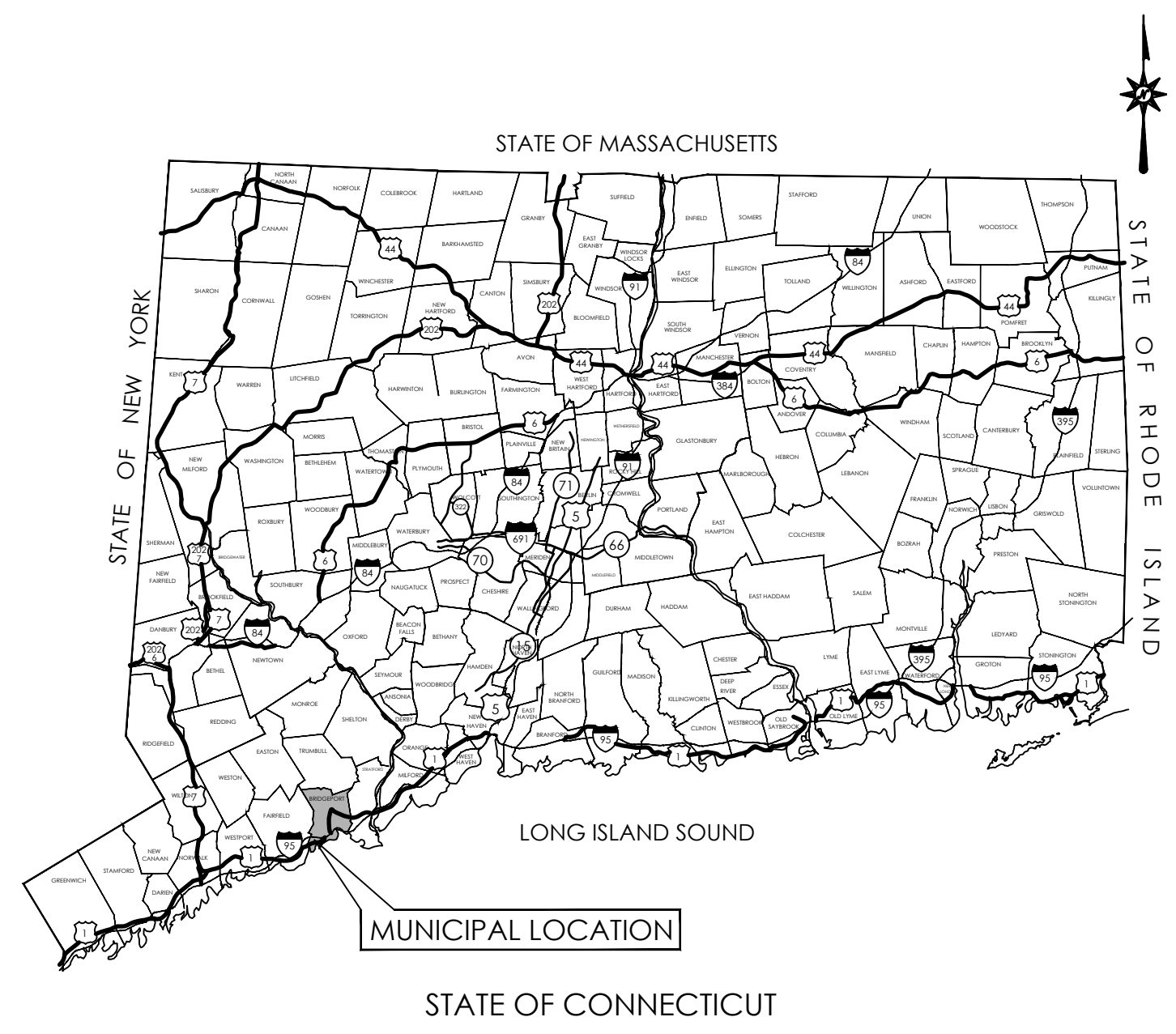
Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)		X
Replacing an existing water-dependent 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

- 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.



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

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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
EC-3	SEDIMENT AND EROSION CONTROL DETAILS
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A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS

CONSULTANTS:

ARCHITECT:



SURVEYOR:



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

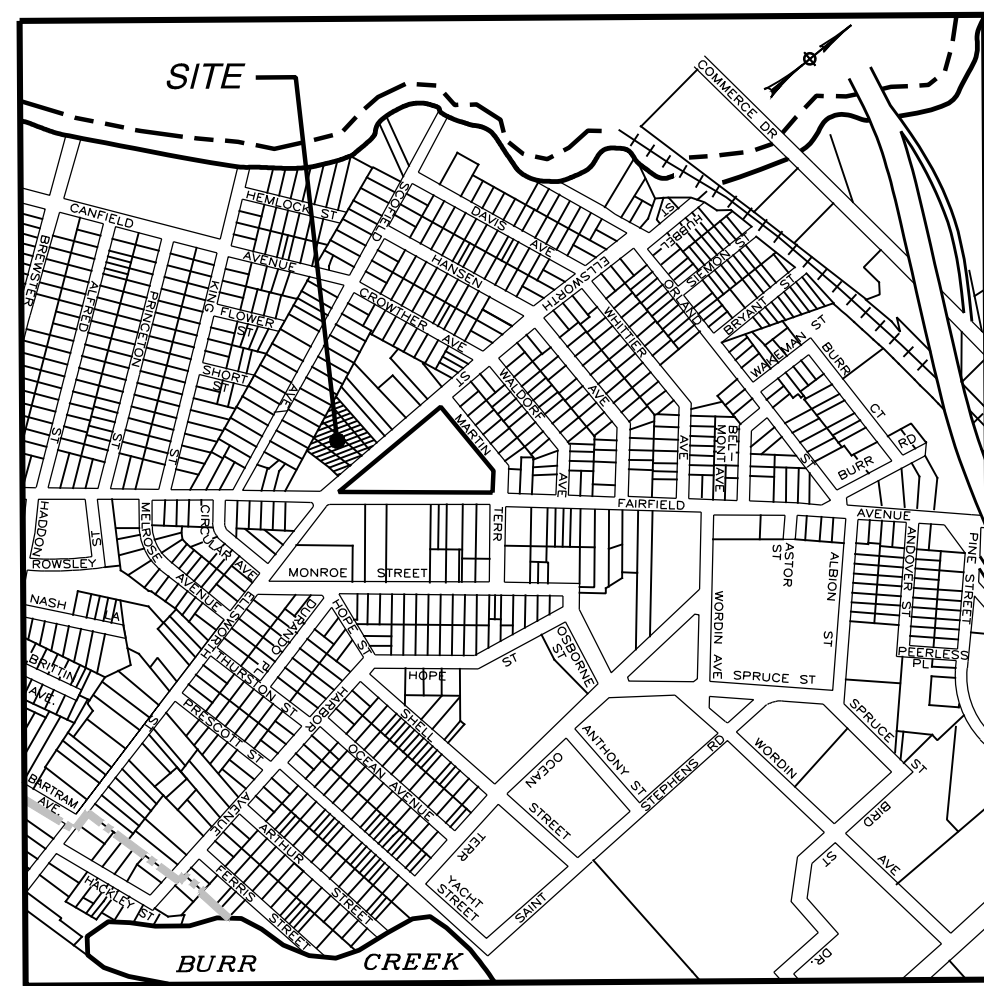


DEVELOPER:
547 ELLSWORTH NAVCAPMAN, LLC
547 ELLSWORTH STREET
BRIDGEPORT, CT 06605

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'

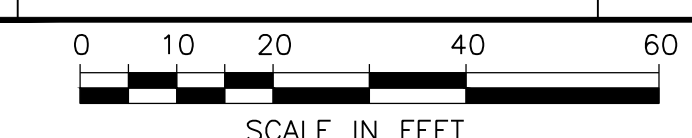
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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
- CATCH BASIN
- M.H. MAN HOLE
- E.O.P. EDGE OF PAVEMENT
- N/F. NOW OR FORMERLY
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- EXIST. WATER LINE
- EXIST. SAN. SEWER LINE
- 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 UTILITIES LEGEND

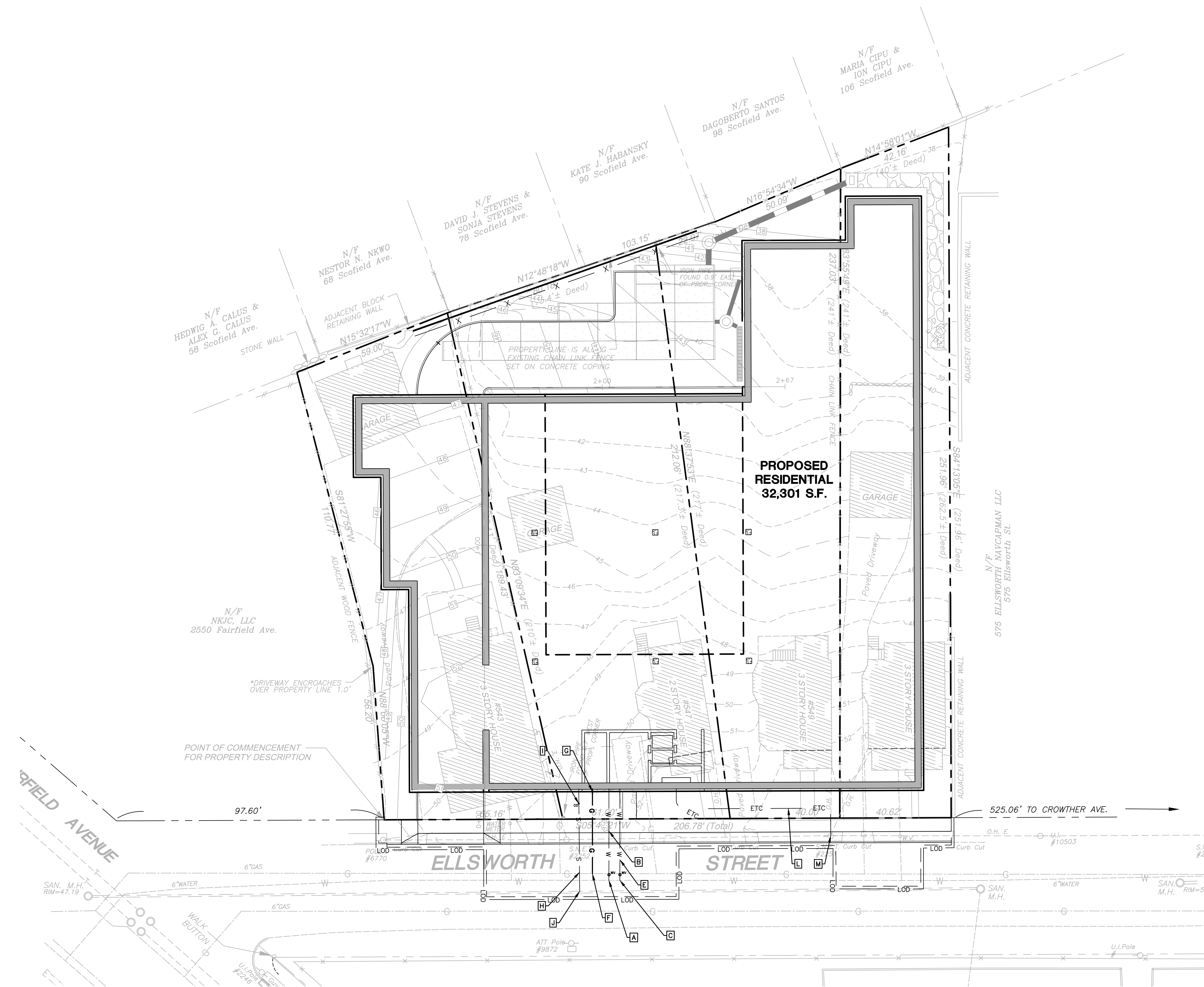
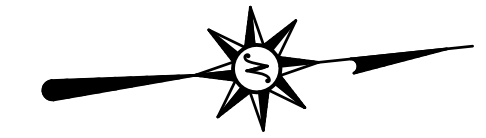
PROPERTY LINE	---
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	LOD
ELECTRIC LINE	E E
ELECTRIC AND TELECOMMUNICATIONS LINES	ETC
GAS LINE	G G
WATER LINE	W W
SANITARY SEWER LINE	S
SANITARY SEWER FORCE MAIN	SFM
OVERHEAD LINE	OH OH
TRANSFORMER	T
HYDRANT	⊗
UTILITY POLE	⊙
SANITARY MANHOLE	⊙
SANITARY CLEANOUT	⊙
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

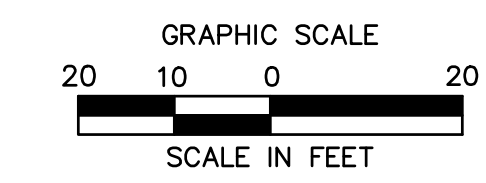
- A** PROVIDE AND INSTALL TAPPING SLEEVE AND VALVE FOR DOMESTIC WATER SERVICE. COORDINATE TAPPING SLEEVE AND VALVE INSTALLATION WITH AQUARION WATER COMPANY.
- B** PROVIDE AND INSTALL 4" DI CLASS 52 WATER SERVICE TO BUILDING
- C** PROVIDE AND INSTALL WATER METER PER AQUARION WATER COMPANY STANDARDS
- 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

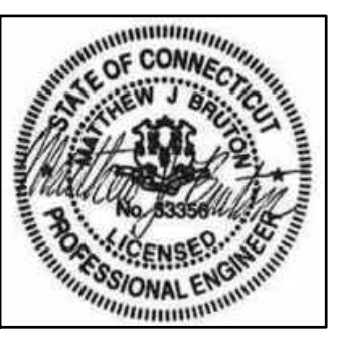
CONTRACTOR SHALL CONFIRM LOCATION, SIZE, CONDITION AND ELEVATION OF ALL UTILITY LATERAL STUBS, WATER MAINS, GAS MAINS AND ELECTRICAL SERVICES PRIOR TO CONSTRUCTION.



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



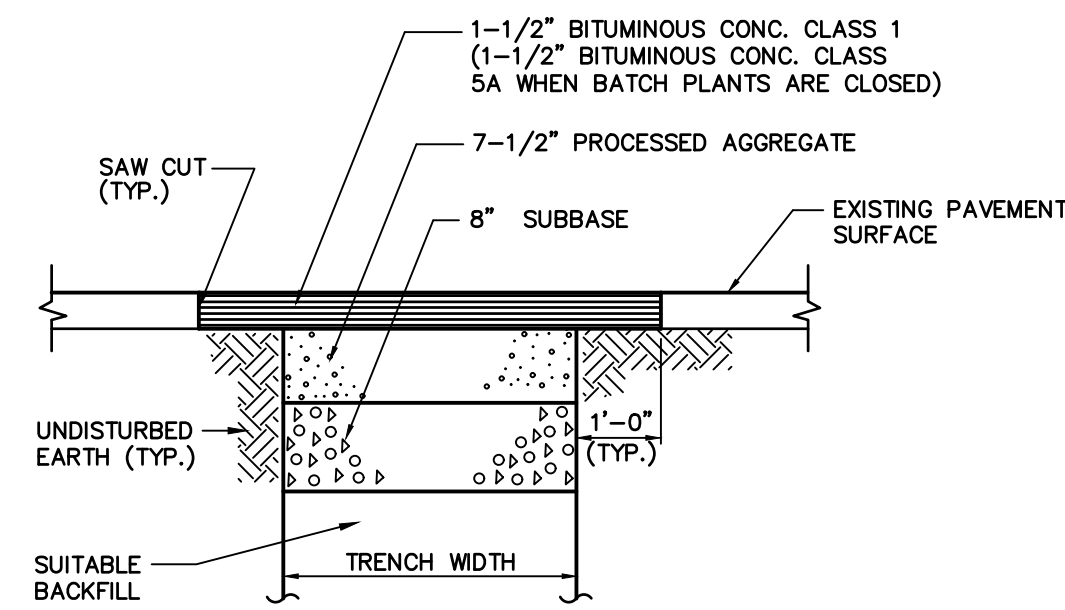
355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax



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

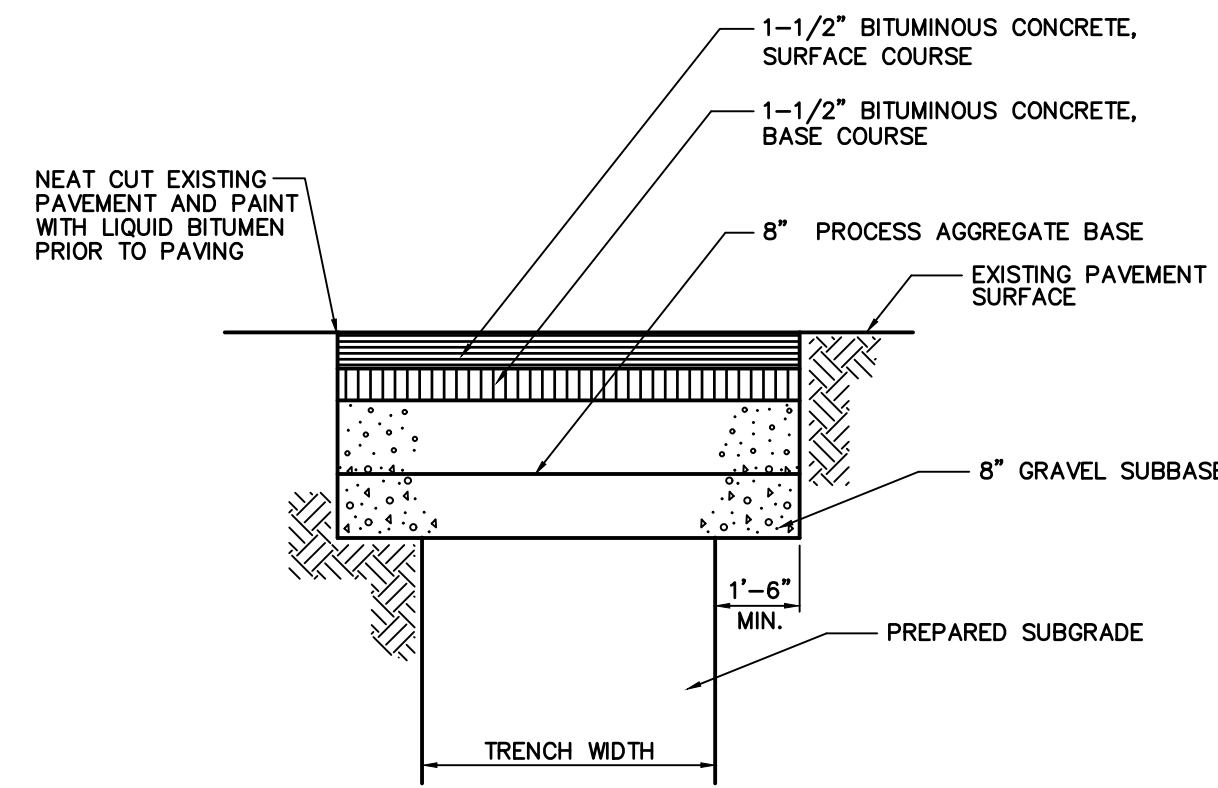
REVISIONS	Desc.
No.	Date
Designed	X.X.X.
Drawn	X.X.X.
Reviewed	S.M.K.
Scale	1"=20'
Project No.	2102357
Date	12/23/2021
CAD File:	SU210235701
Title	SITE UTILITIES PLAN
Sheet No.	SU-1

12/23/2021, LENNIS, G., VORHEIS, J.P., 10/23/2021, DWG, 55010235701, DWG, 55010235701, 1/24/2021, 2021, BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.



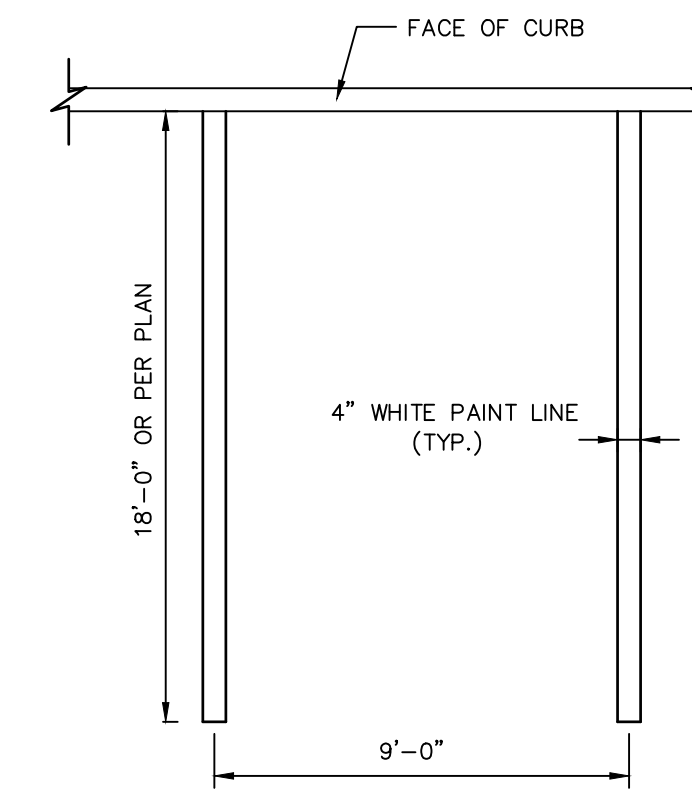
**TEMPORARY PAVEMENT REPAIR
(MUNICIPAL STREET)**

N.T.S.



**PAVEMENT REPAIR OVER TRENCH
(MUNICIPAL STREET)**

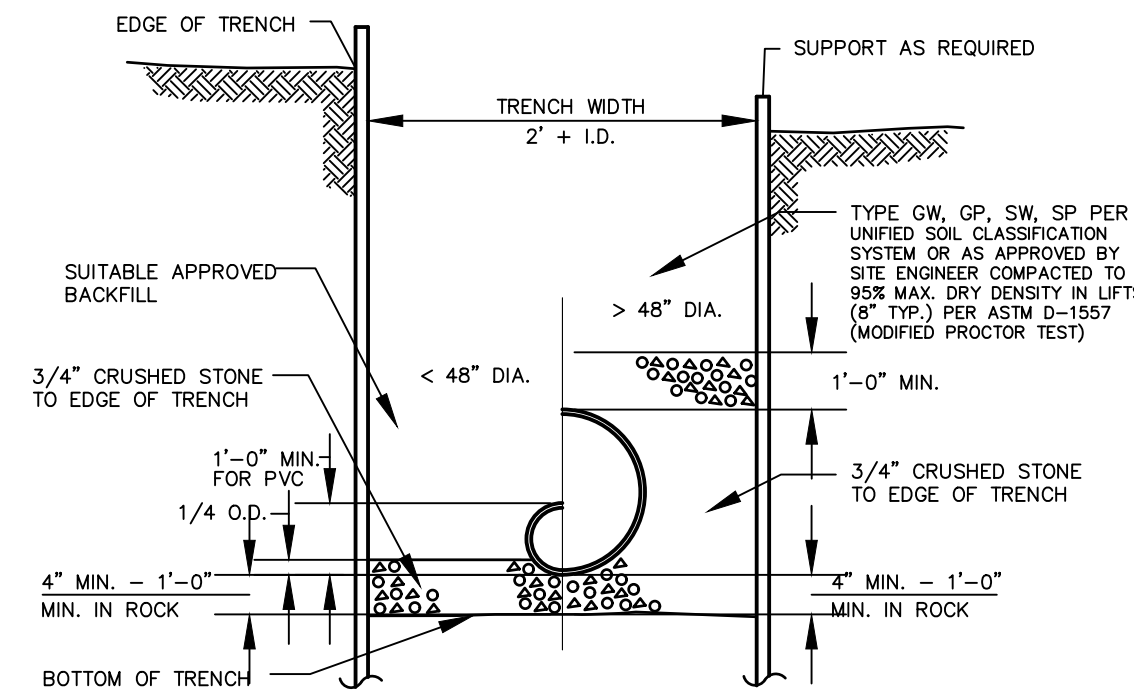
N.T.S.



NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

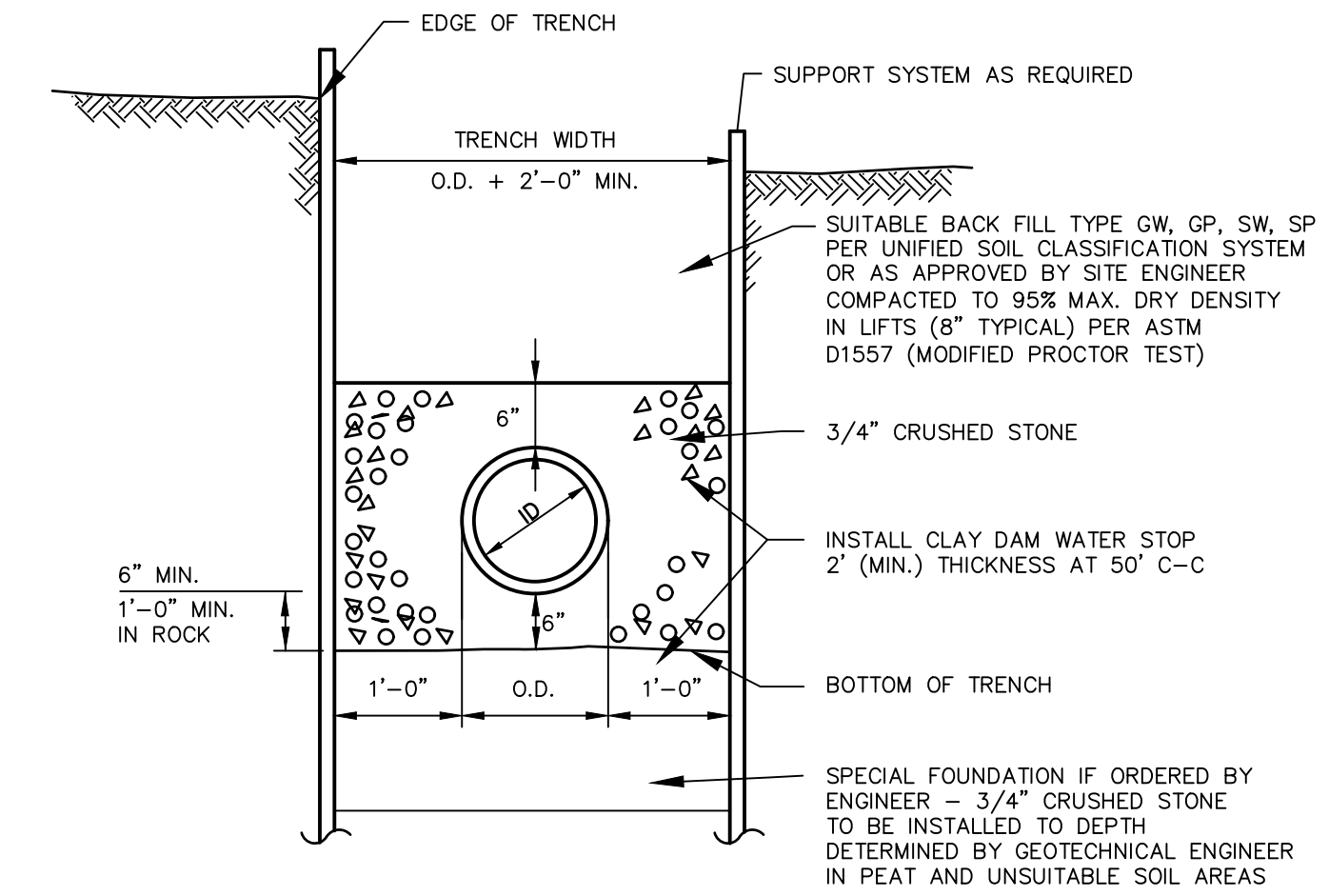
**TYPICAL
PARKING SPACE DETAIL**

N.T.S. BLPC-003



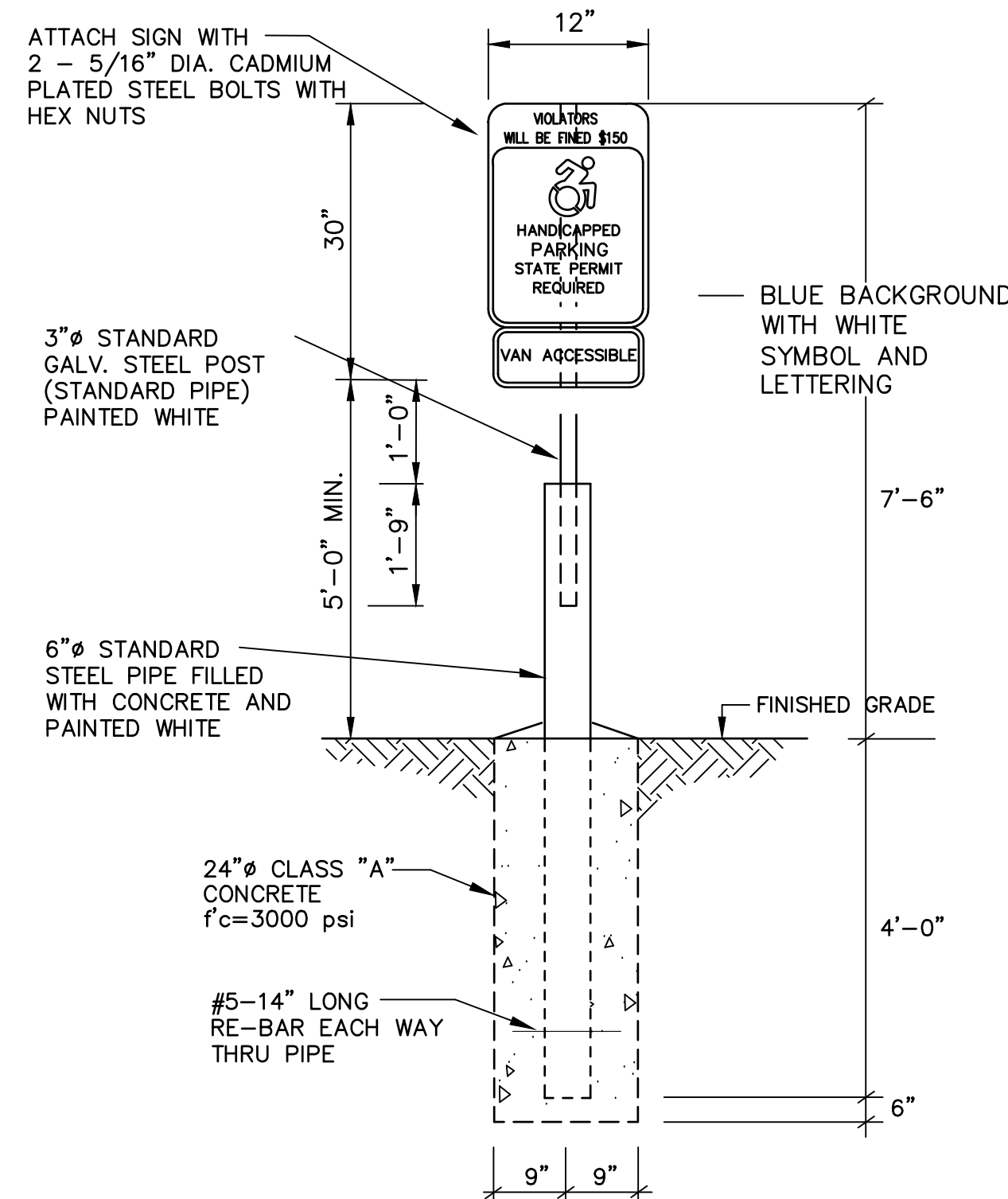
TYPICAL STORM SEWER TRENCH SECTION

N.T.S. BLDD-004



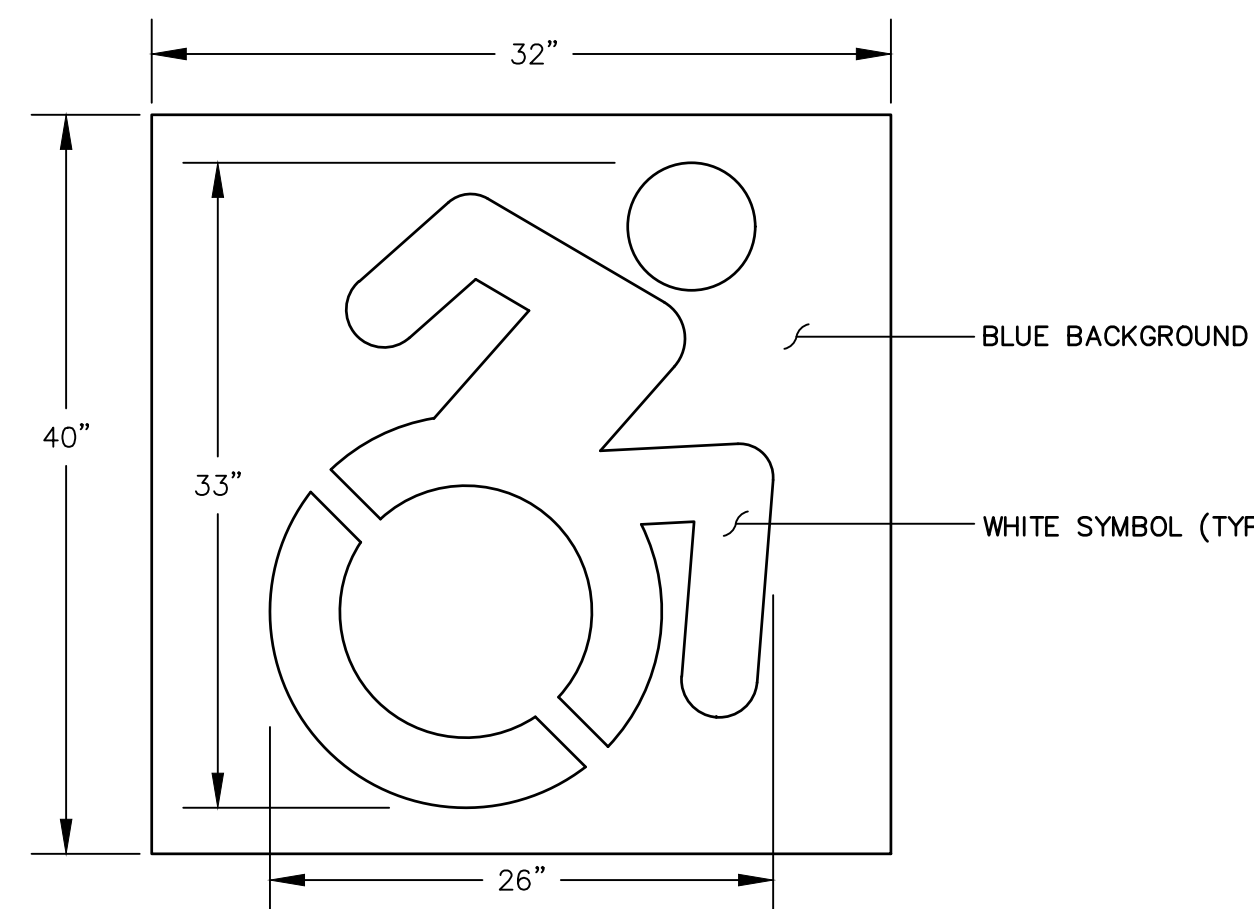
**TYPICAL SANITARY SEWER
TRENCH SECTION**

N.T.S. BLSS-010



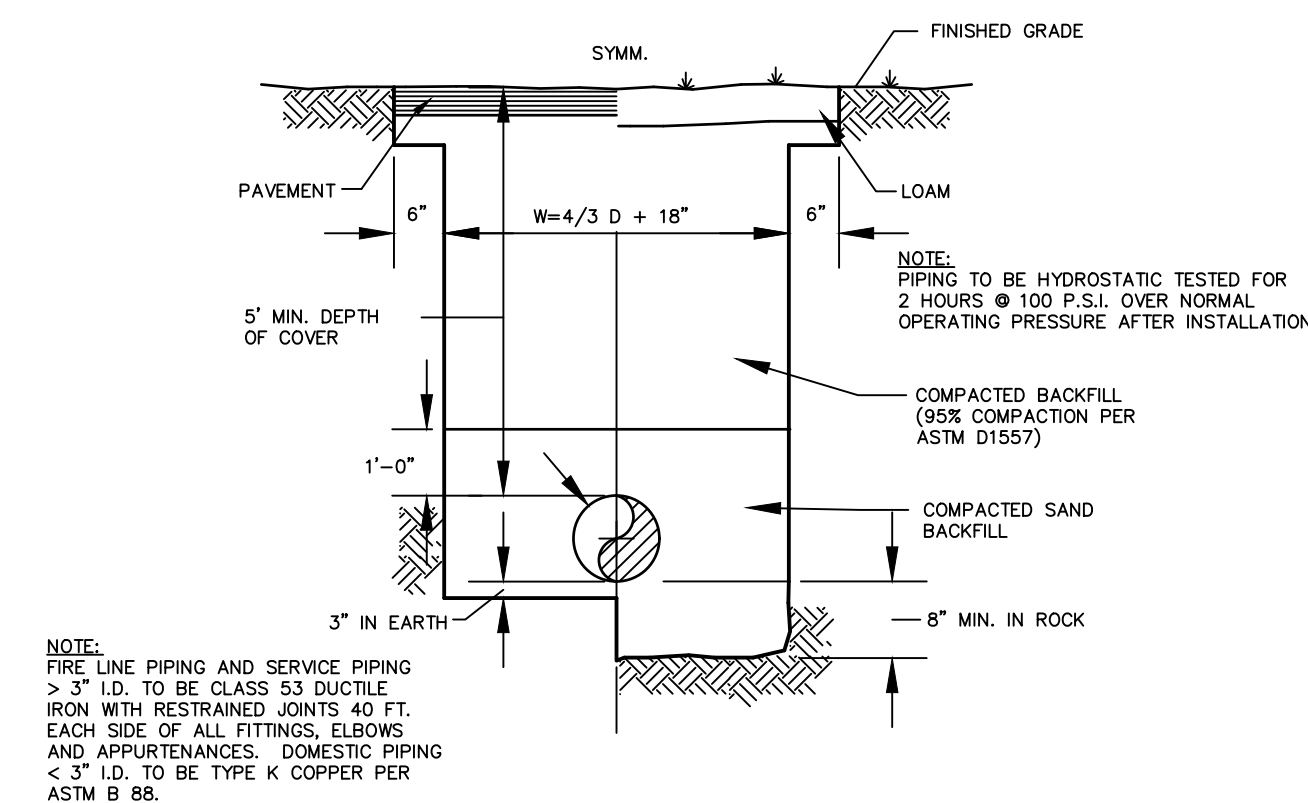
DETAIL AT ACCESSIBLE SIGNAGE

N.T.S.



CONNECTICUT SYMBOL OF ACCESSIBILITY

N.T.S.



**TYPICAL WATER MAIN AND
SERVICE TRENCH DETAIL**

N.T.S. BLWD-005

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	NONE
Project No.	2102357
Date	12/23/2021
CAD File:	DN210235701

Title
DETAIL SHEET

Sheet No.

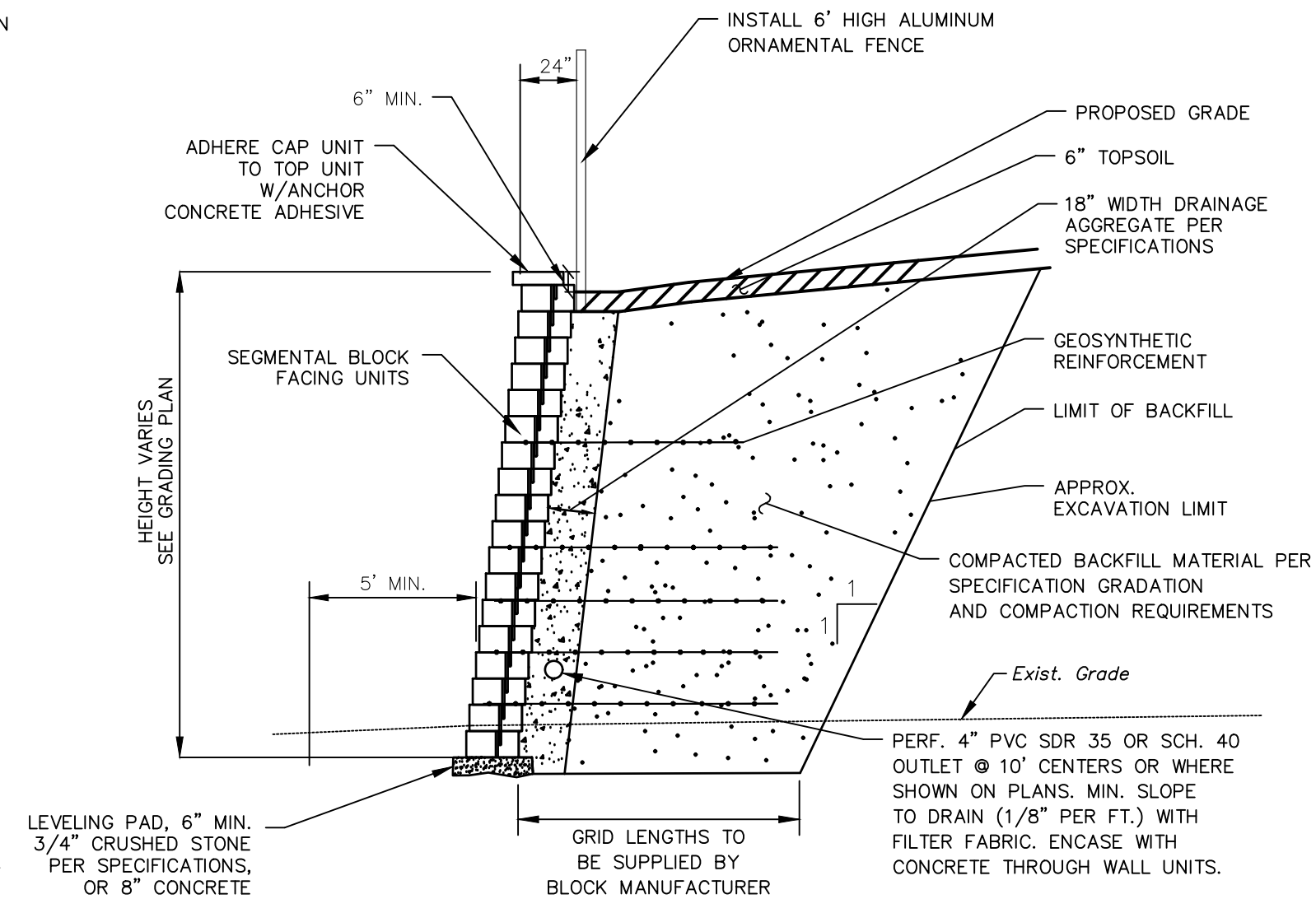
GENERAL NOTES

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

N.T.S.

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



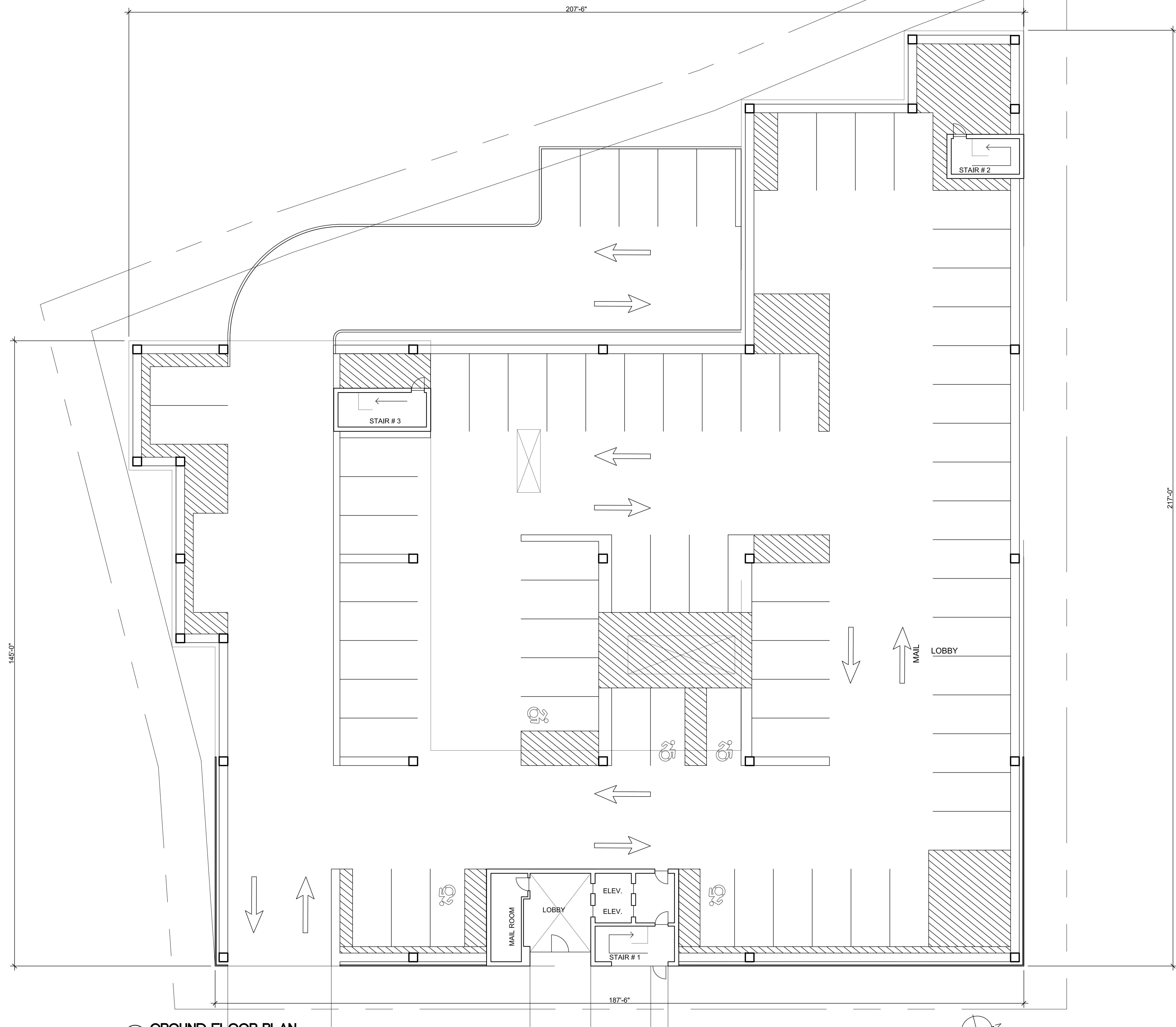
RESIDENTIAL DEVELOPMENT
543, 547, 549, 557 ELLSWORTH STREET
BRIDGEPORT, CONNECTICUT

REVISIONS	Desc.
No.	Date

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

Title
DETAIL SHEET
Sheet No.

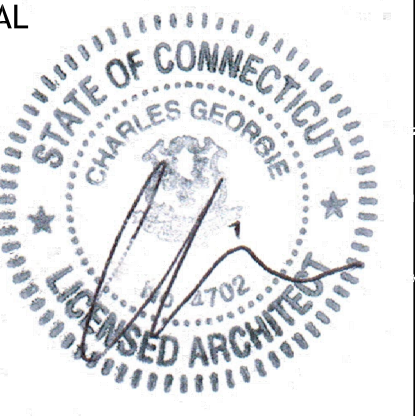
DN-5



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

Charles George Associates
ARCHITECTS & ENGINEERS, L.L.C.
365 New Haven Ave., Ste 4
Middford, CT 06460
T: (203) 934-2855 F: (203) 504-7987 E: cga@gcasae.net

CONSULTANT:



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

REV	DATE	DESCRIPTION
10, 23, 21	12.23.21	ISSUED - ZONING SUBMISSION

ISSUE DATE: 12.23.21

PROJECT NUMBER: 128921

DRAWN BY: BJ

CHECKED BY: CG

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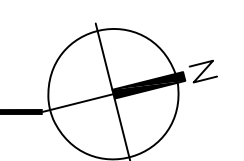
GROUND FLOOR PLAN

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A101

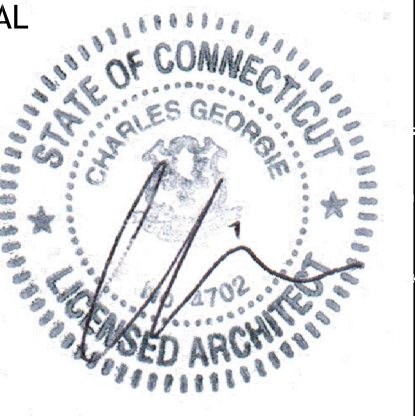


1 SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"



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



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

REV	DATE	DESCRIPTION
10, 11, 21	12.23.21	ISSUED - ZONING SUBMISSION

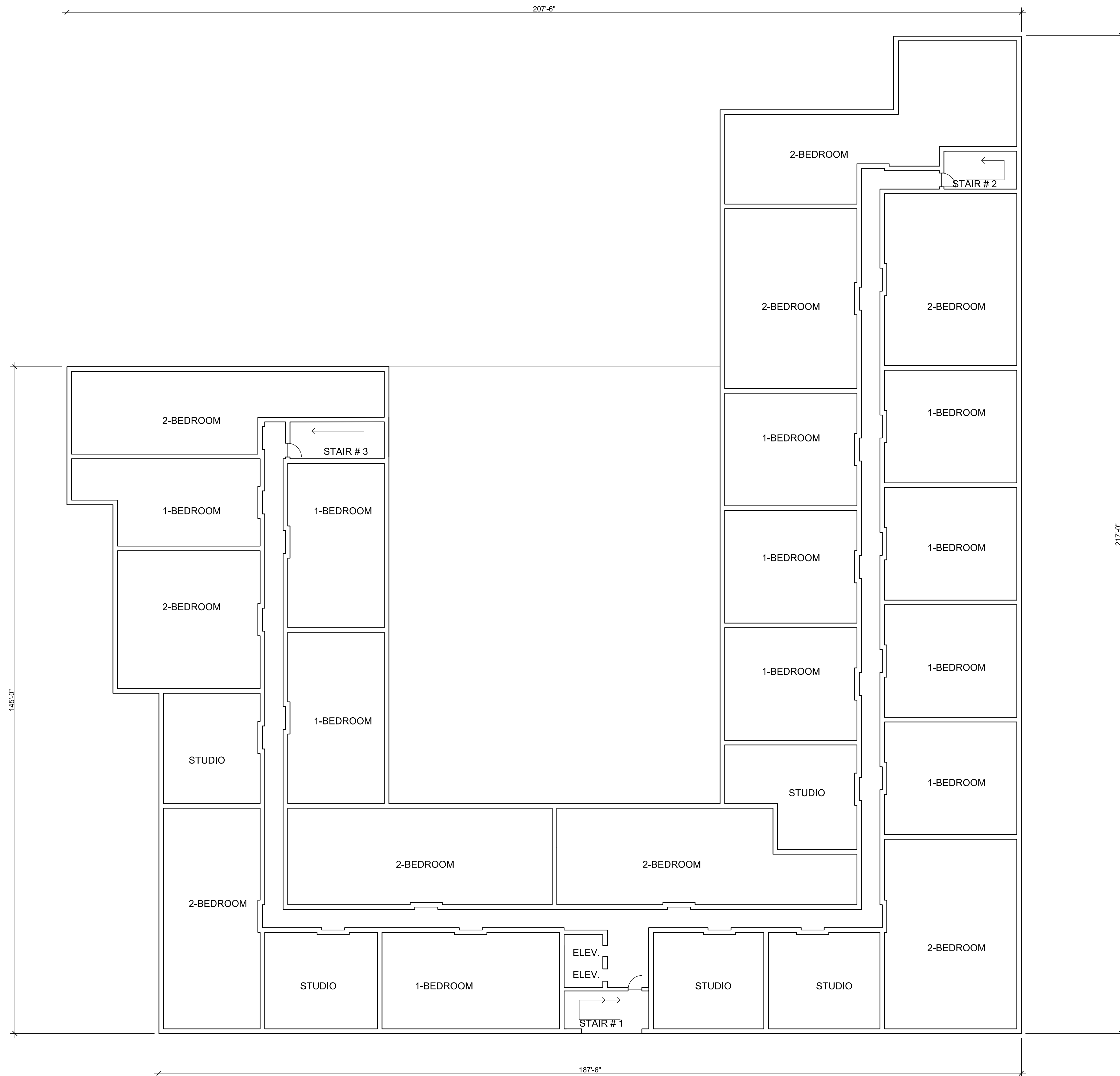
ISSUE DATE: 12.23.21

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

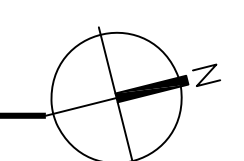
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SECOND FLOOR PLAN

SHEET NUMBER:
A102

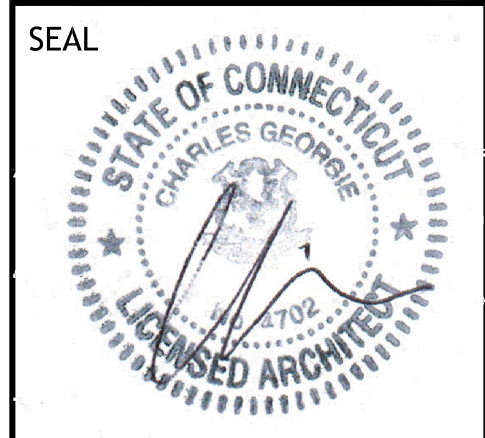


1 TYPICAL THIRD - SIXTH FLOOR PLAN
SCALE: 3/32"=1'-0"



Charles George Associates
ARCHITECTS & ENGINEERS, L.L.C.
366 New Haven Ave., Ste 4
Middletown, CT 06460
T: (203) 934-2855 F: (203) 904-7987 E: cga@cgasae.net

CONSULTANT:



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

REV	DATE	DESCRIPTION
10, 12, 21	12.23.21	ISSUED - ZONING SUBMISSION

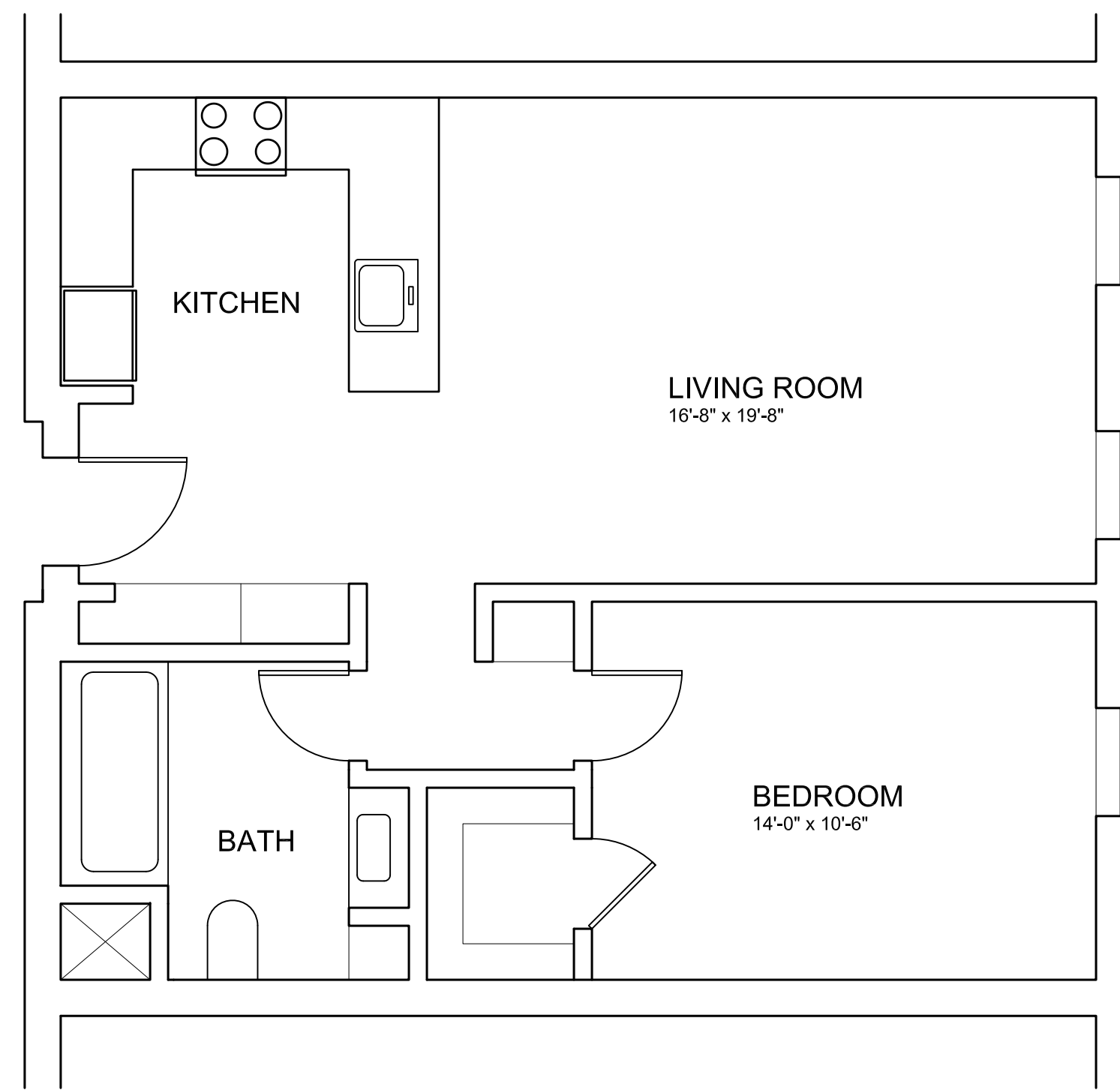
ISSUE DATE: 12.23.21

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

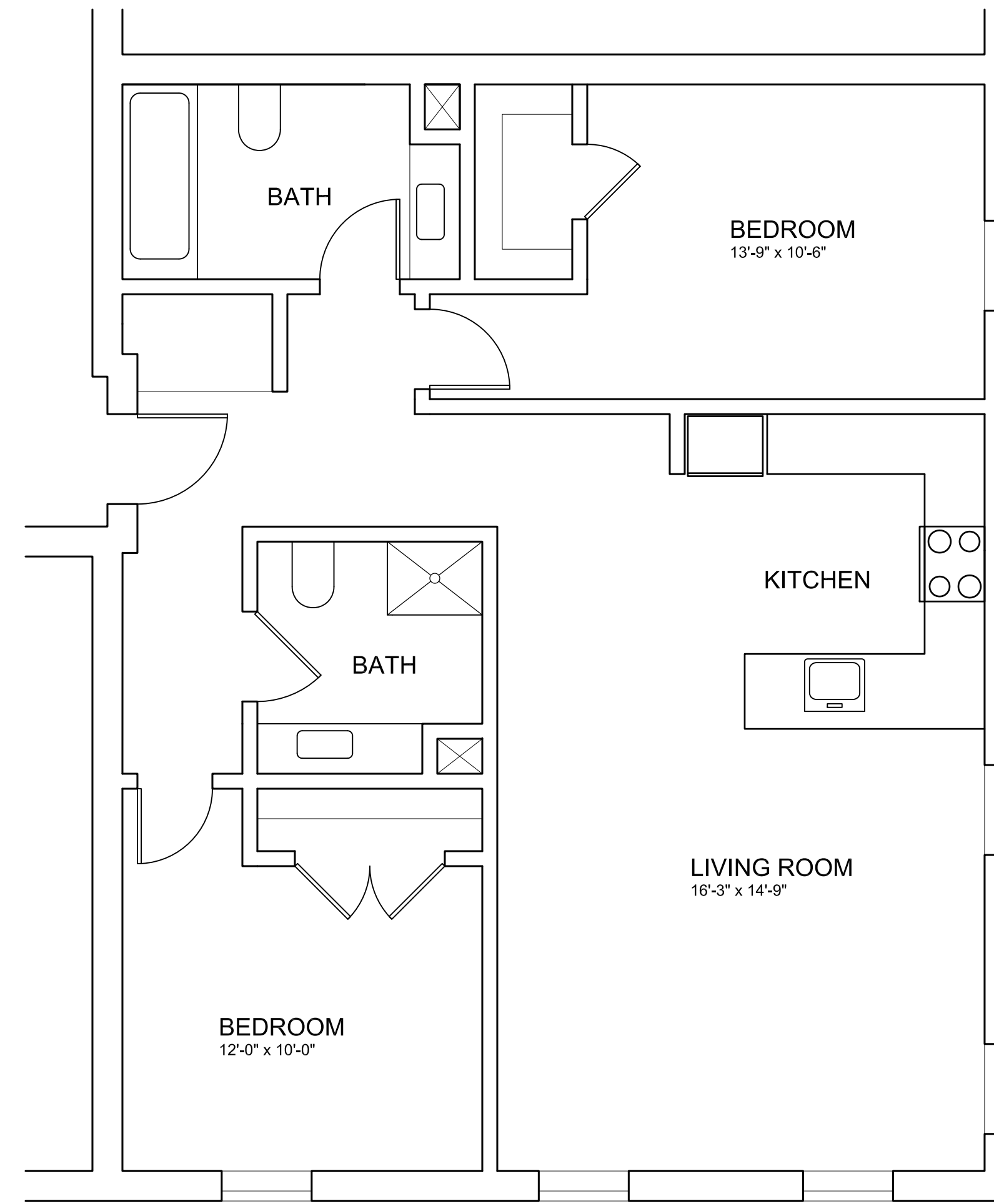
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SHEET TITLE:
TYP. 3RD - 6TH FLOOR PLAN

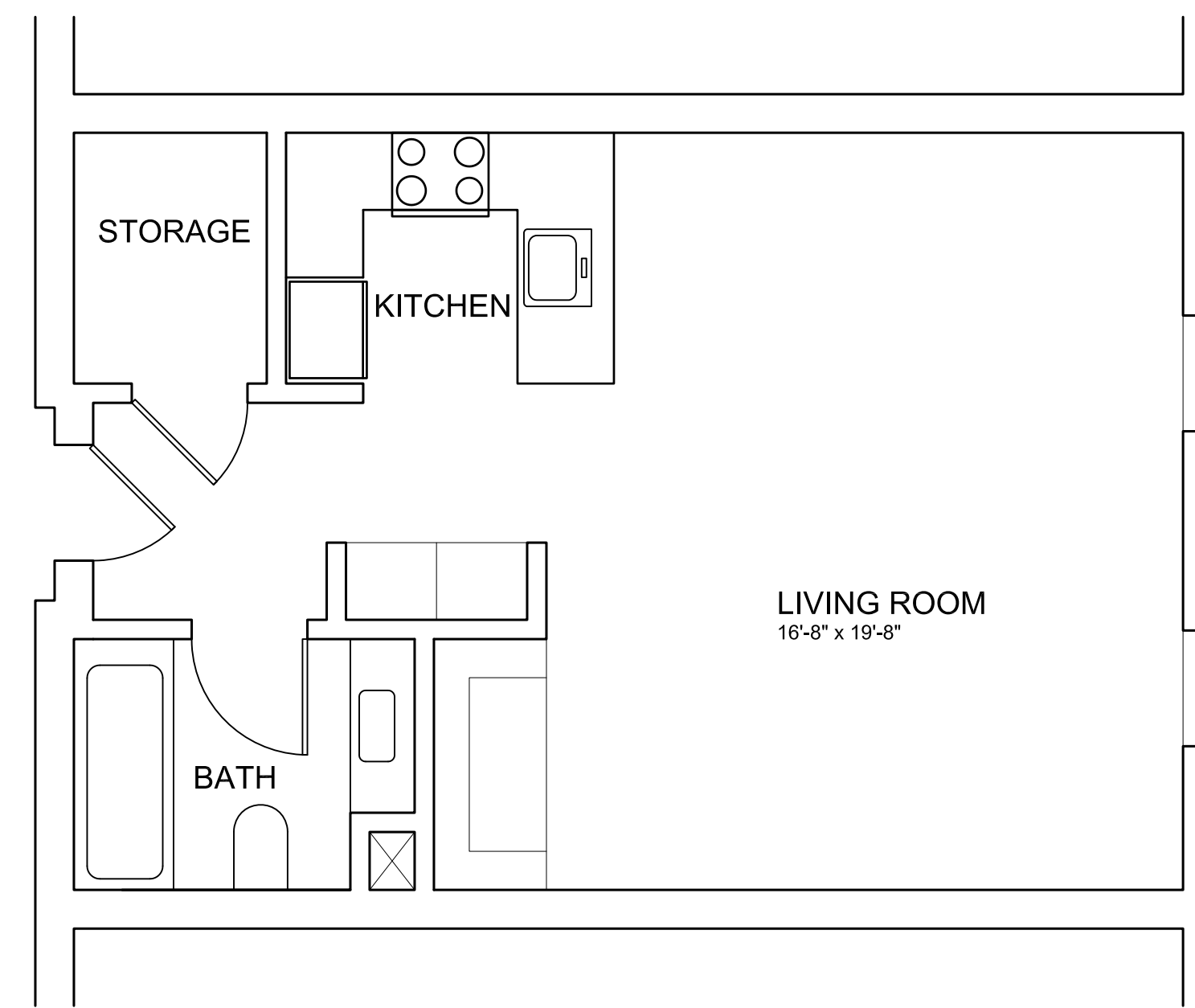
SHEET NUMBER:
A103



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



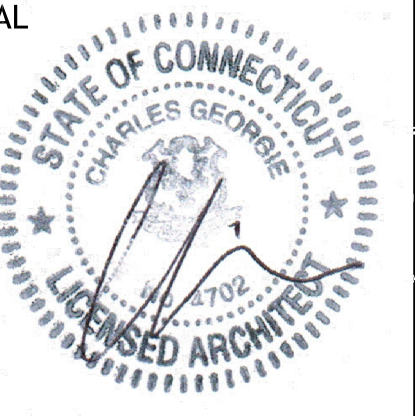
3 TYPICAL TWO BEDROOM APARTMENT PLAN
SCALE: 1/4"=1'-0"



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

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CONSULTANT:



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

REV	DATE	DESCRIPTION
10, 11, 21		ISSUED FOR ZONING SUBMISSION

ISSUE DATE: 12.23.21

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

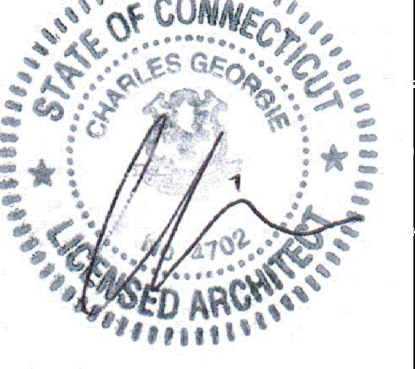
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SHEET TITLE:
TYP. APARTMENT PLANS

SHEET NUMBER:
A104

CONSULTANT:

SEAL



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

REV	DATE	DESCRIPTION
10, 23, 21	12.23.21	ISSUED FOR ZONING SUBMISSION

ISSUE DATE: 12.23.21

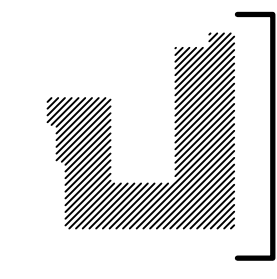
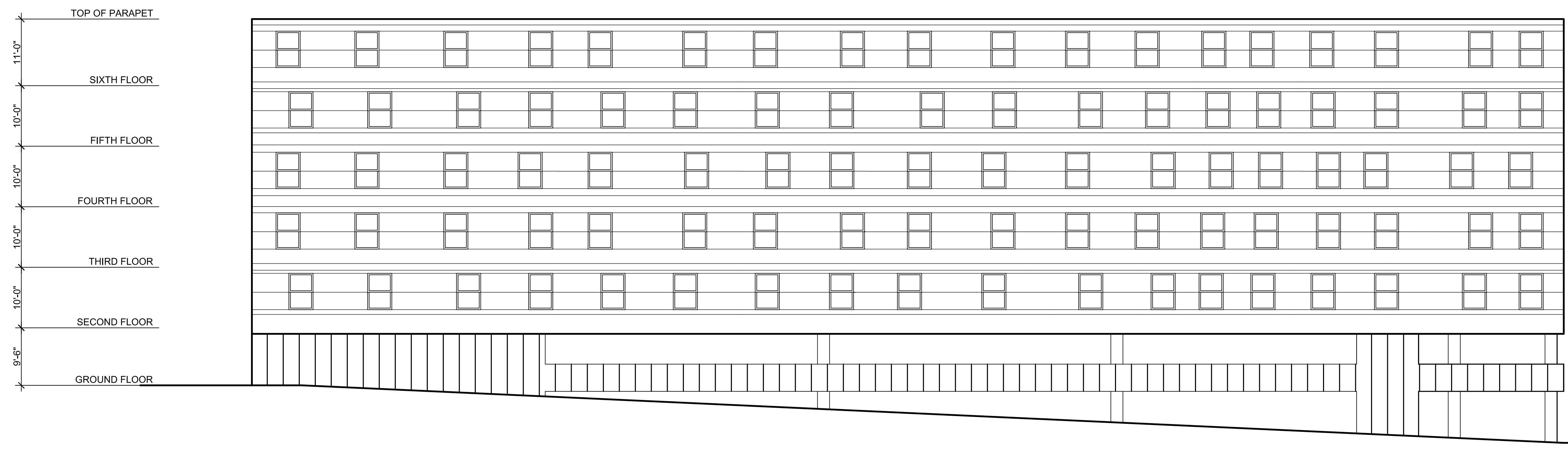
PROJECT NUMBER: 128921
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CHECKED BY: CG
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SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A201



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

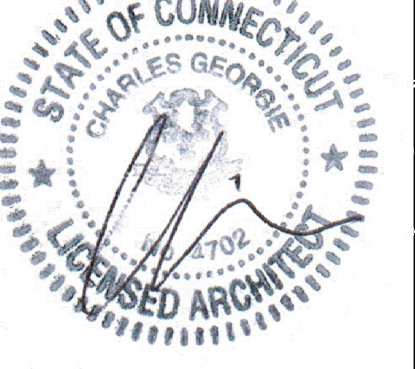
FACADE MATERIALS		
	MATERIAL	COLOR
GFL FACADE AND RAILING	PERFORATED ALUMINUM PANELS	DARK GREY
SECOND - SIXTH FLOORS	CEMENT BOARD	LIGHT BEIGE
WINDOWS AND DOORS	VINYL	ALMOND



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

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:
A202

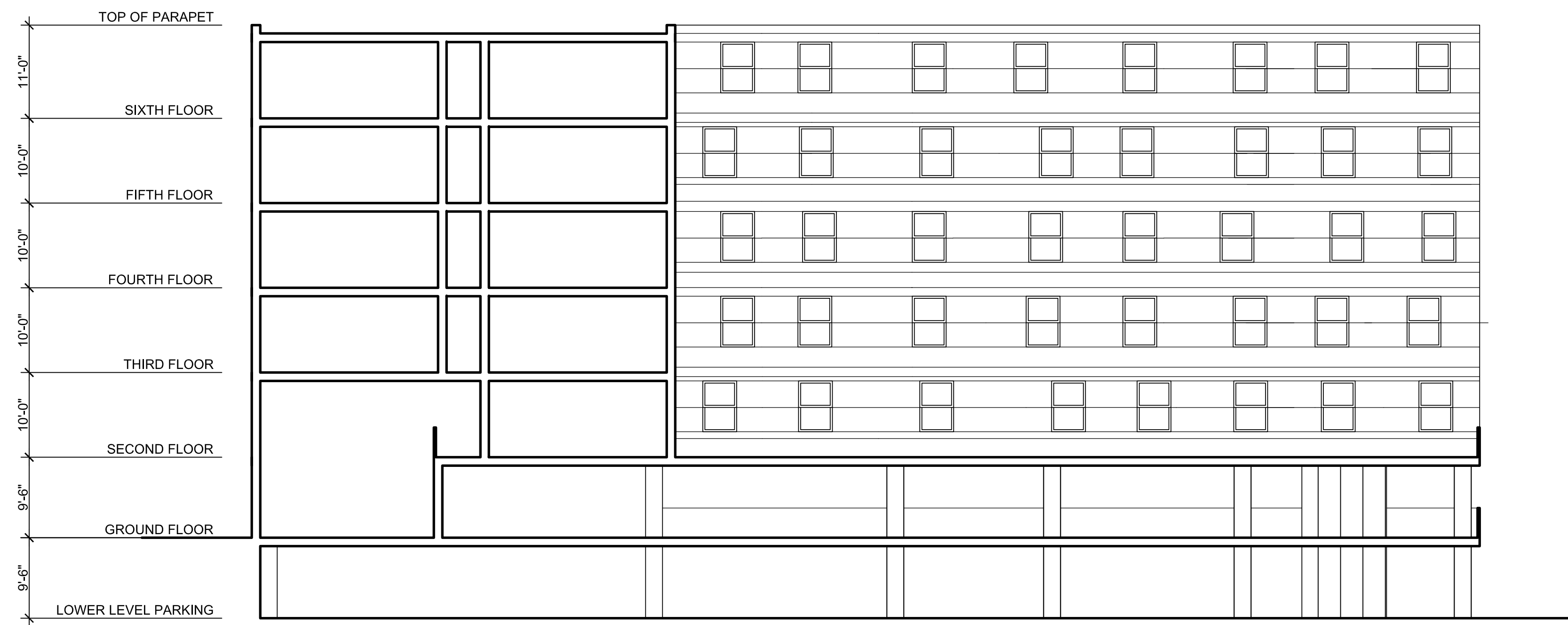


1 SOUTH ELEVATION
 SCALE: 3/32"=1'-0"

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"



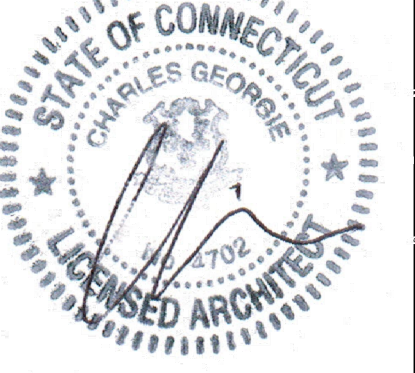
2 SOUTH COURTYARD ELEVATION
SCALE: 3/32"=1'-0"

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

DRAWN BY: BJ

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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
Fax: (860) 249-2400

BL Project Number: 2102357

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 Soil Description 3
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 Proposed Hydrologic Conditions 5
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 Post-Development Hydrologic Analysis Results 6
 Permanent BMP's and Water Quality 8
 Summary 8

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, Inches)
- Figure 6: NOAA Atlas 14 Storm Data (Intensity, Inches per Hour)
- 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

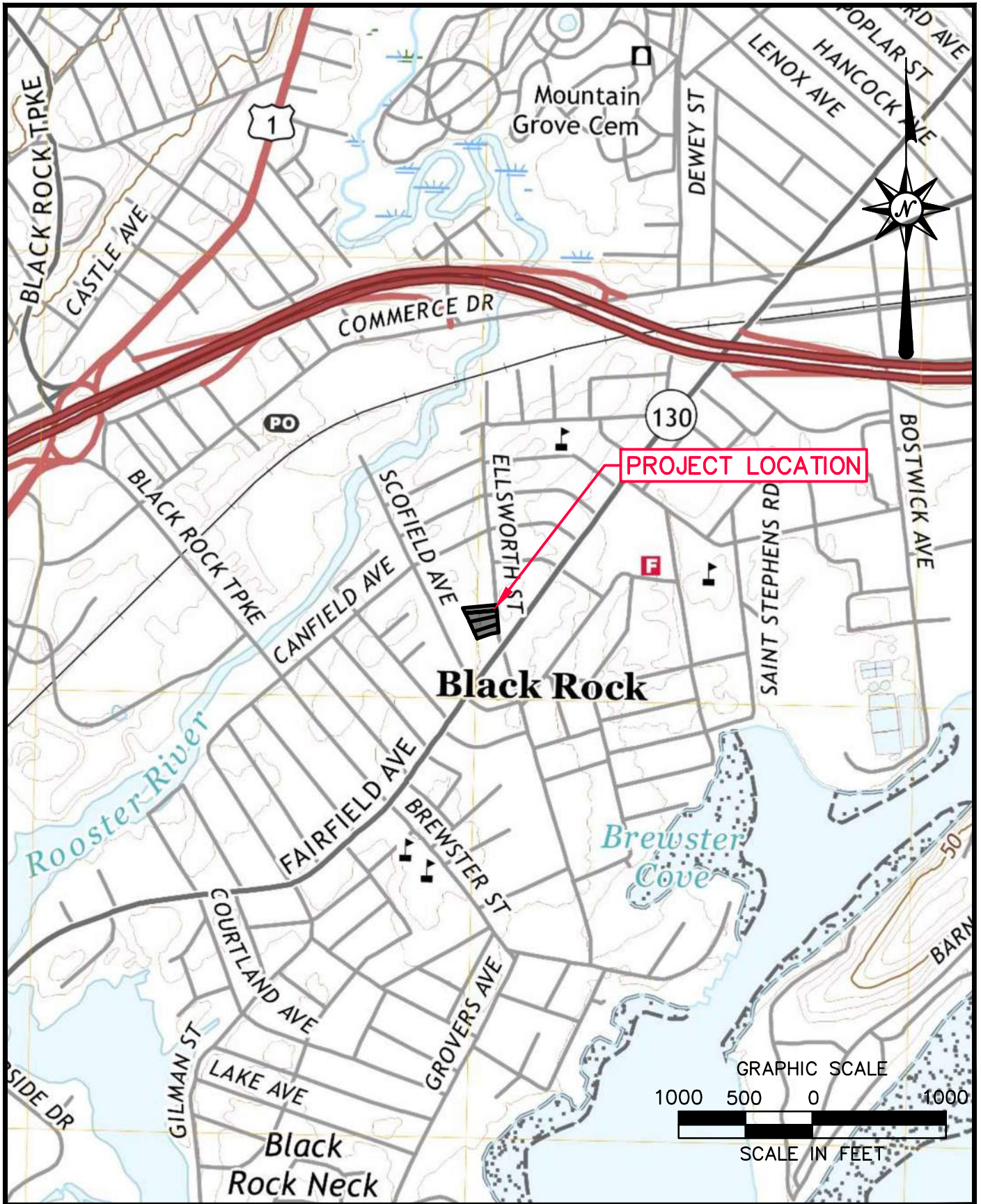
Figure 3: NRCS Soil Survey Map with Hydrologic Soil Group Data

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



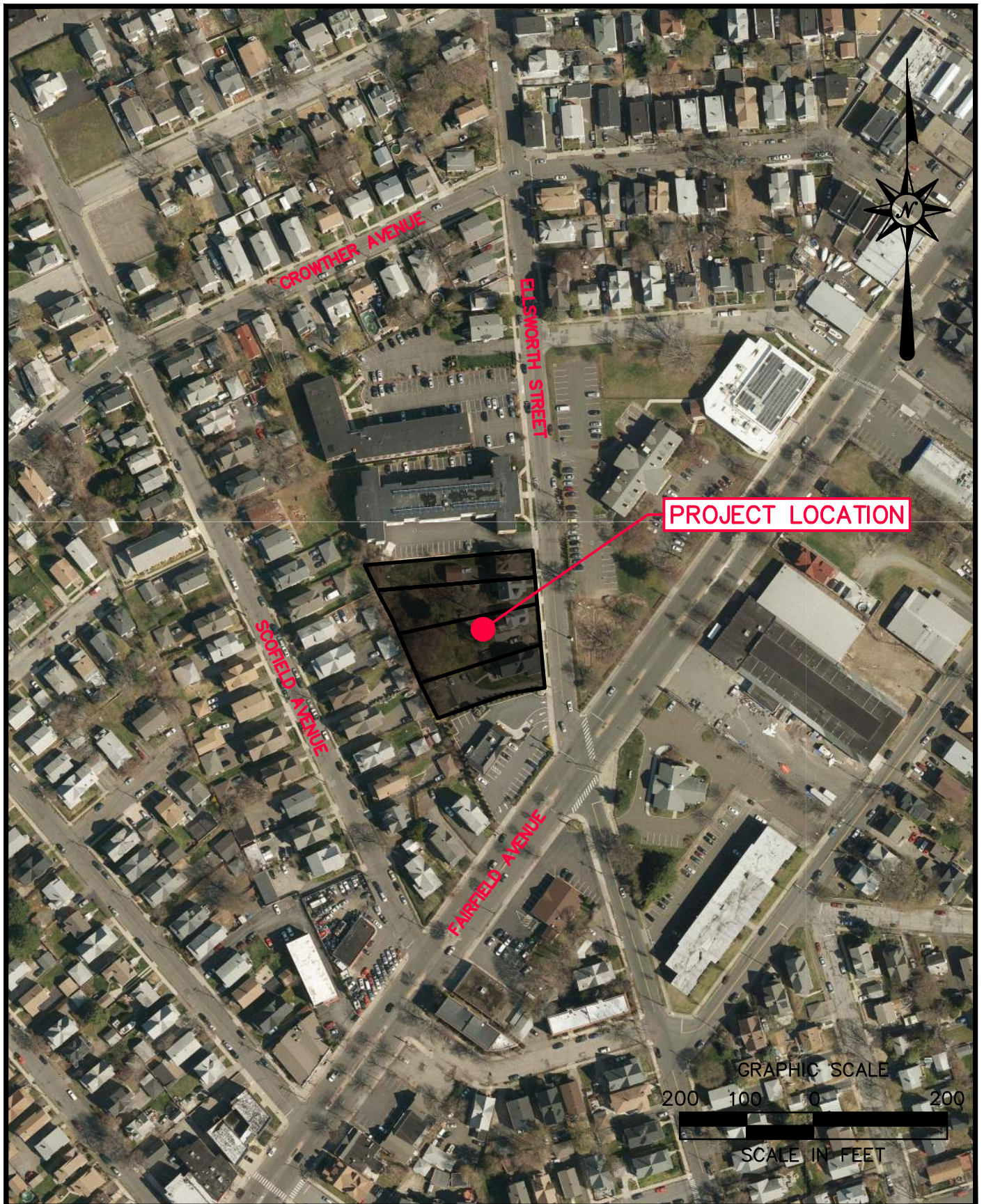
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

**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
ENVIRONMENTAL
LAND SURVEYING

**PROPOSED RESIDENTIAL
DEVELOPMENT**

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

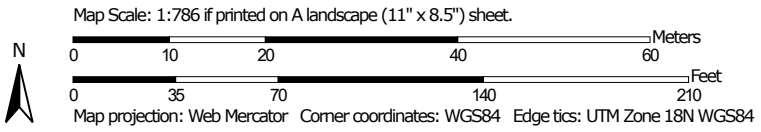
Designed	T.R.J.
Drawn	S.M.K.
Checked	S.M.K.
Approved	S.M.K.
Scale	1"=200'
Project No.	2102357
Date	12/03/2021
CAD File	EXH210235702

FIGURE 2
AERIAL LOCATION MAP
































Hydrologic Soil Group—State of Connecticut



Soil Map may not be valid at this scale.



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.

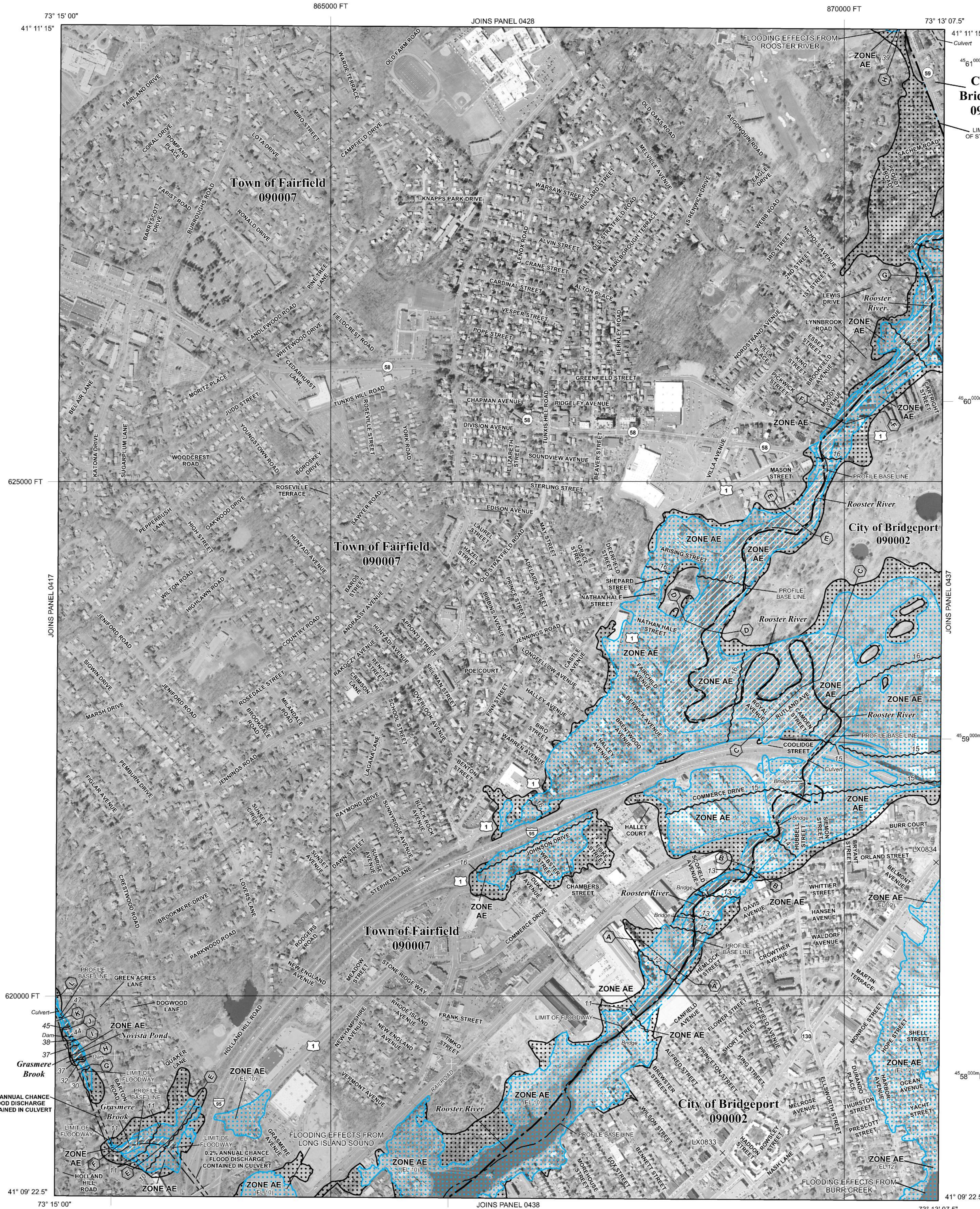
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

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://masc.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 A99** 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

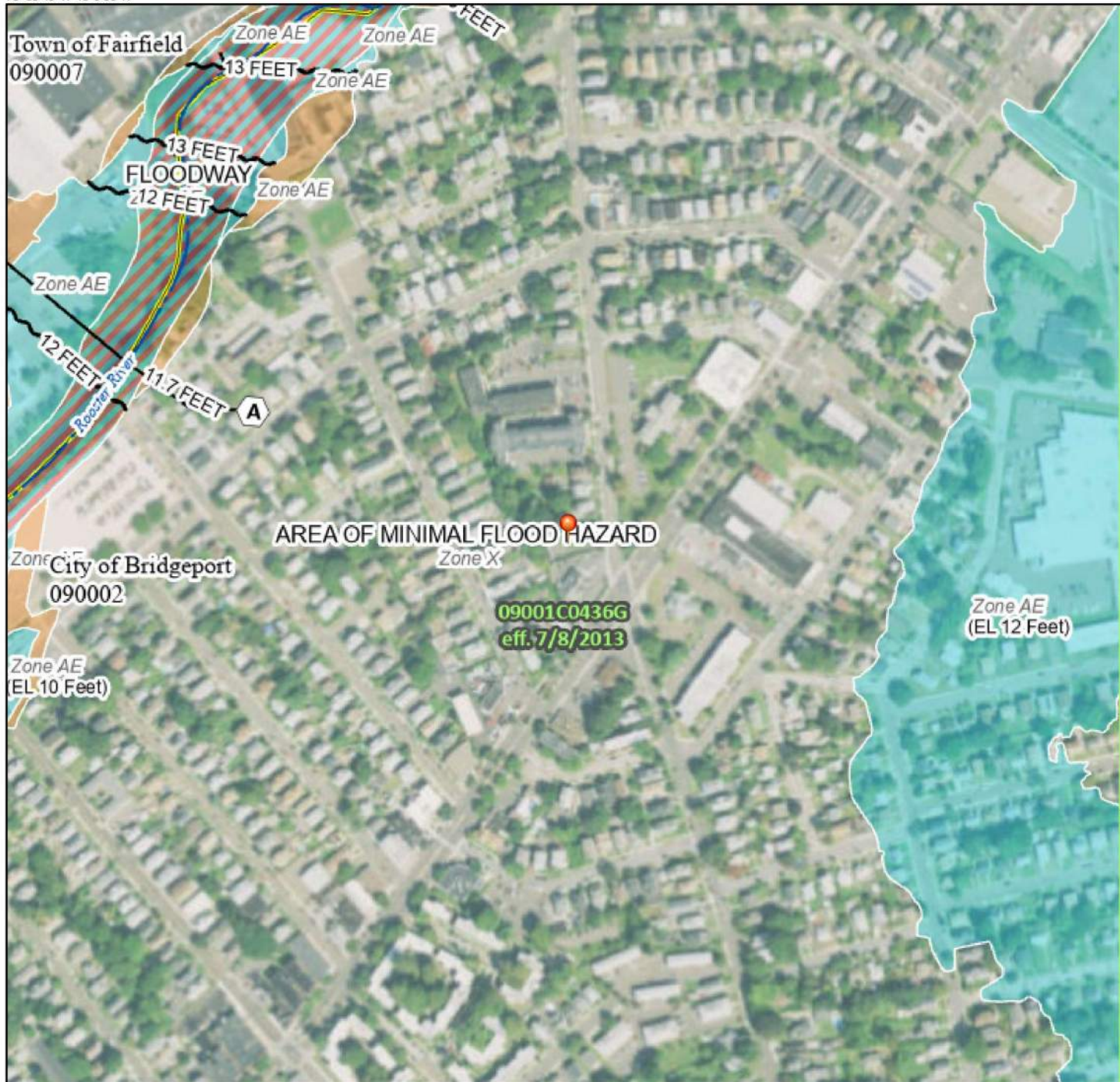
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

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



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
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

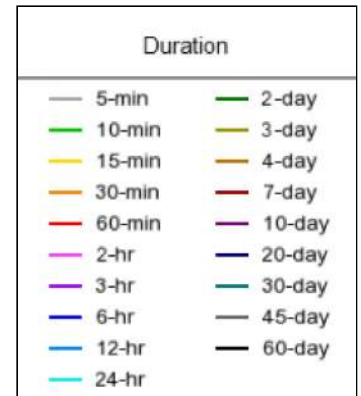
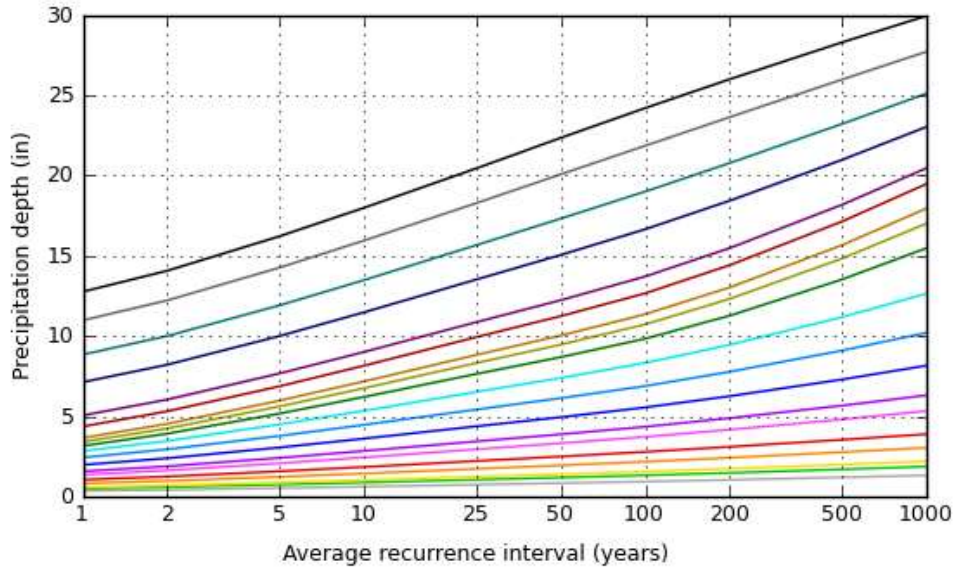
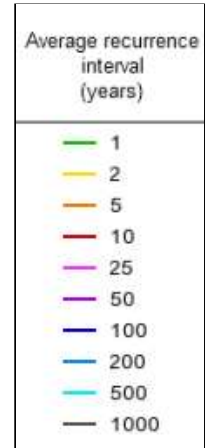
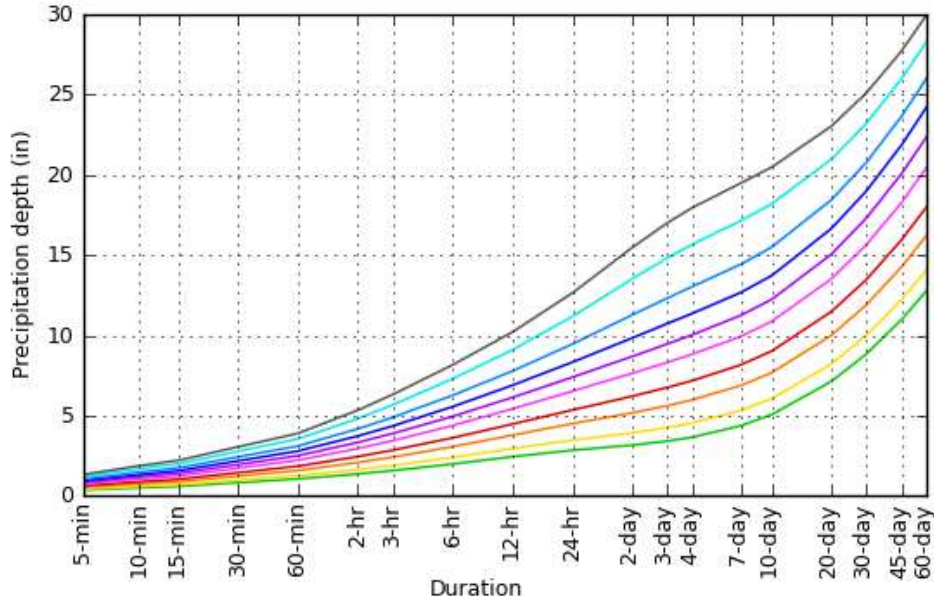
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.353 (0.281-0.438)	0.420 (0.333-0.522)	0.529 (0.419-0.660)	0.620 (0.487-0.778)	0.744 (0.564-0.973)	0.838 (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

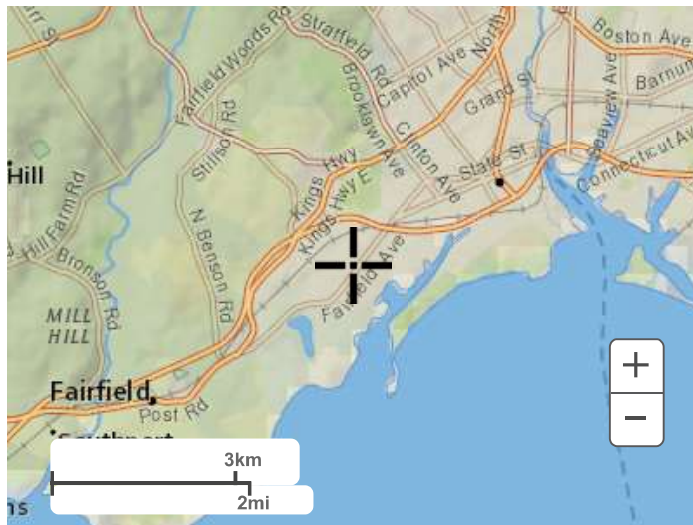
PDS-based depth-duration-frequency (DDF) curves
 Latitude: 41.1613°, Longitude: -73.2237°



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Maps & aerials

Small scale terrain



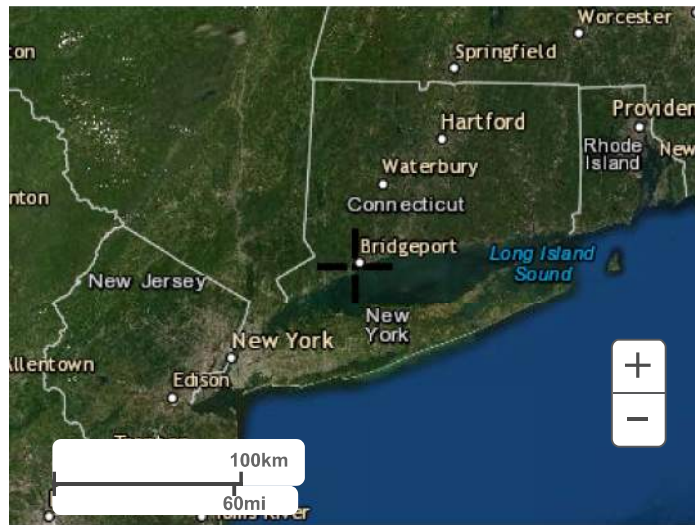
Large scale terrain



Large scale map



Large scale aerial



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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)

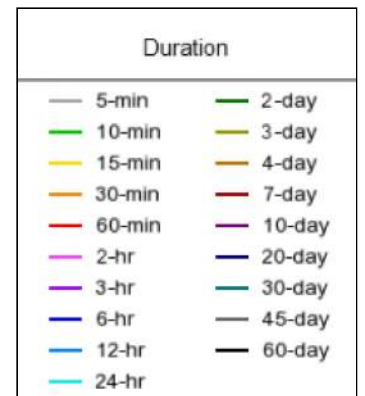
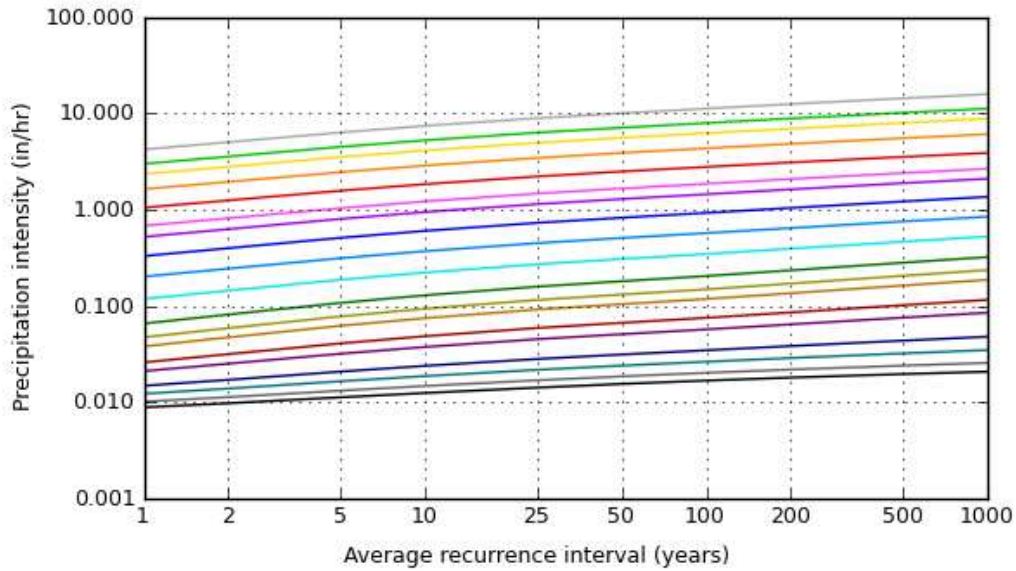
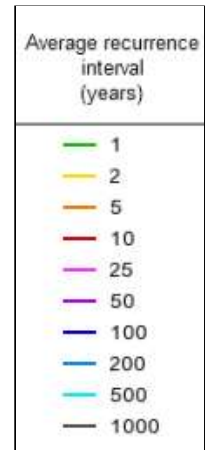
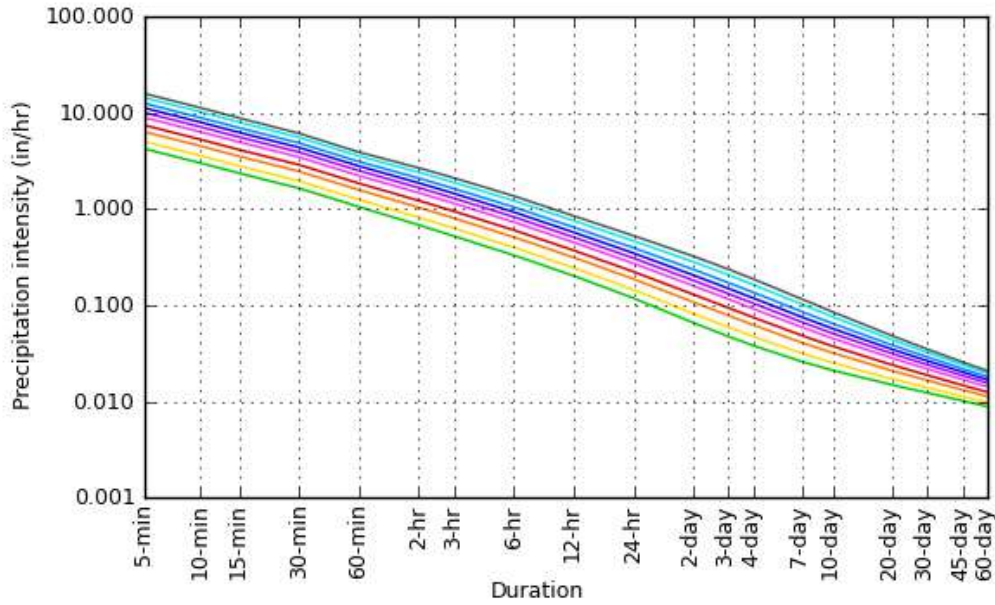
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average 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

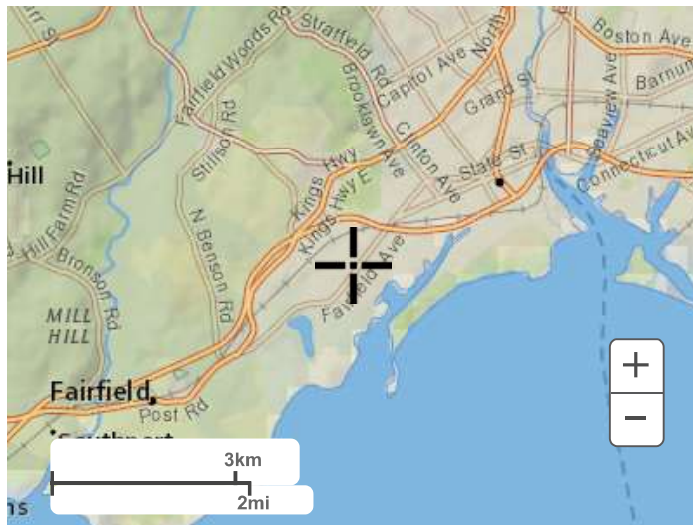
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Small scale terrain



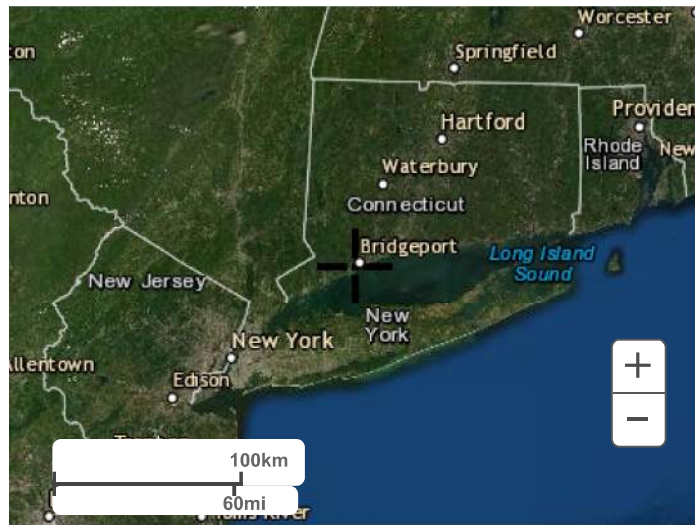
Large scale terrain



Large scale map



Large scale aerial

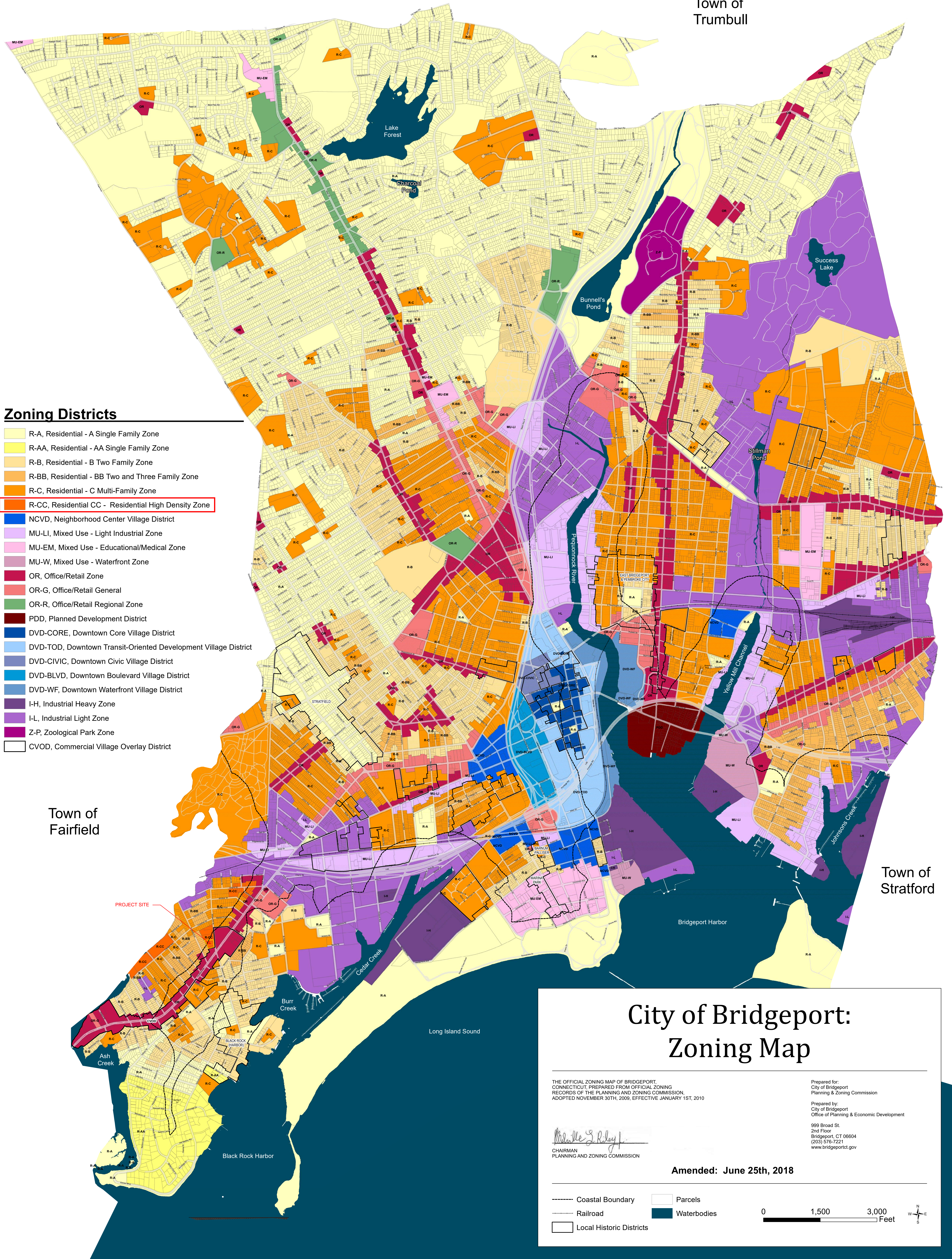


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Town of Trumbull



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
www.bridgeportct.gov


CHAIRMAN
PLANNING AND ZONING COMMISSION

Amended: June 25th, 2018



APPENDIX B

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



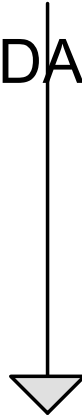
EDA-1



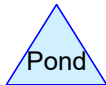
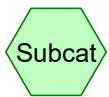
DP-1



EDA-2



DP-2



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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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

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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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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"

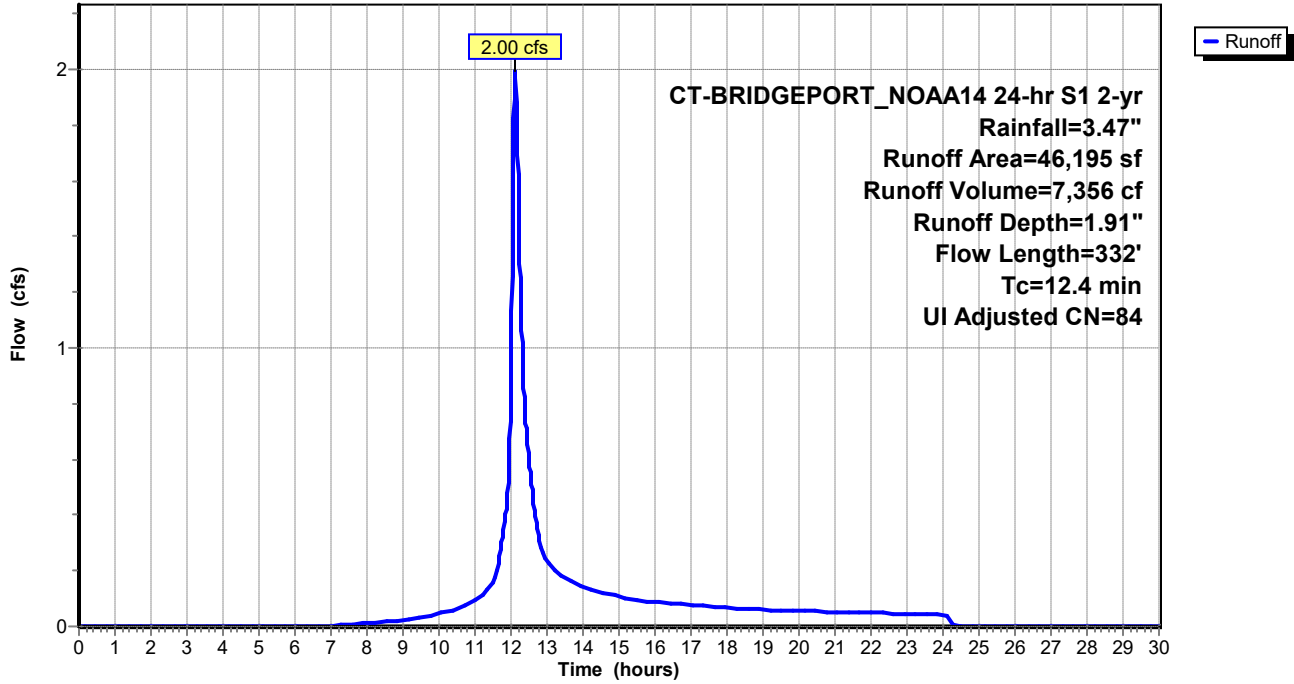
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 2-yr Rainfall=3.47"

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"

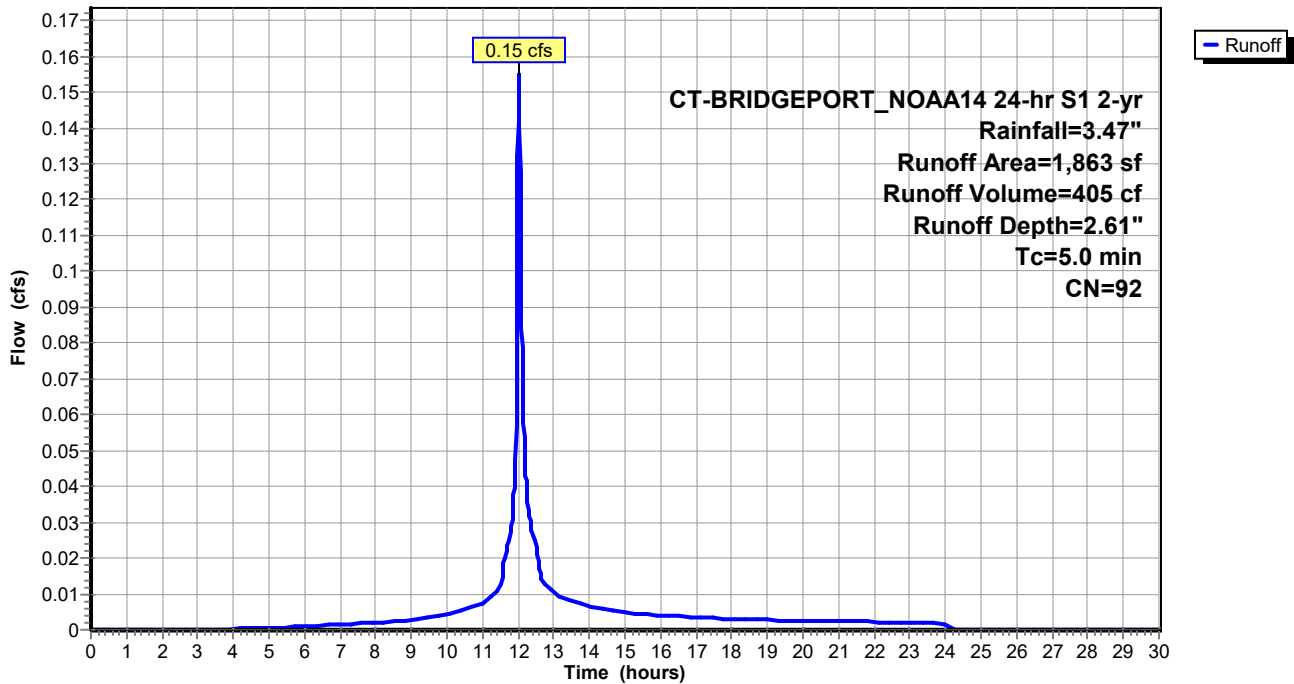
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 2-yr Rainfall=3.47"

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



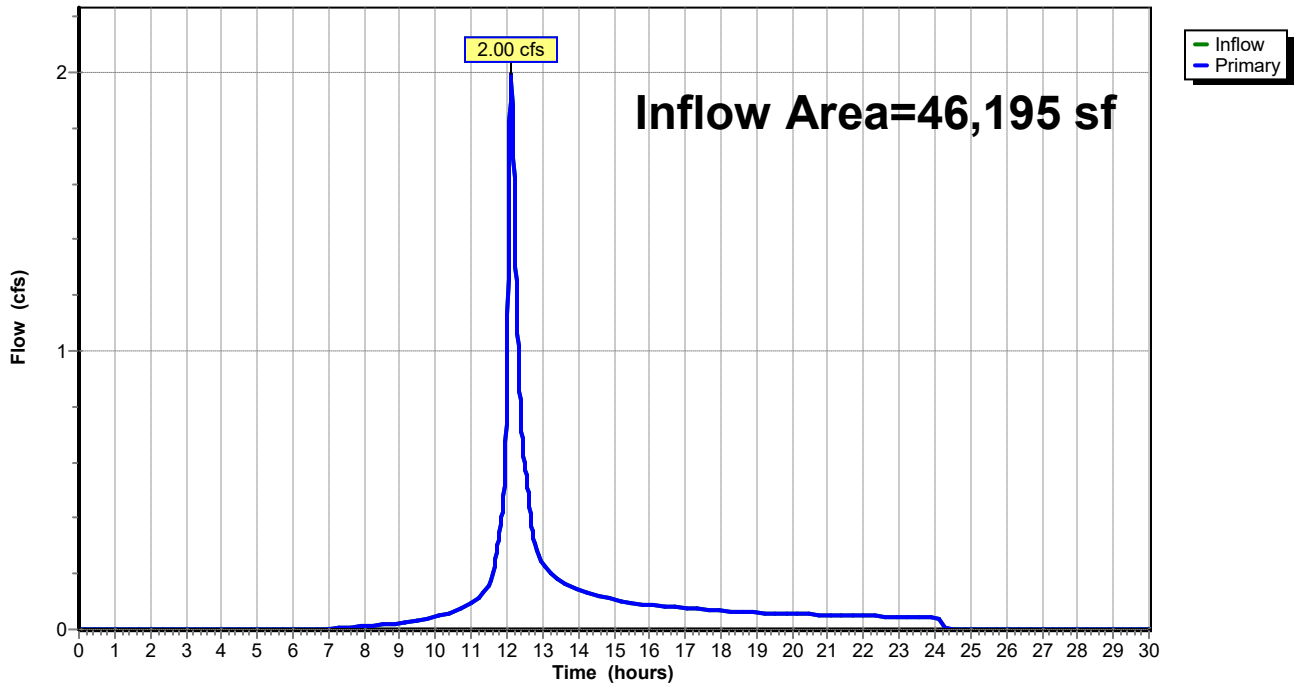
Summary for Link DP-1: DP-1

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



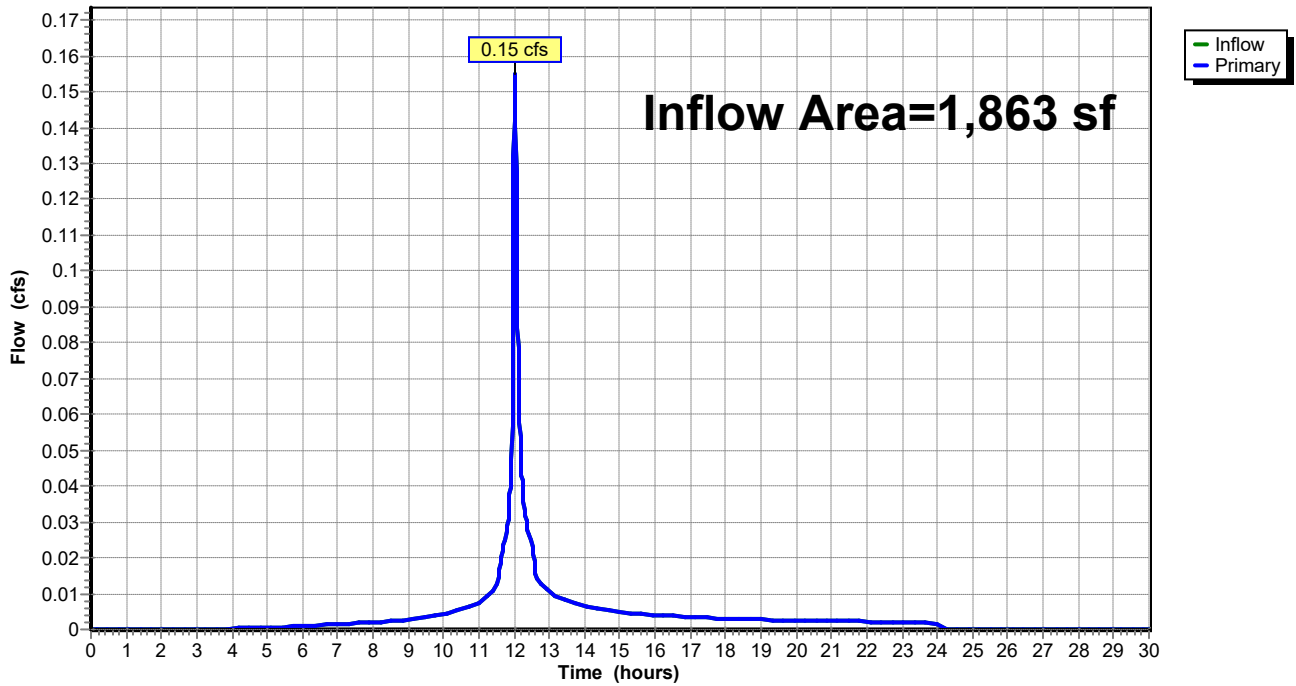
Summary for Link DP-2: DP-2

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

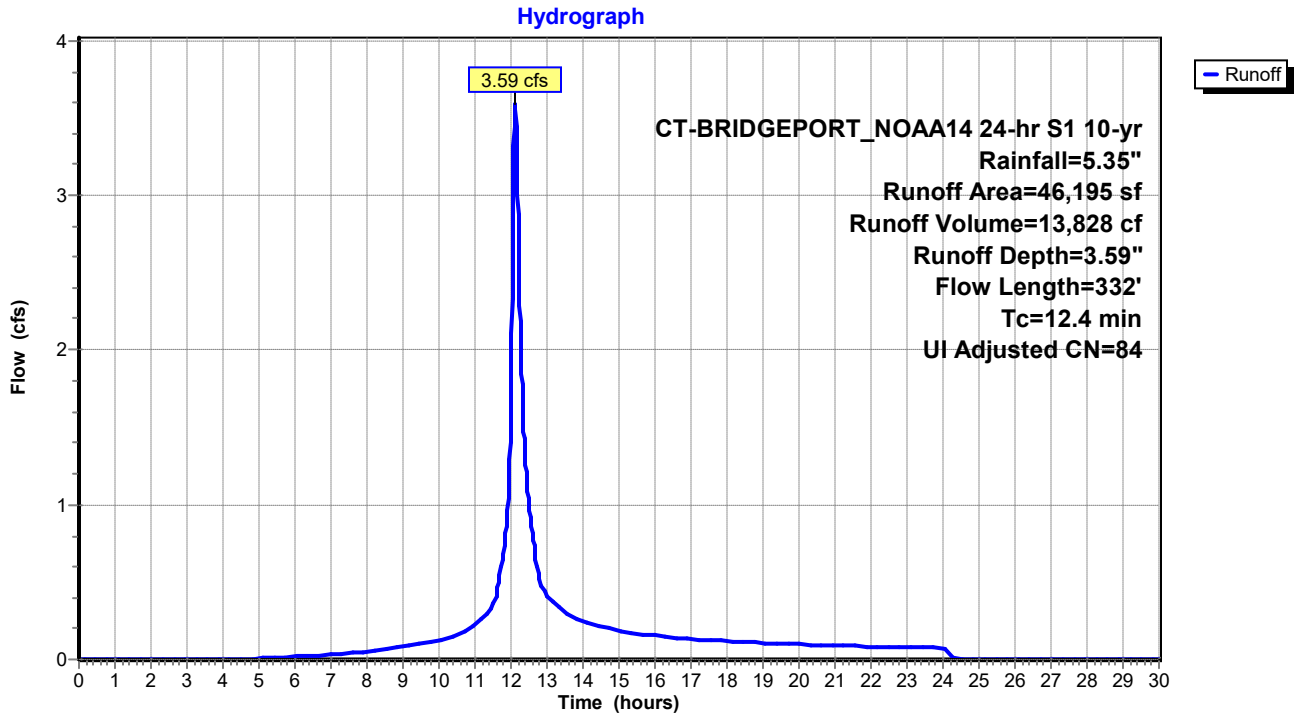
Runoff = 3.59 cfs @ 12.12 hrs, Volume= 13,828 cf, Depth= 3.59"

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



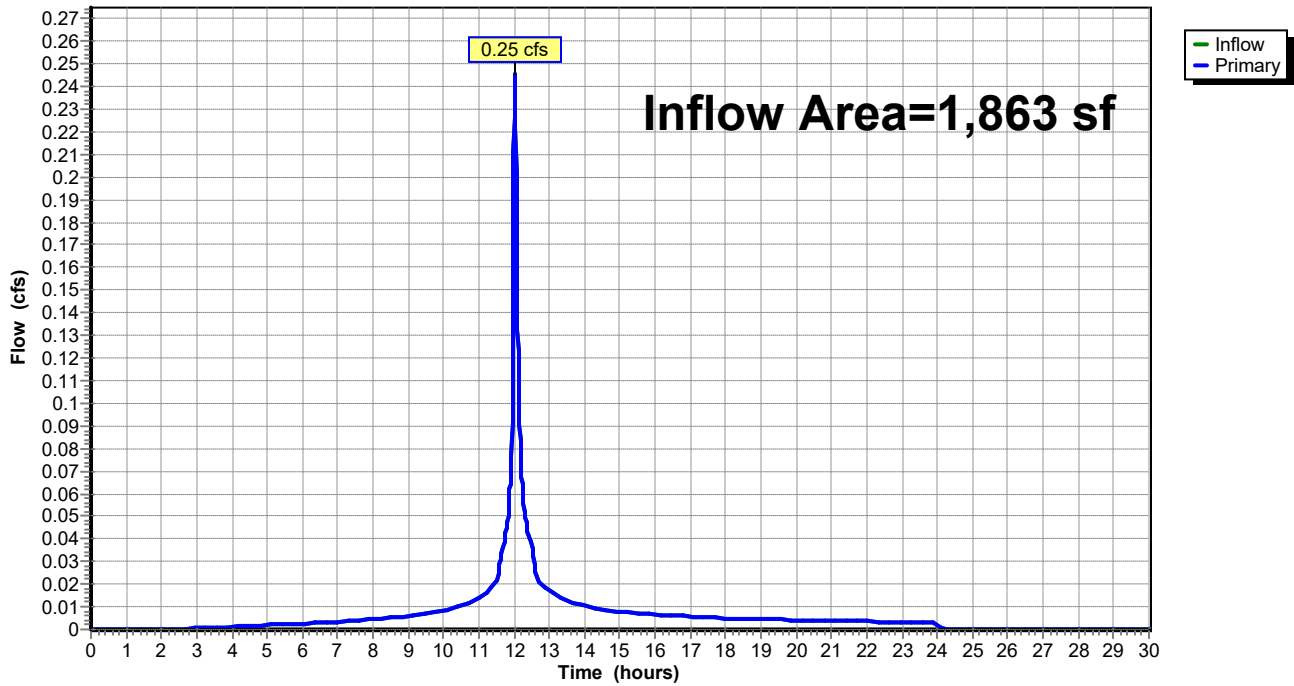
Summary for Link DP-2: DP-2

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"

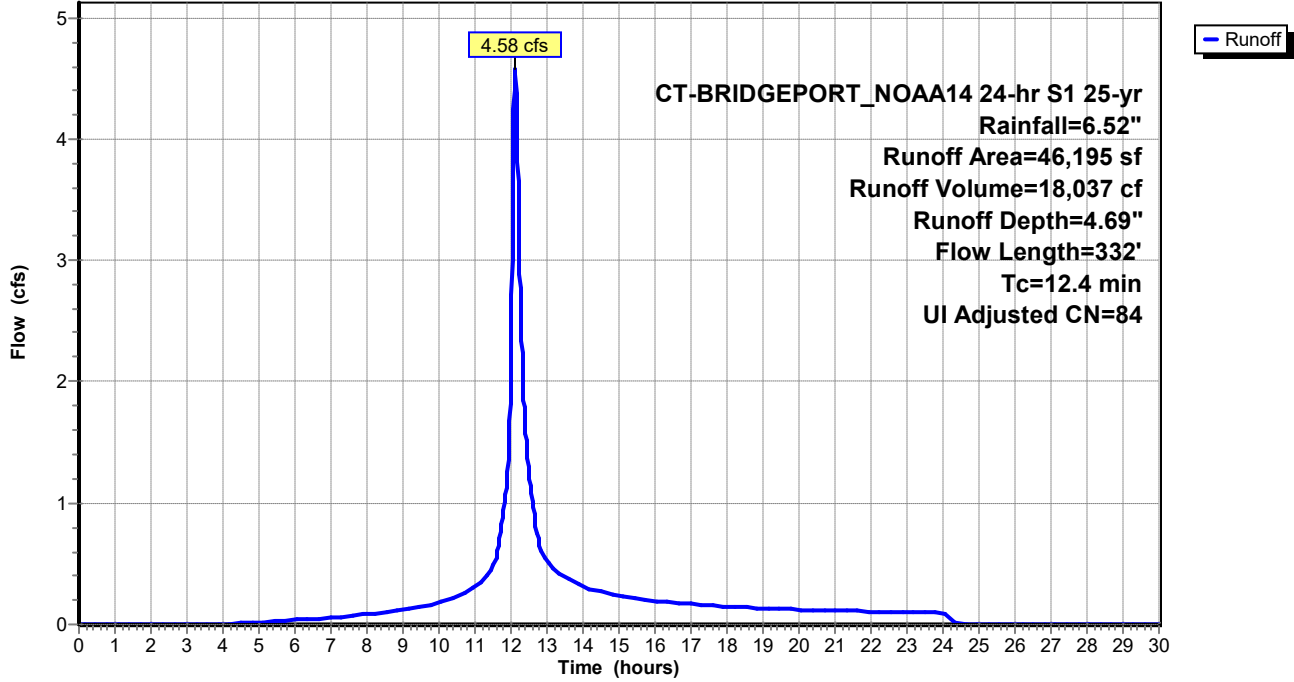
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 25-yr Rainfall=6.52"

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"

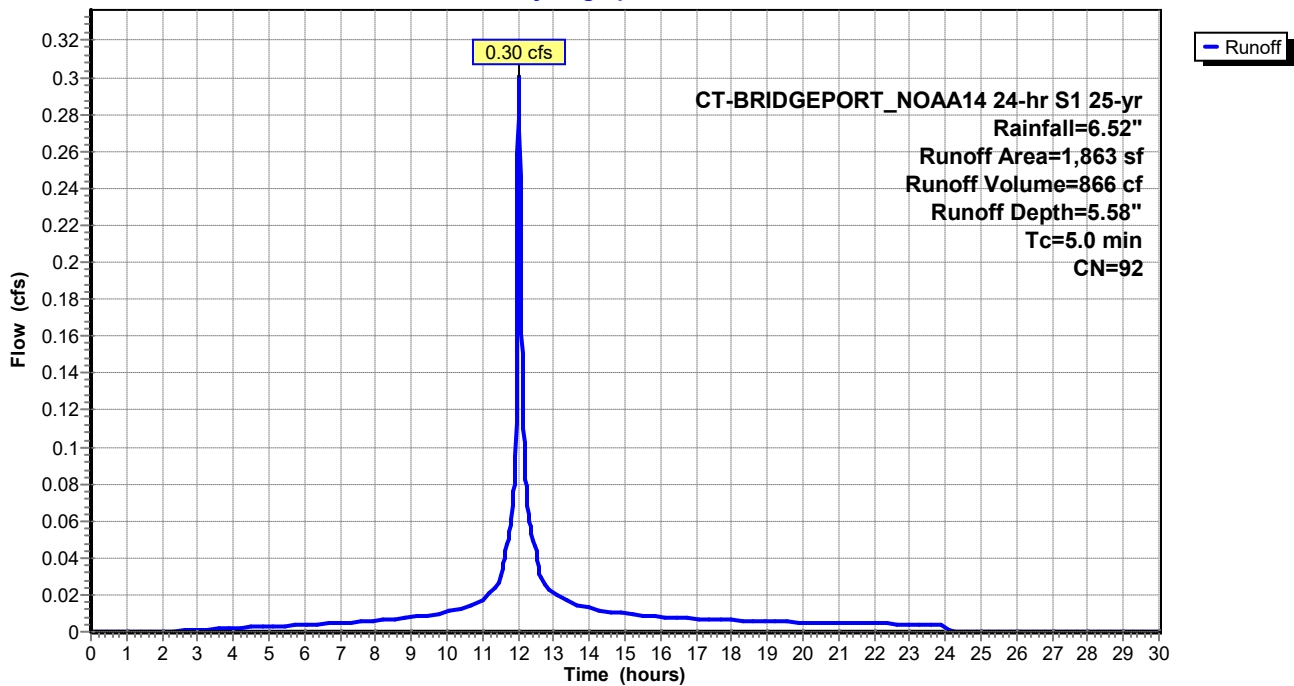
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 25-yr Rainfall=6.52"

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



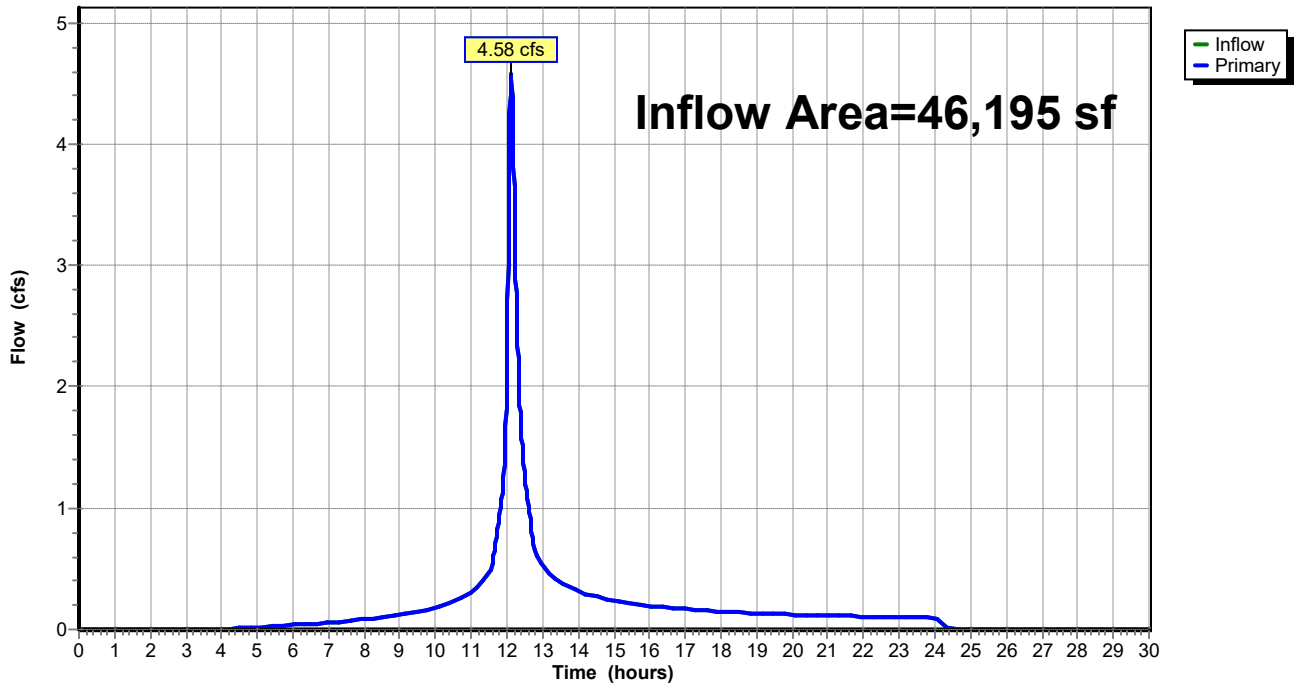
Summary for Link DP-1: DP-1

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



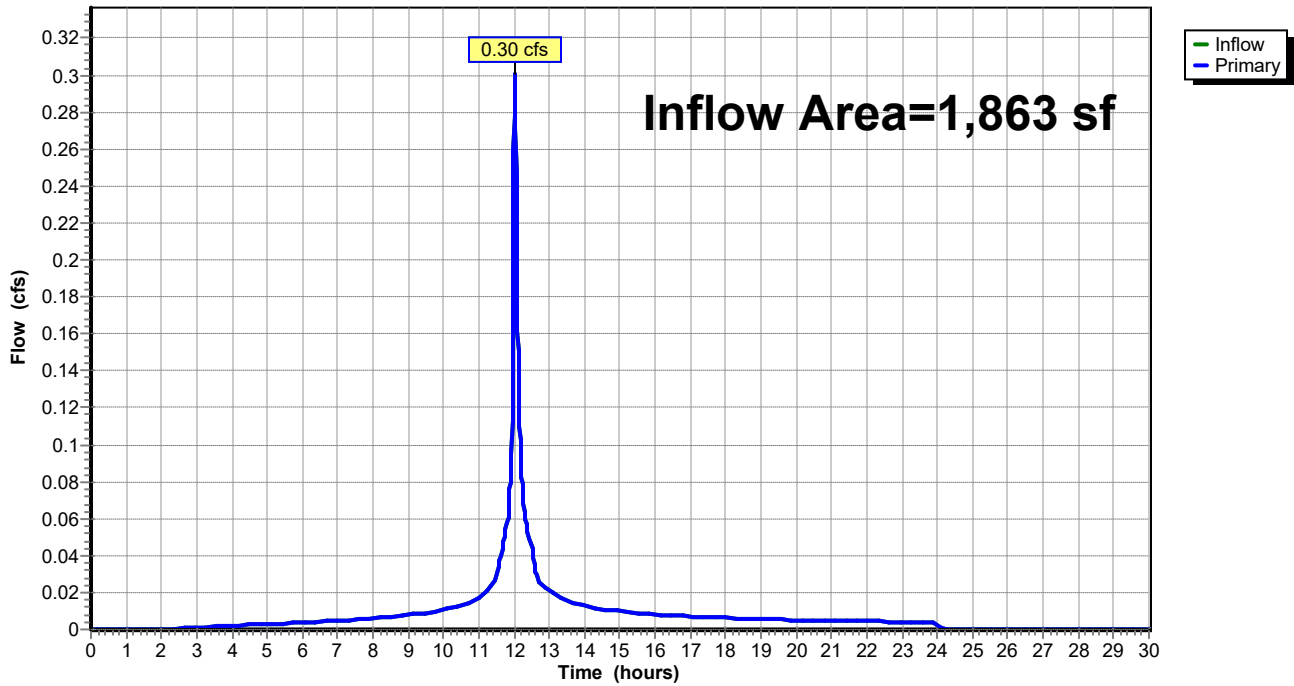
Summary for Link DP-2: DP-2

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"

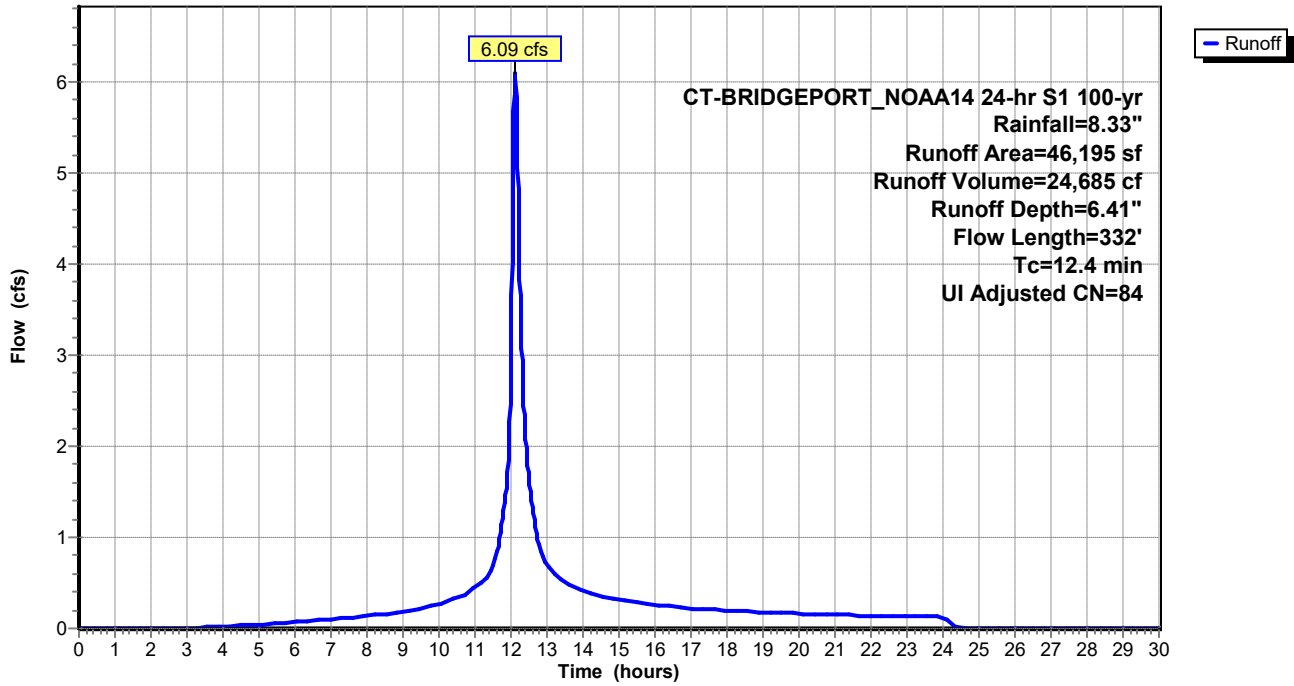
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 100-yr Rainfall=8.33"

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"

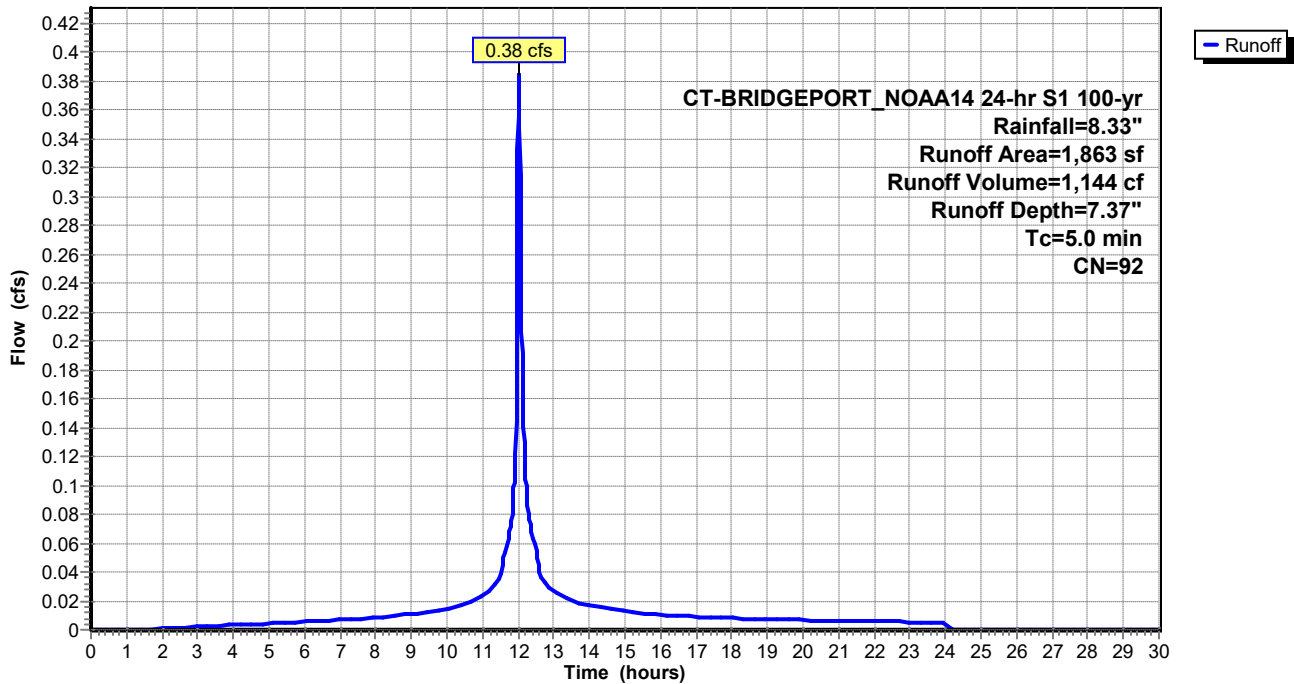
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 100-yr Rainfall=8.33"

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



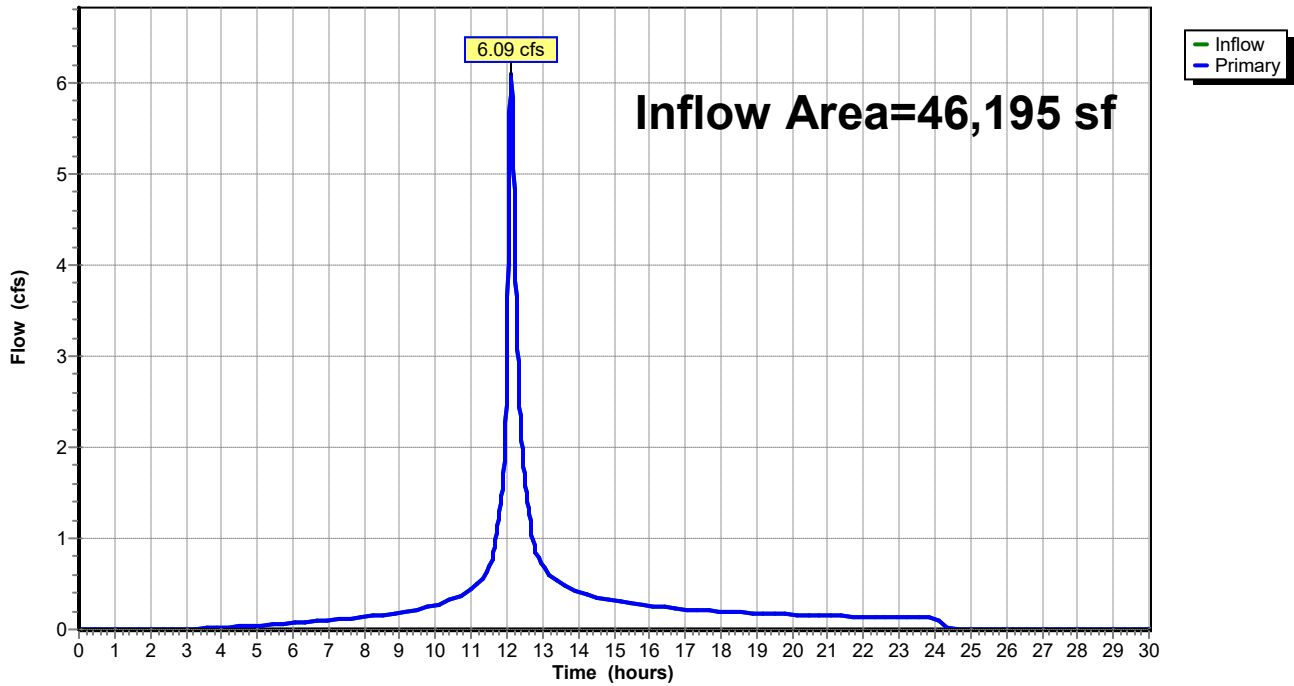
Summary for Link DP-1: DP-1

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



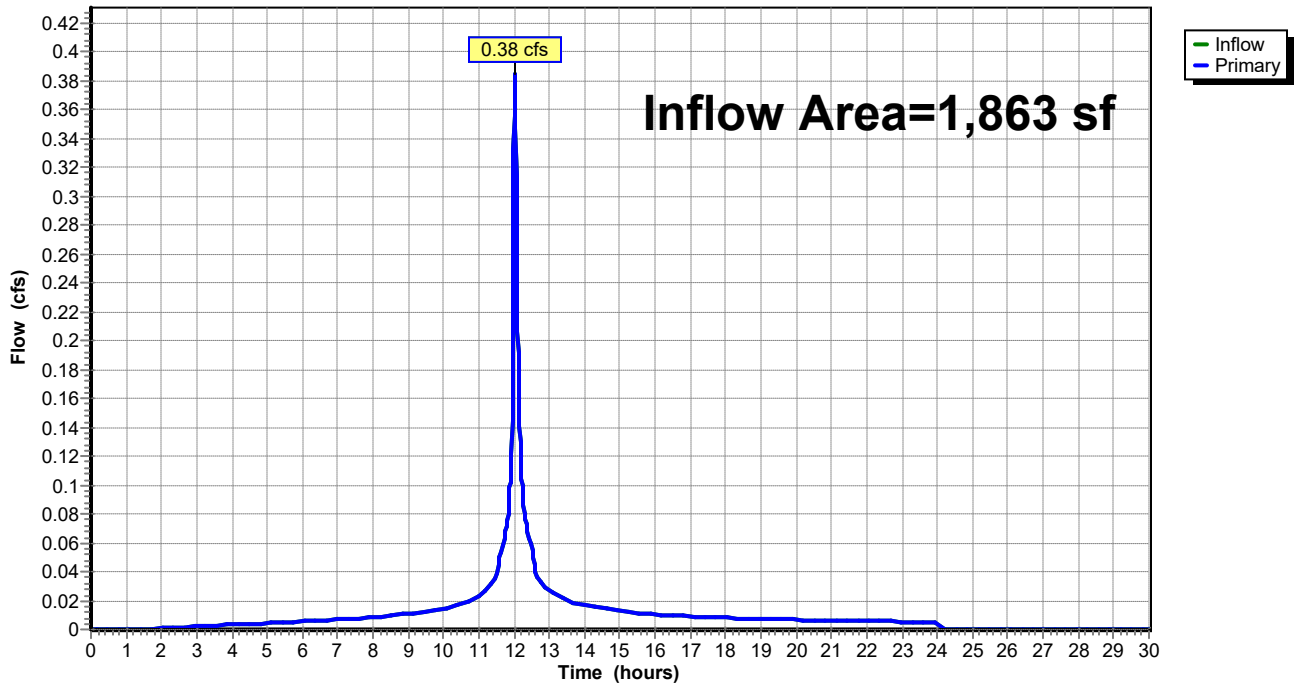
Summary for Link DP-2: DP-2

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

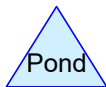
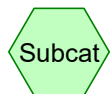
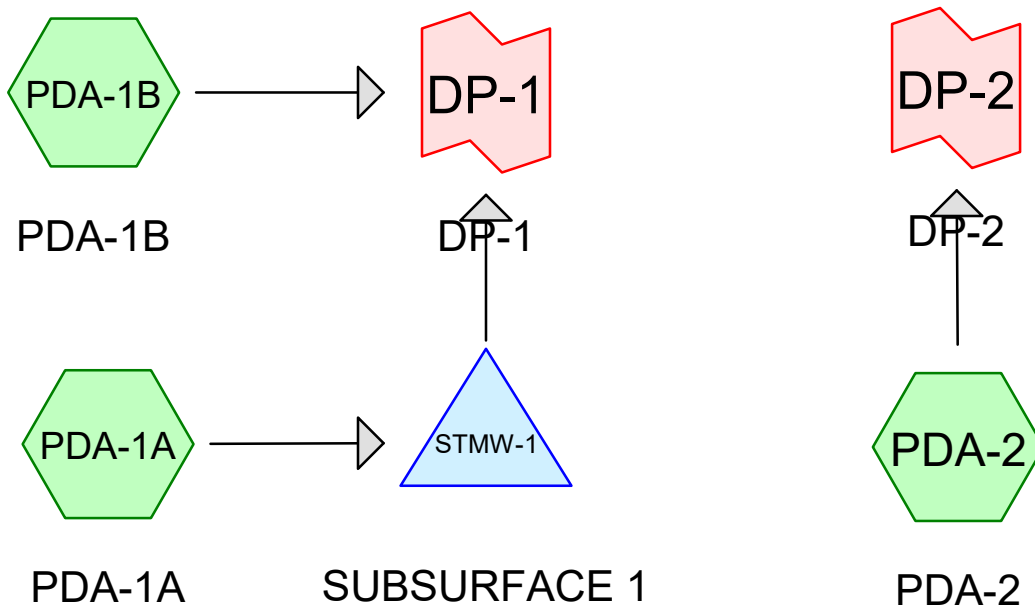
Link DP-2: DP-2

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"

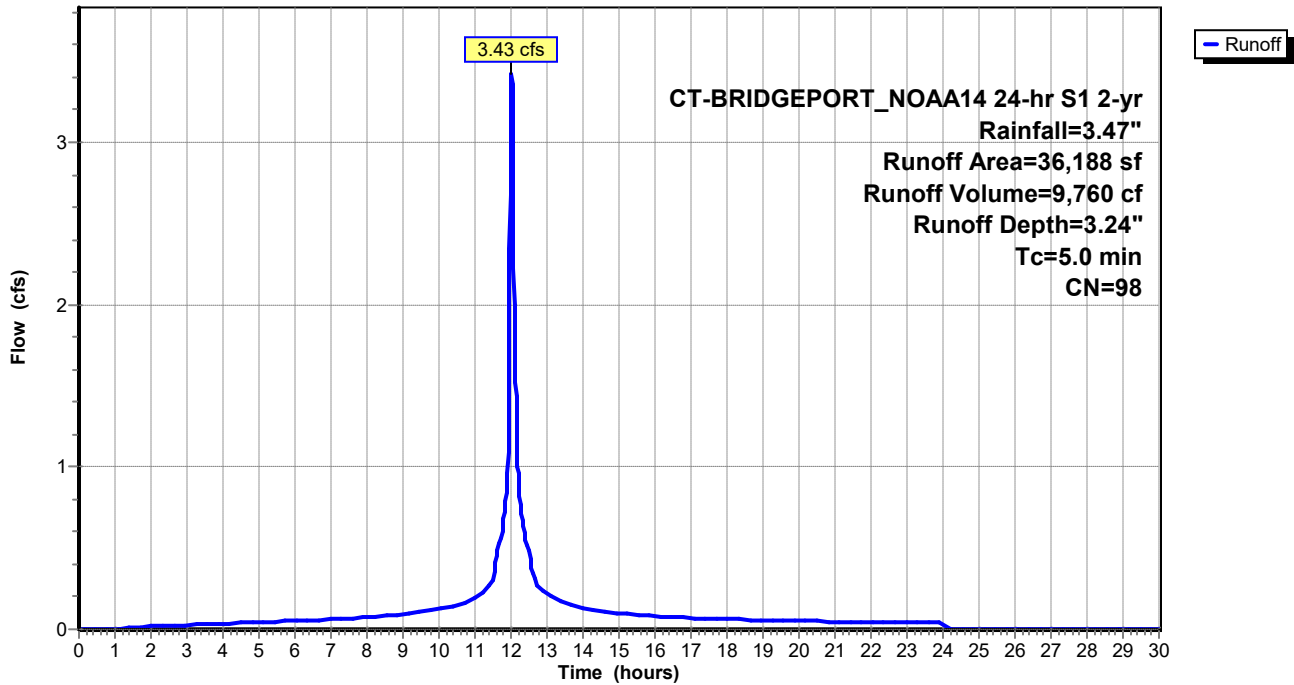
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 2-yr Rainfall=3.47"

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"

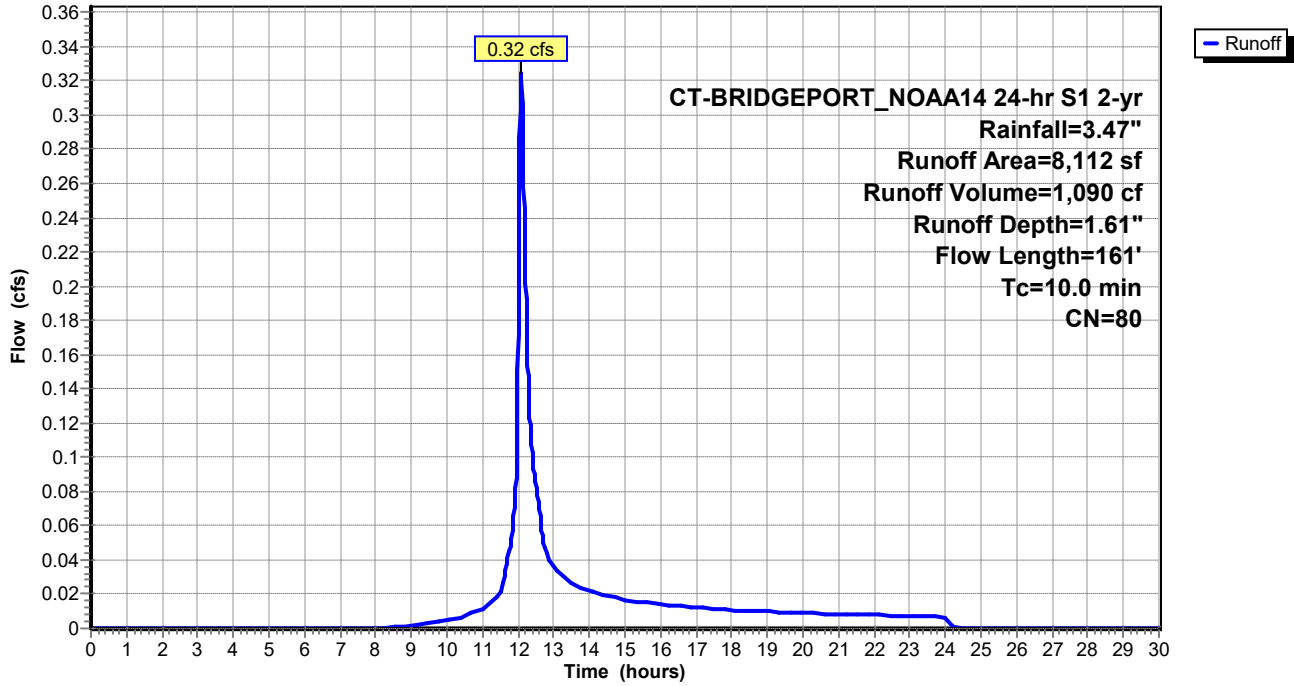
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 2-yr Rainfall=3.47"

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"

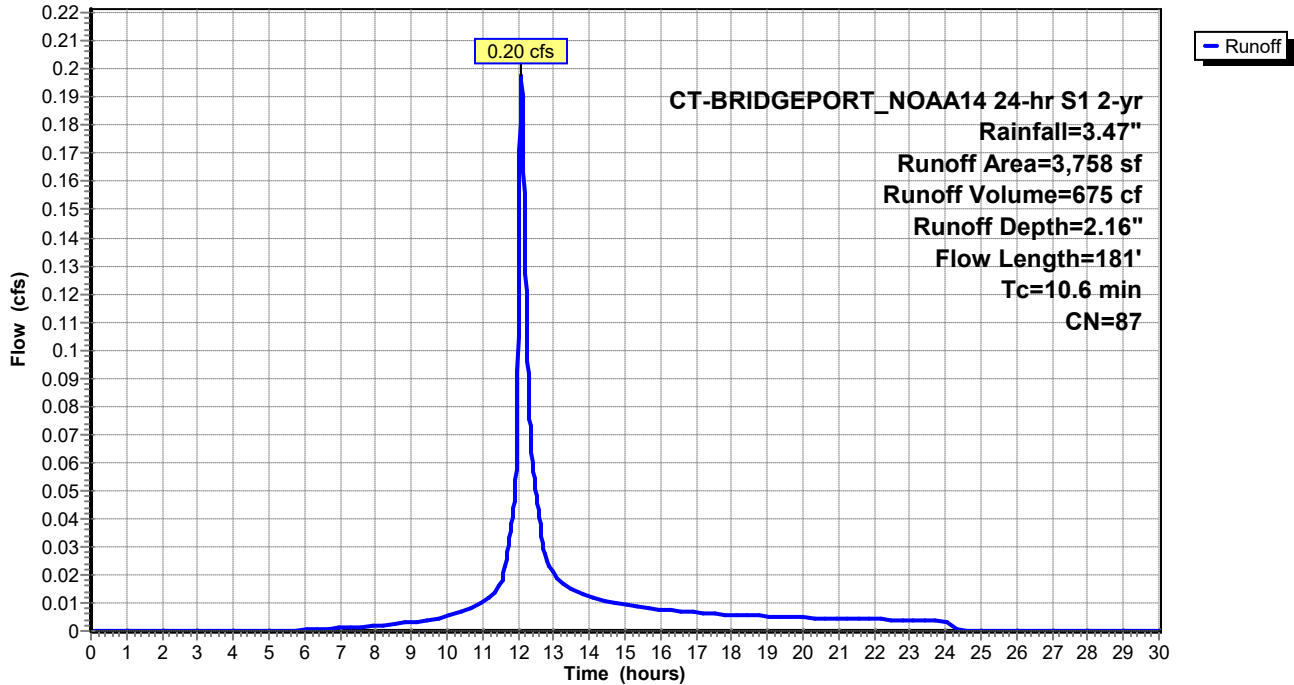
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 2-yr Rainfall=3.47"

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

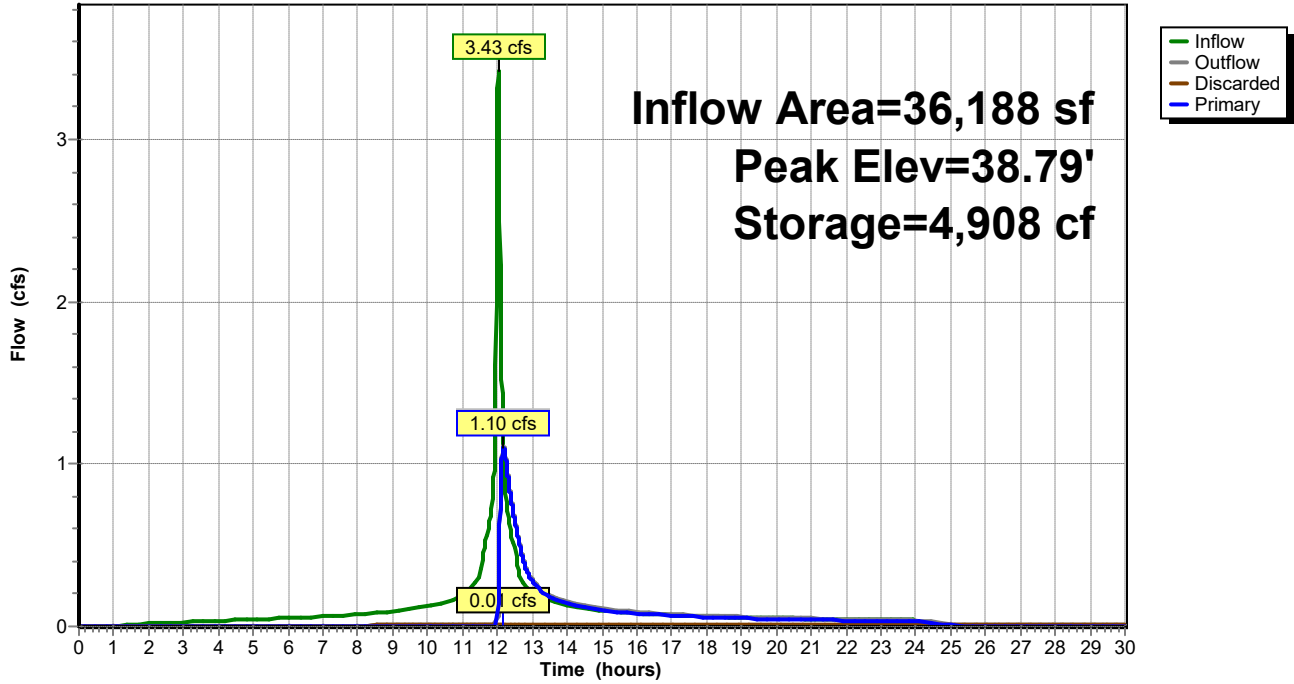
Device	Routing	Invert	Outlet Devices
#1	Discarded	36.00'	0.090 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 34.00'
#2	Primary	38.25'	12.0" Round Culvert L= 8.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 38.25' / 36.00' S= 0.2813 '/' Cc= 0.900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



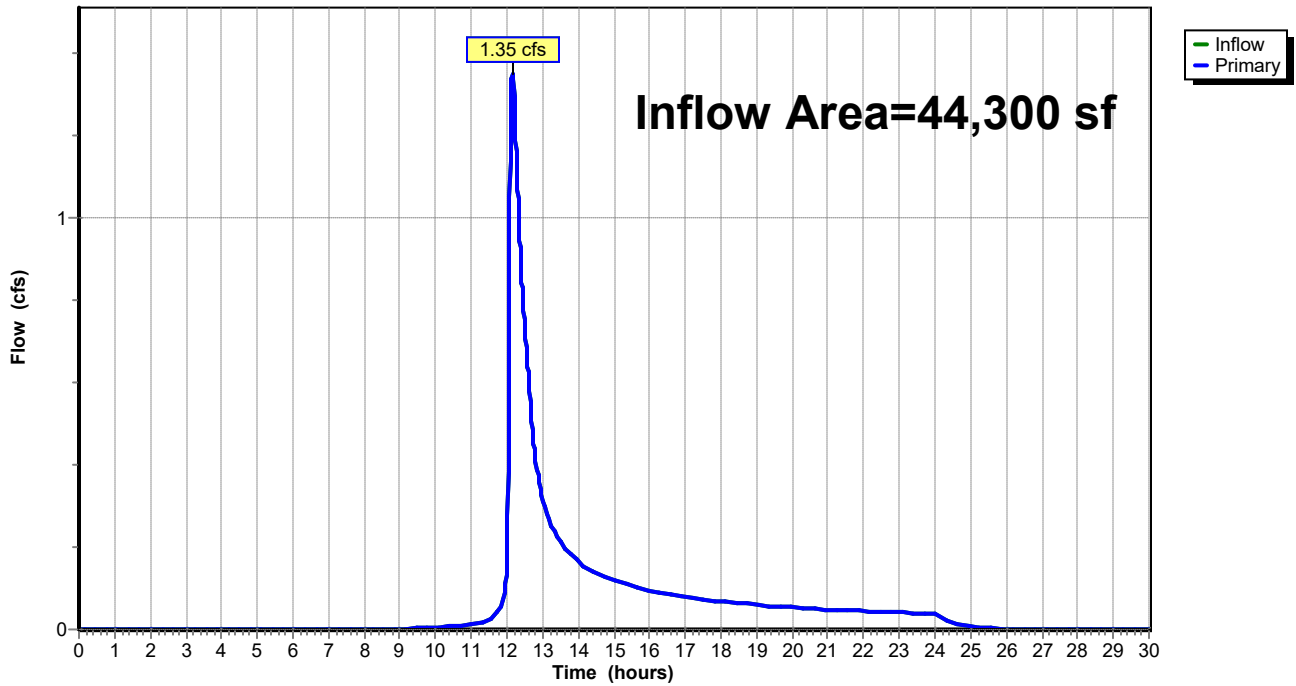
Summary for Link DP-1: DP-1

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



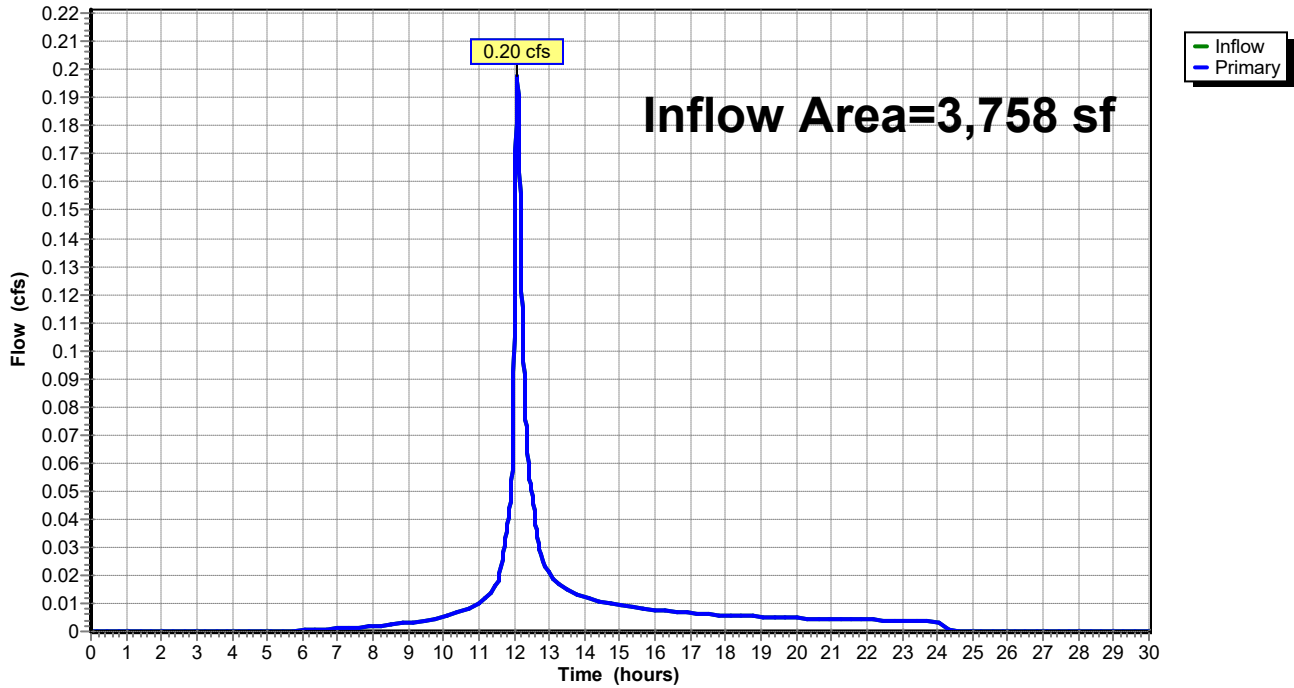
Summary for Link DP-2: DP-2

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"

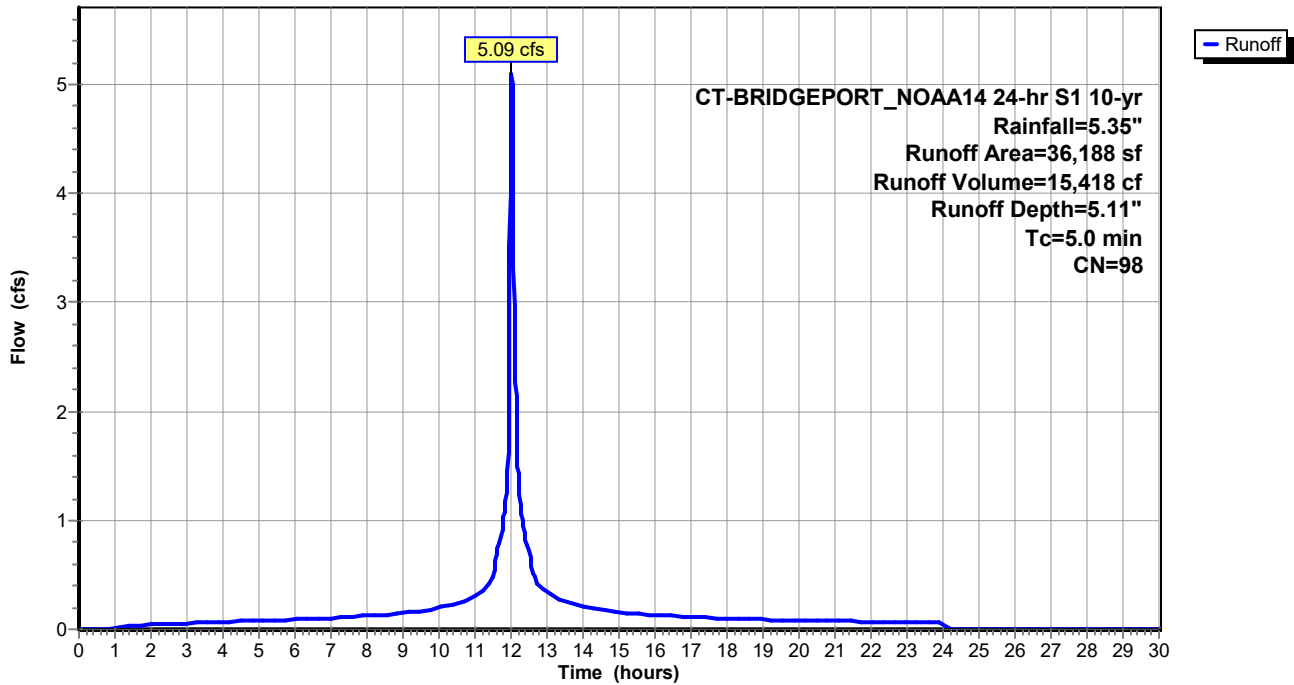
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 10-yr Rainfall=5.35"

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"

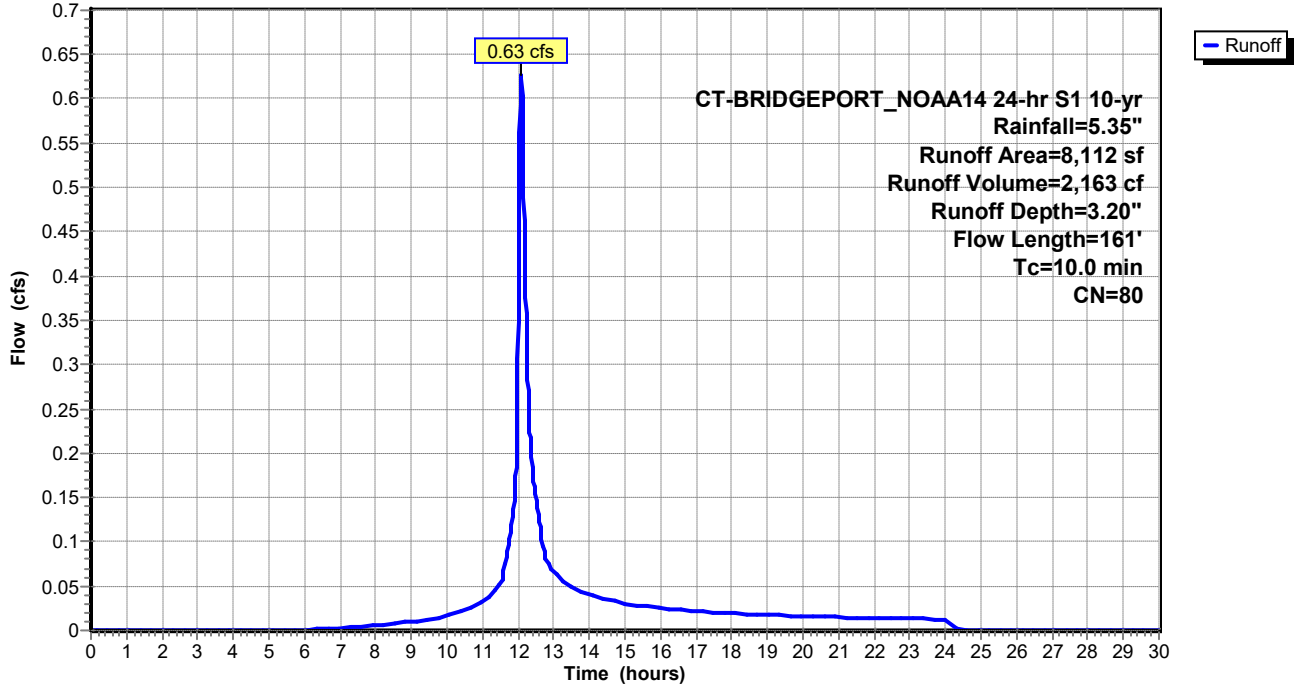
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 10-yr Rainfall=5.35"

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"

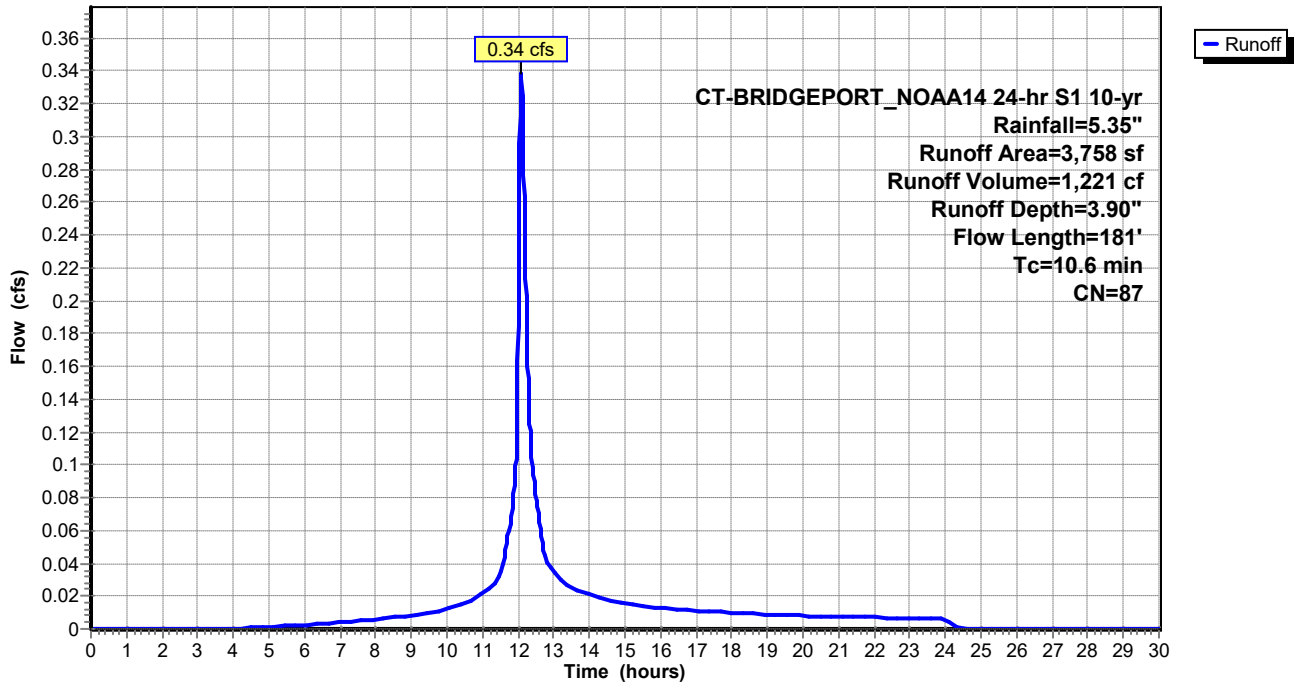
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 10-yr Rainfall=5.35"

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

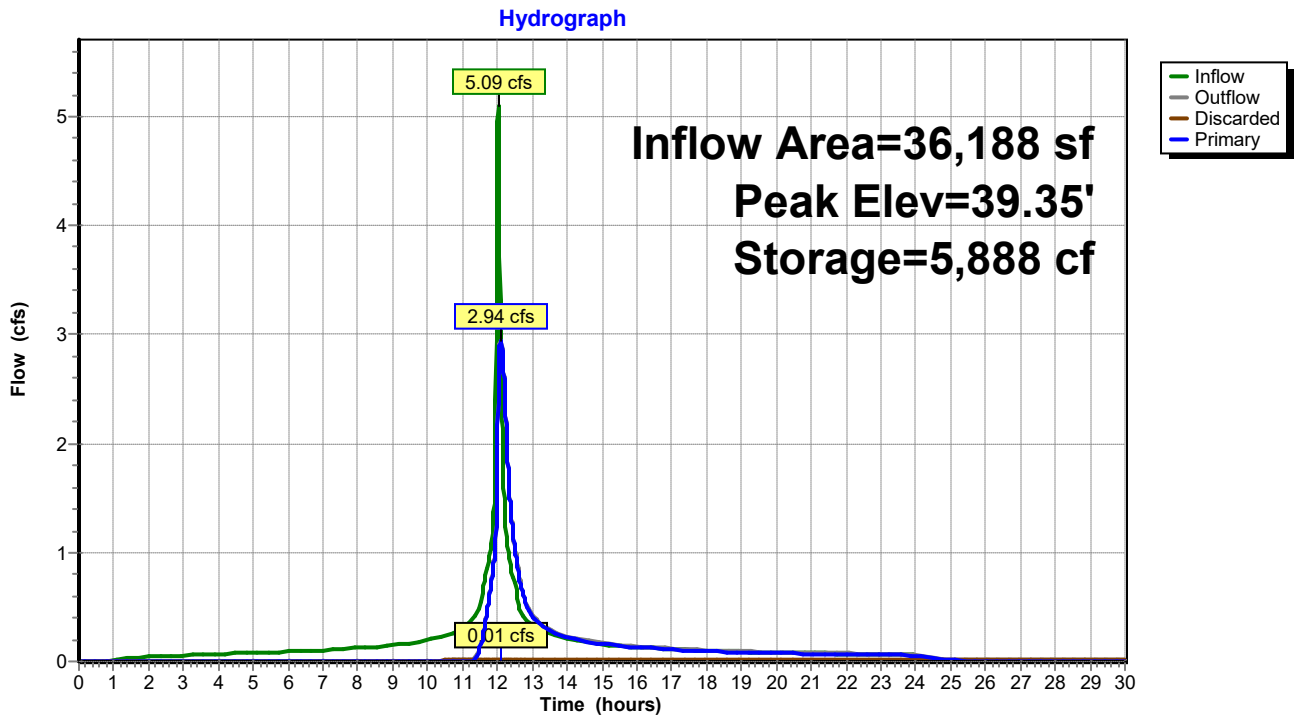
Storage Group A created with Chamber Wizard

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



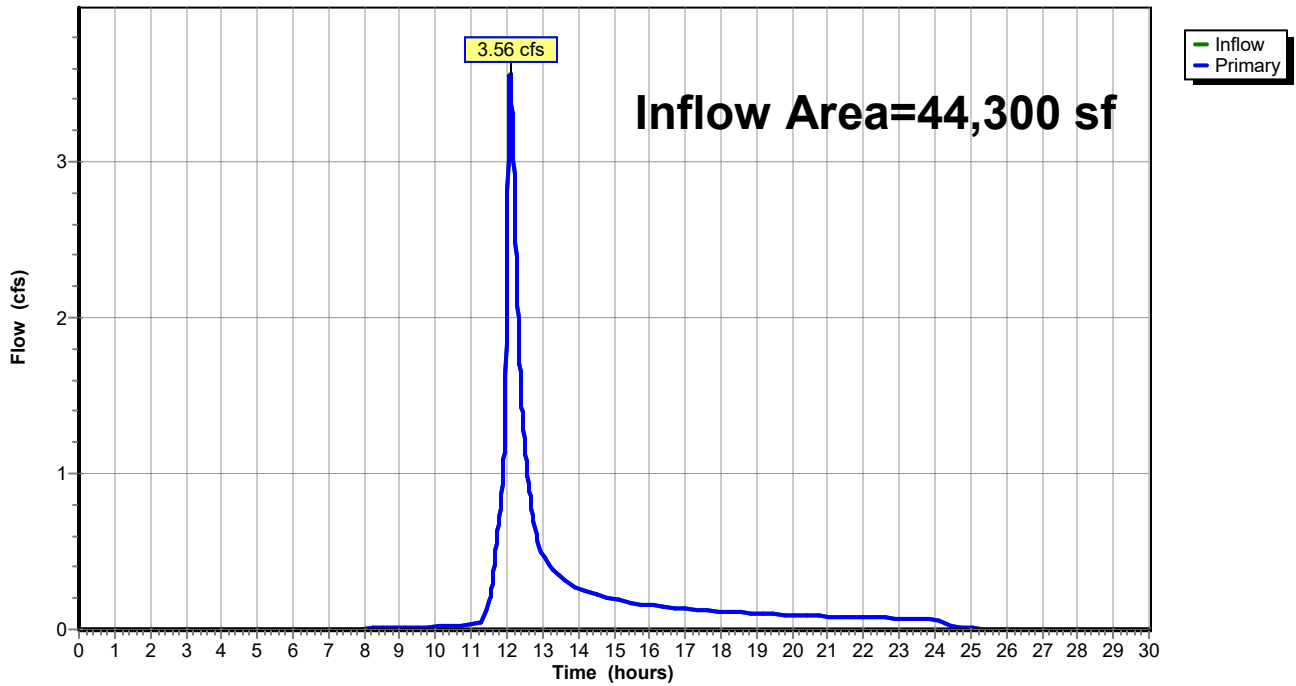
Summary for Link DP-1: DP-1

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



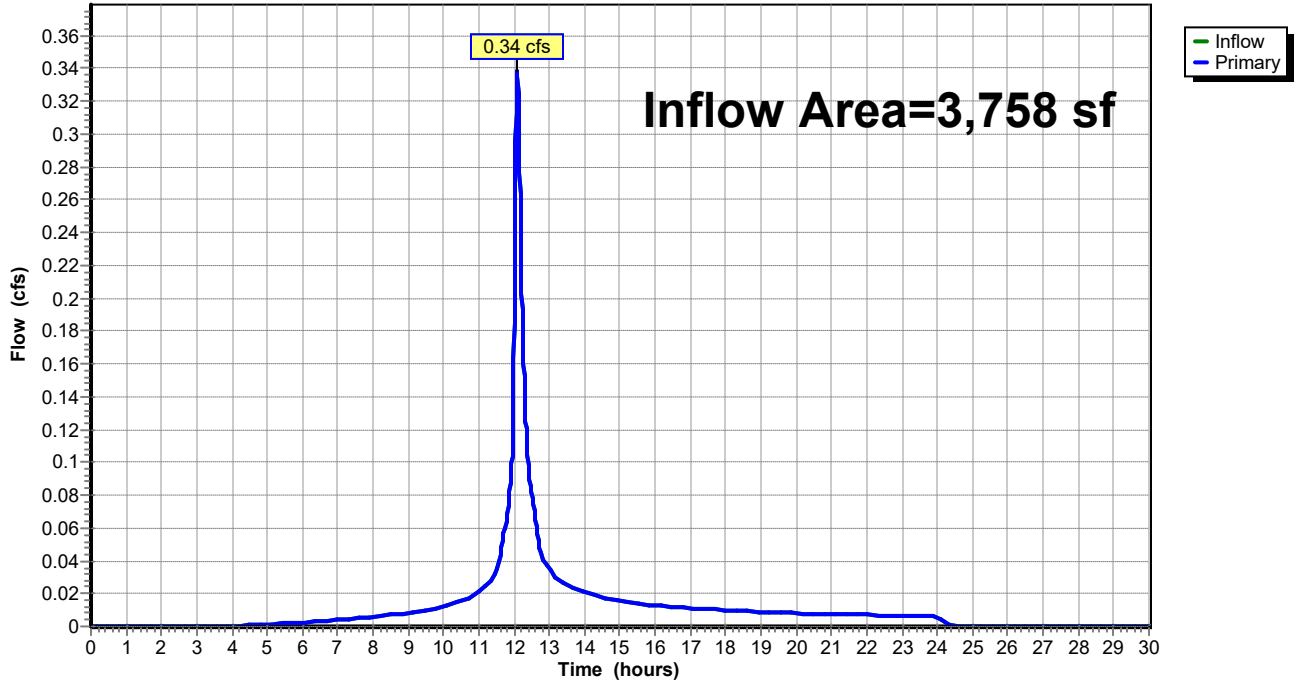
Summary for Link DP-2: DP-2

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"

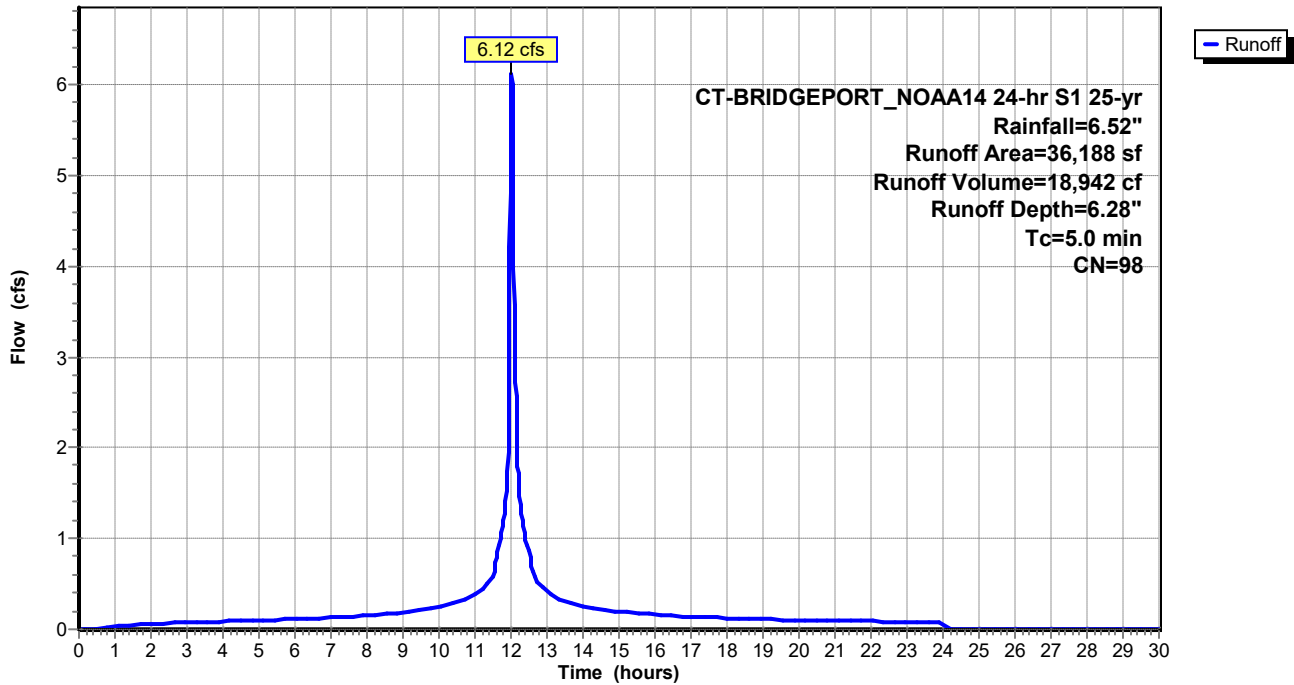
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 25-yr Rainfall=6.52"

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"

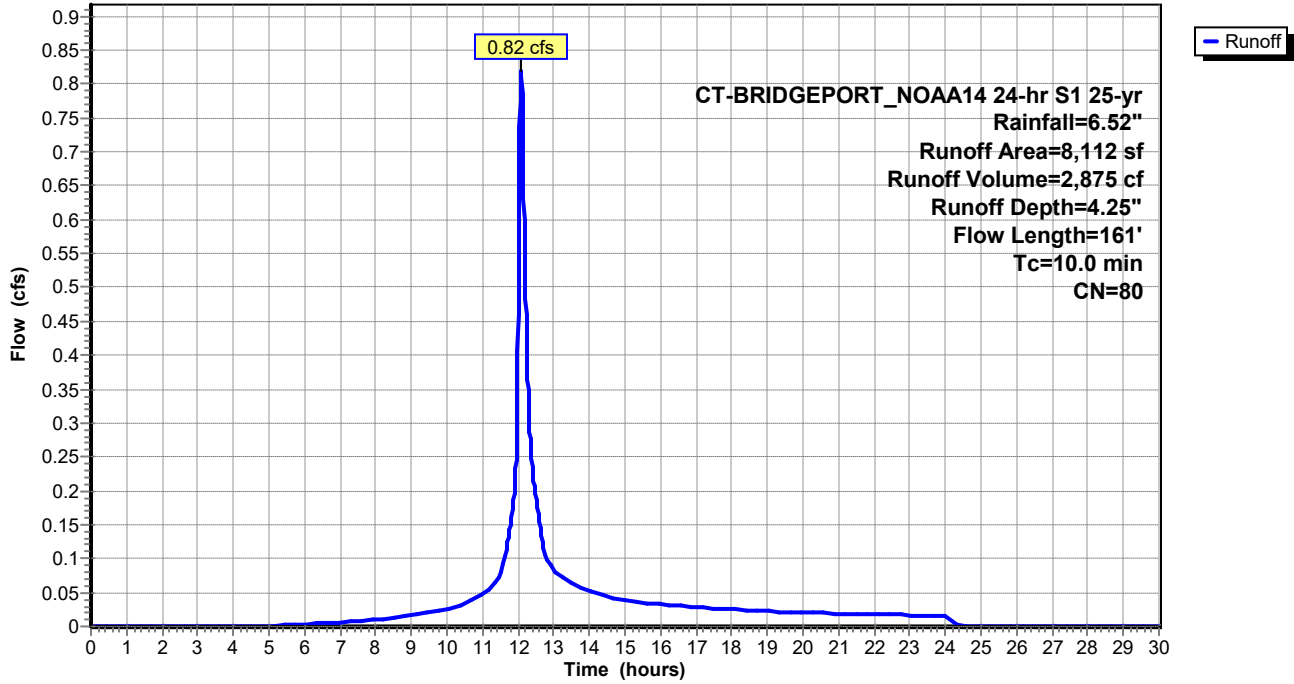
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 25-yr Rainfall=6.52"

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"

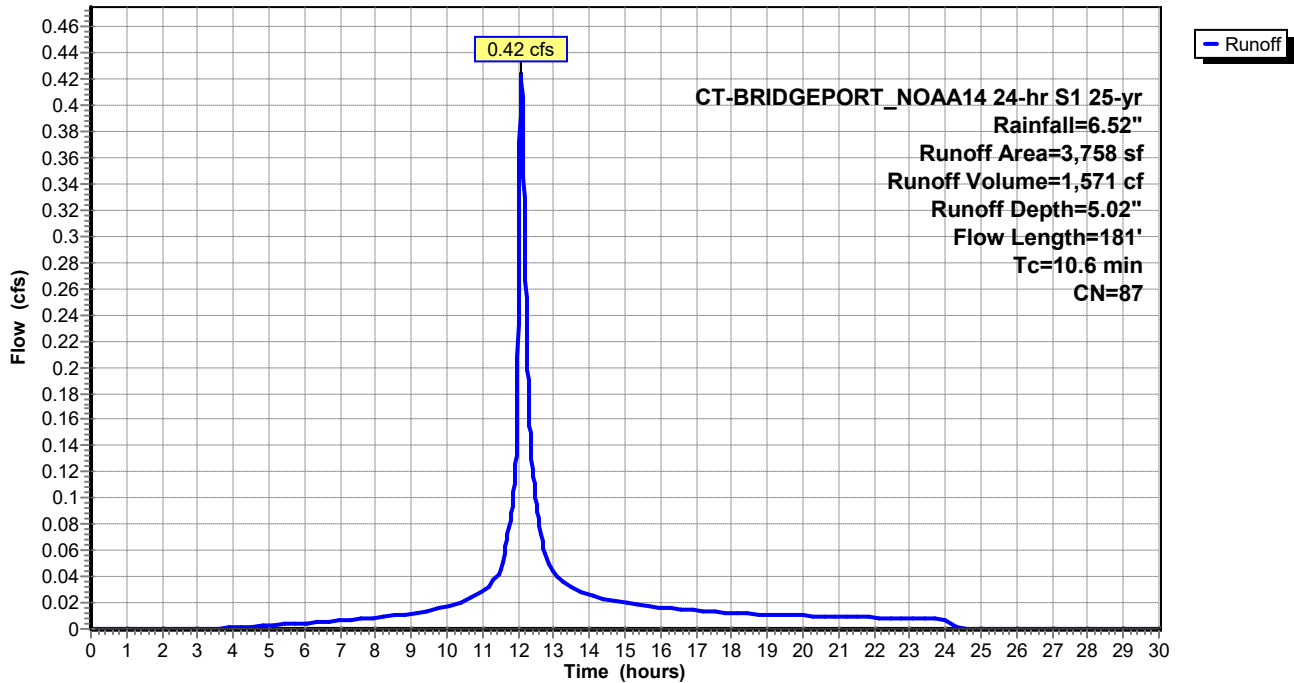
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 25-yr Rainfall=6.52"

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

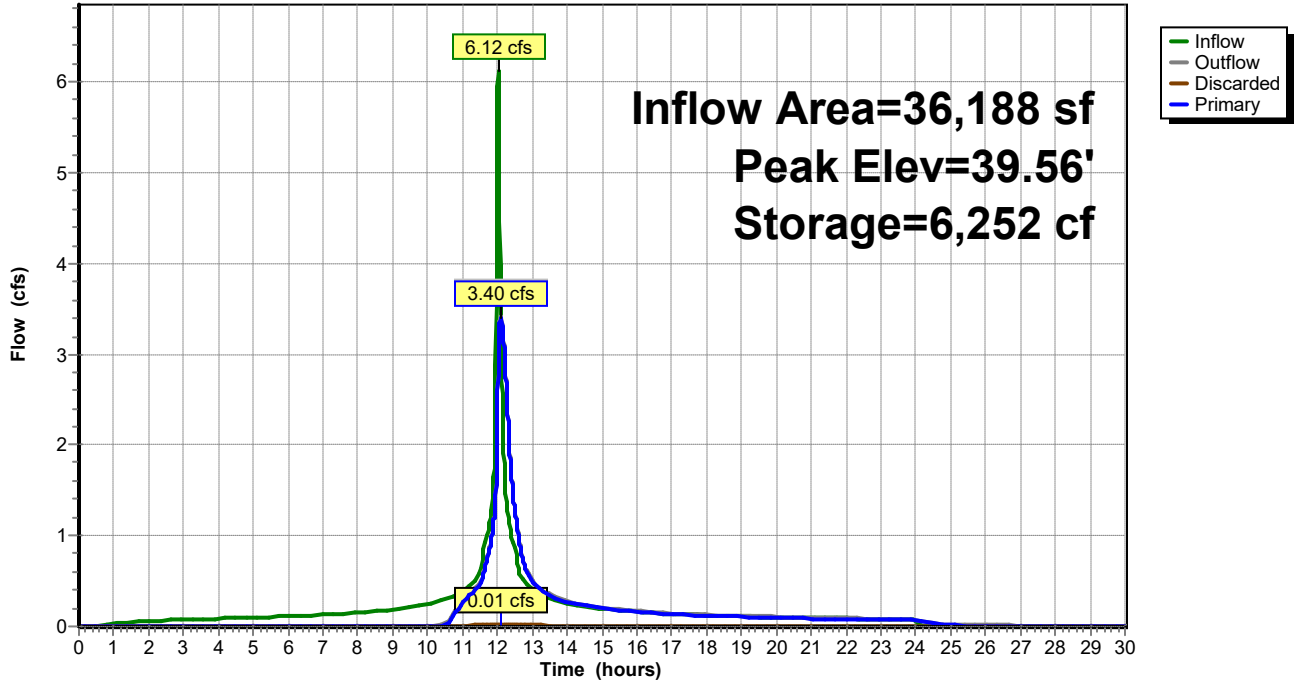
Device	Routing	Invert	Outlet Devices
#1	Discarded	36.00'	0.090 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 34.00'
#2	Primary	38.25'	12.0" Round Culvert L= 8.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 38.25' / 36.00' S= 0.2813 '/' Cc= 0.900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



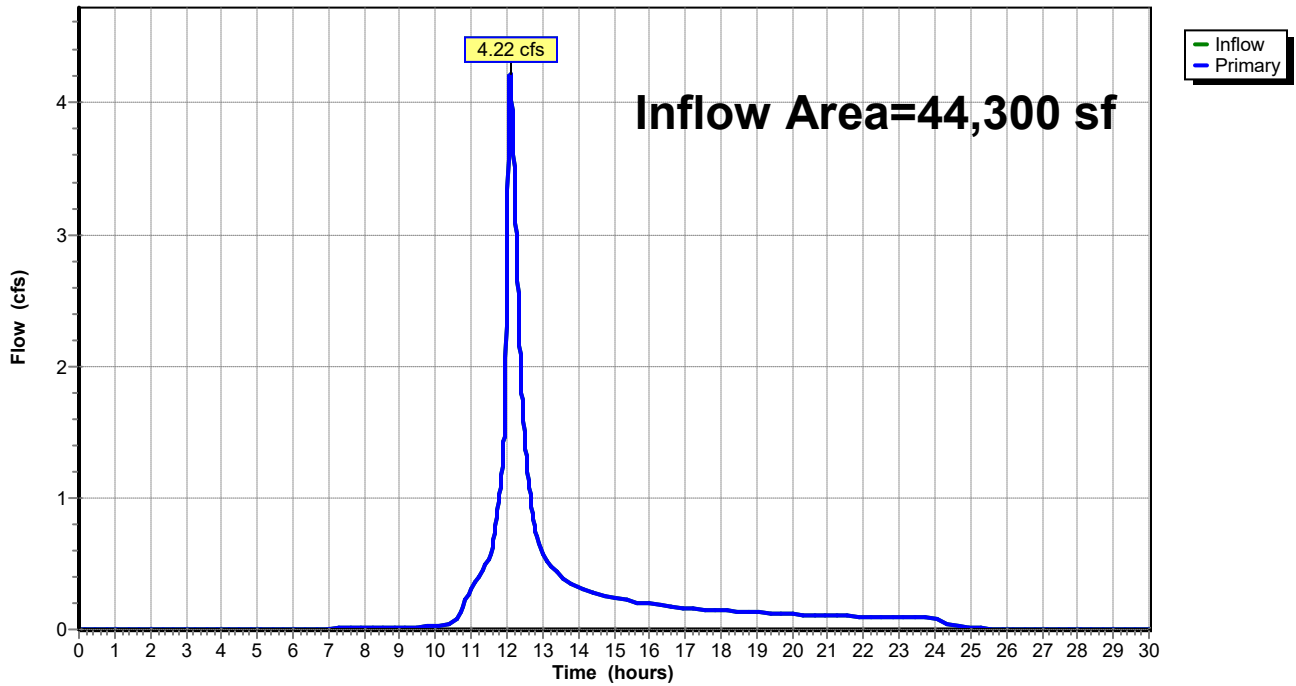
Summary for Link DP-1: DP-1

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



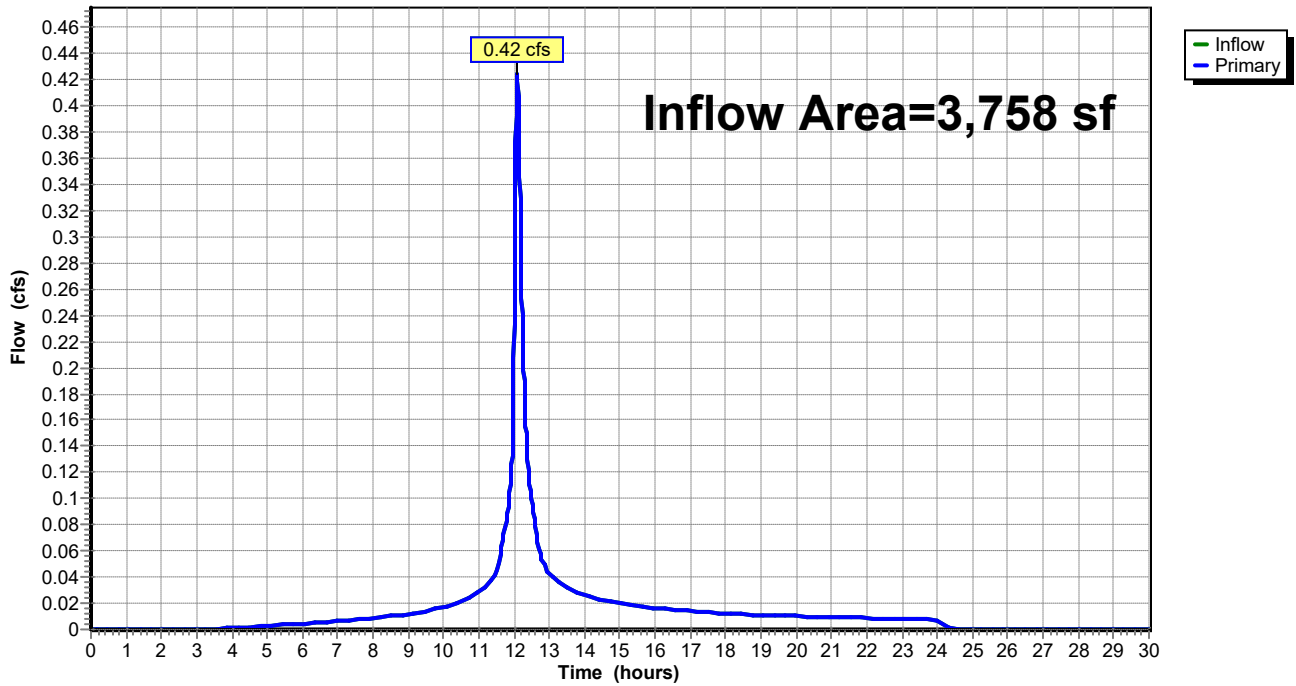
Summary for Link DP-2: DP-2

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"

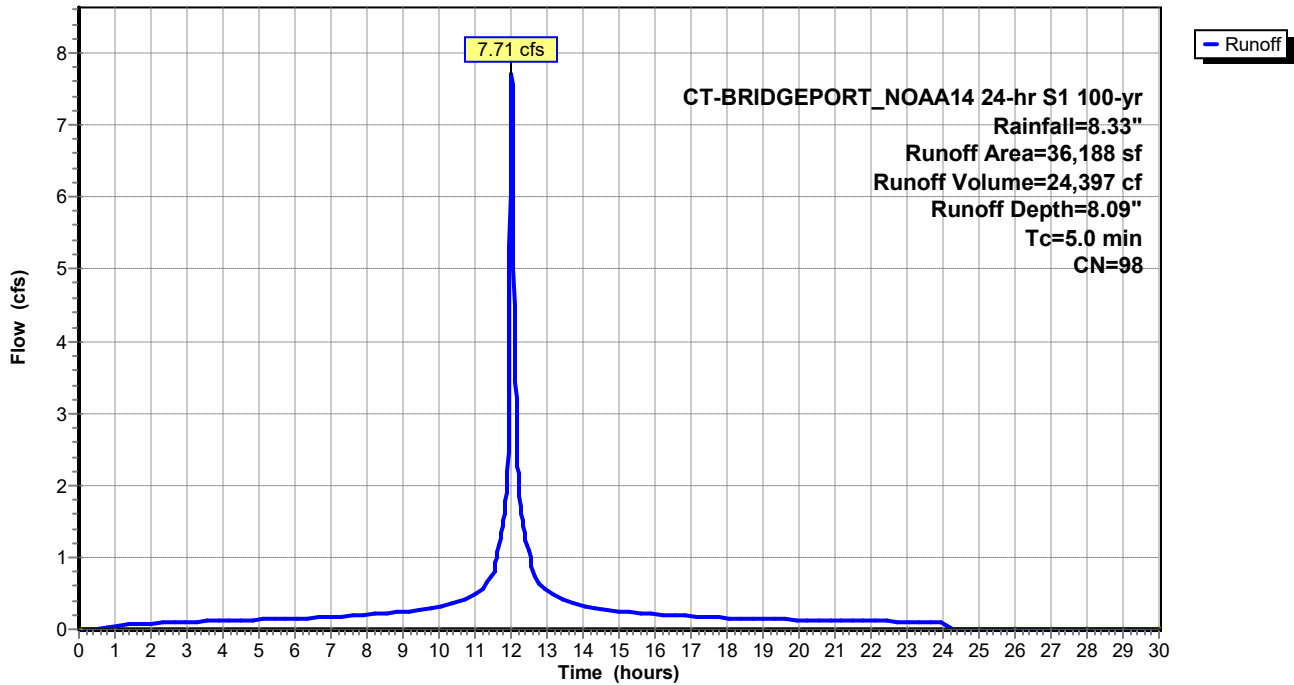
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 100-yr Rainfall=8.33"

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"

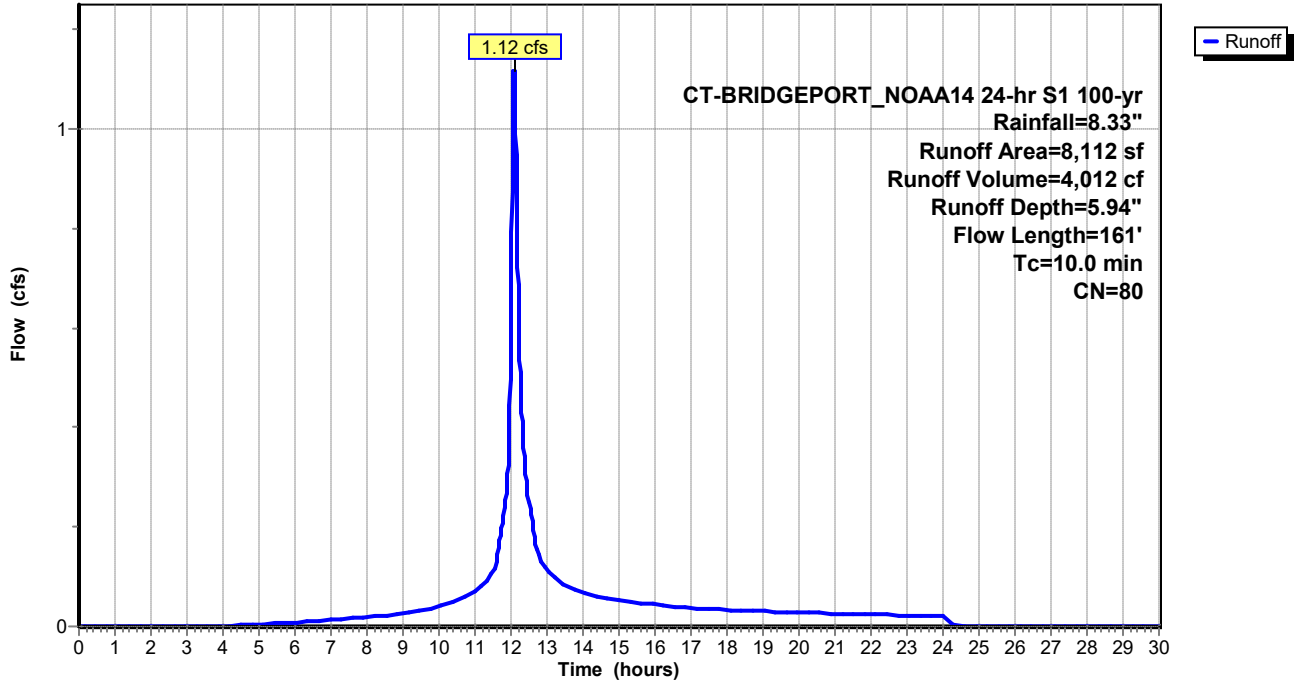
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 100-yr Rainfall=8.33"

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"

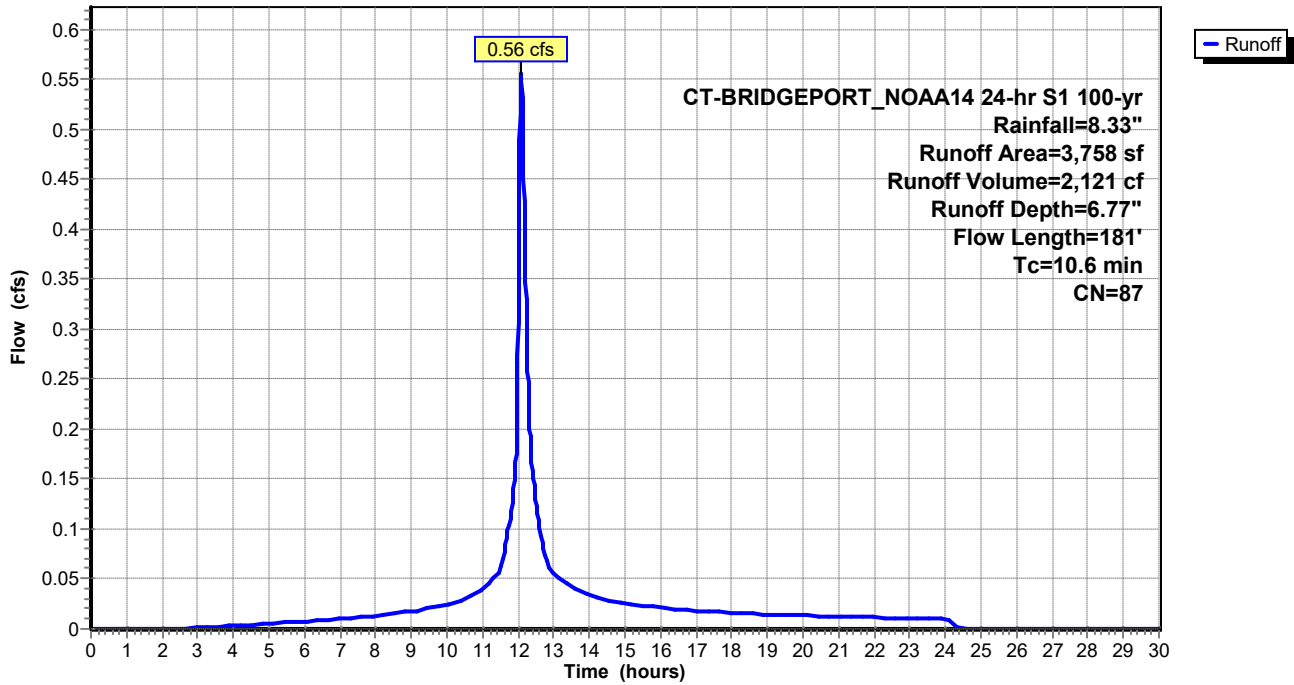
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 CT-BRIDGEPORT_NOAA14 24-hr S1 100-yr Rainfall=8.33"

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

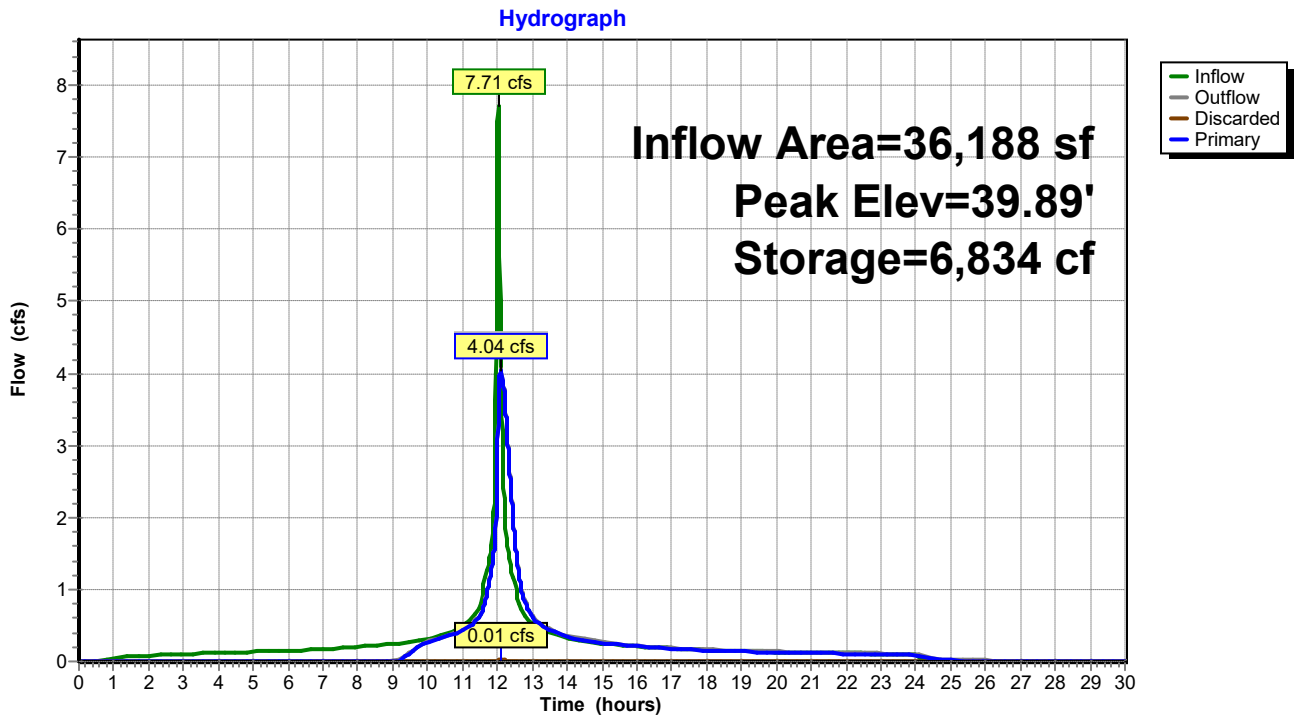
Storage Group A created with Chamber Wizard

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



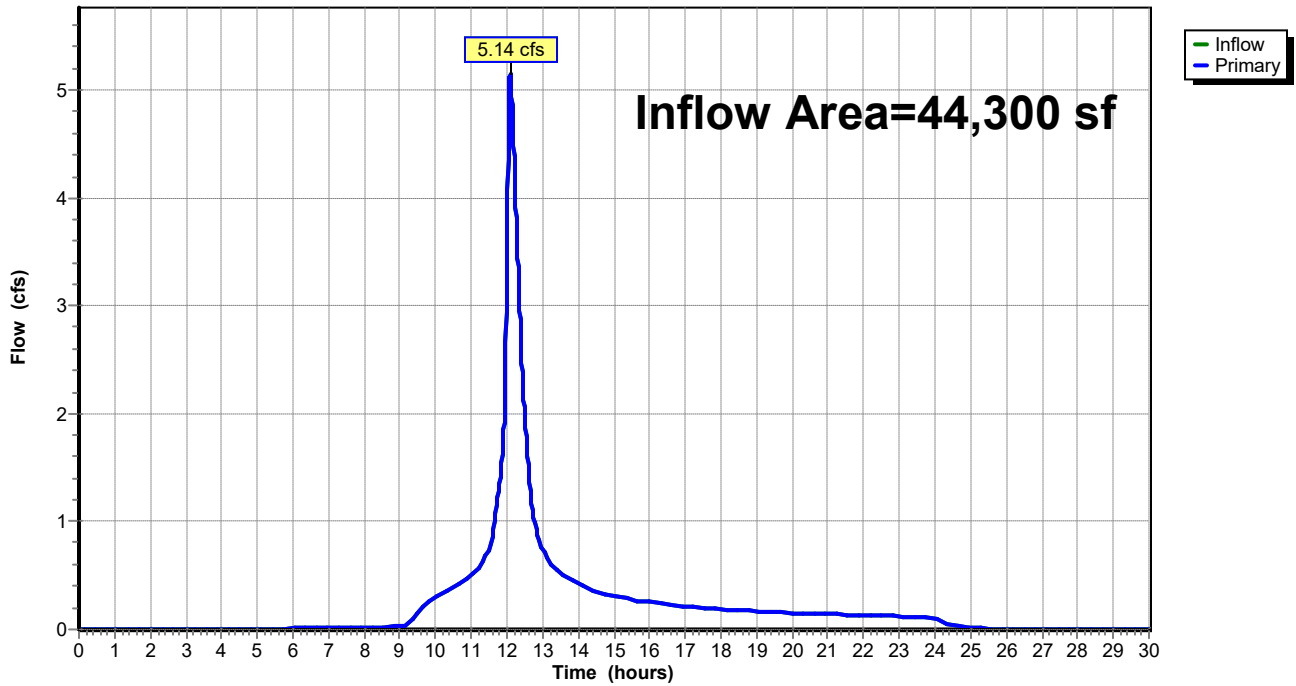
Summary for Link DP-1: DP-1

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



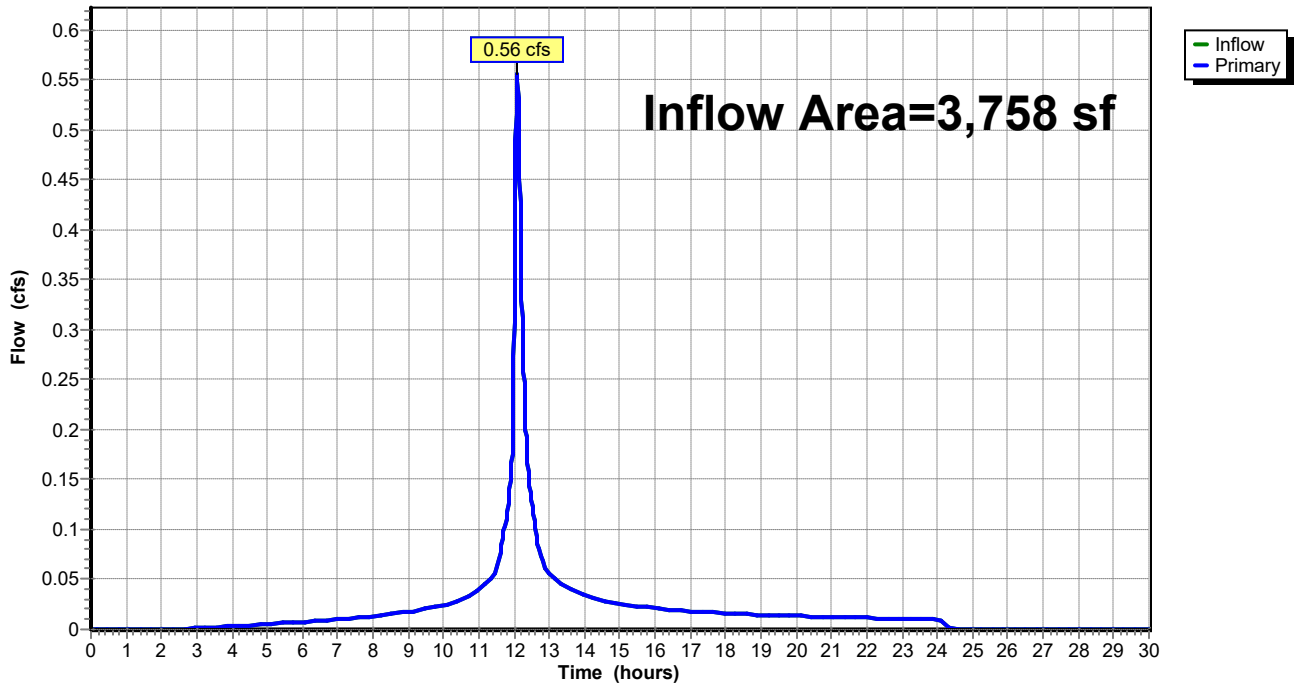
Summary for Link DP-2: DP-2

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

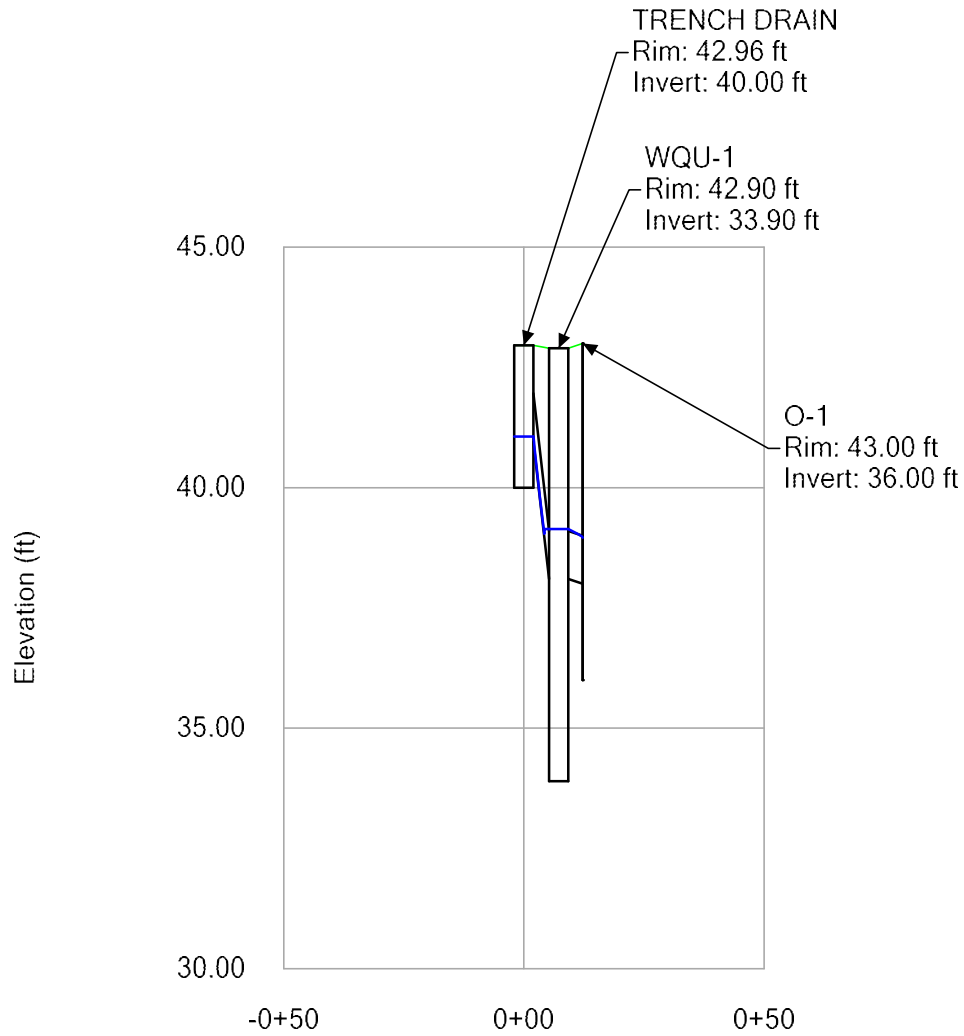
Collection and Conveyance Calculations

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

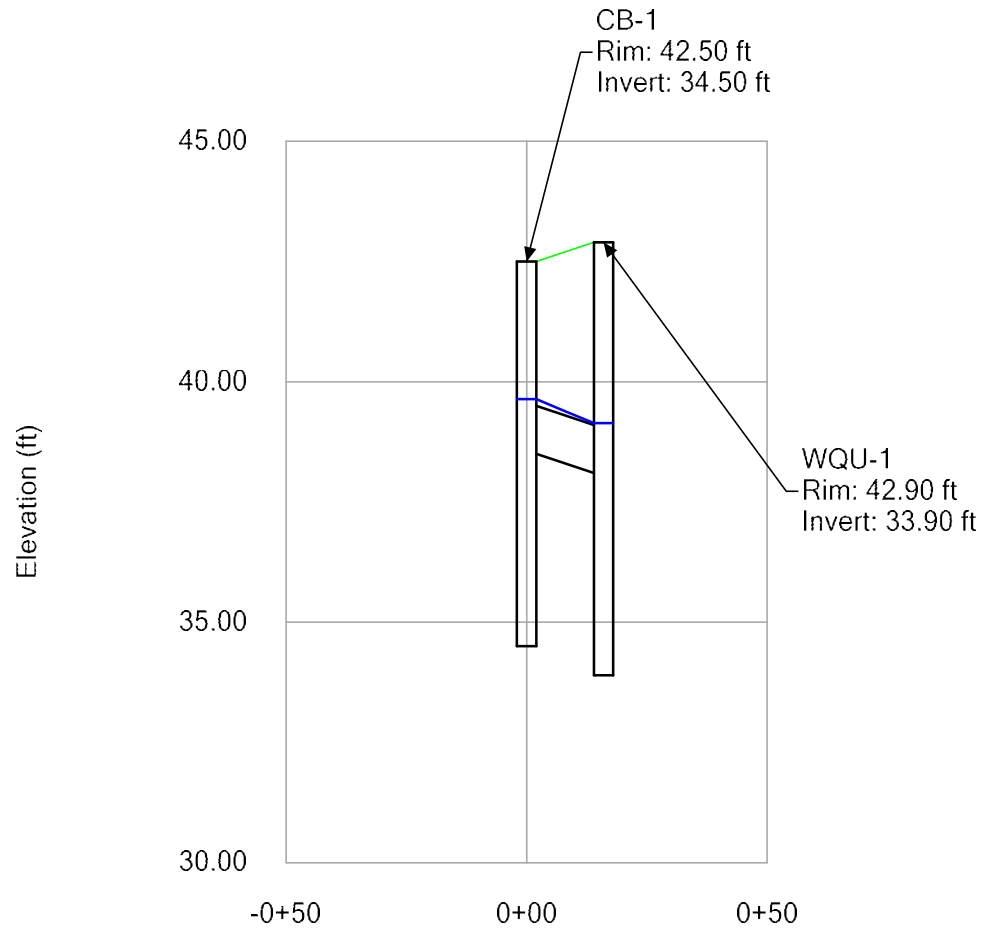
Profile Report

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

PROPOSED HYDROLOGY

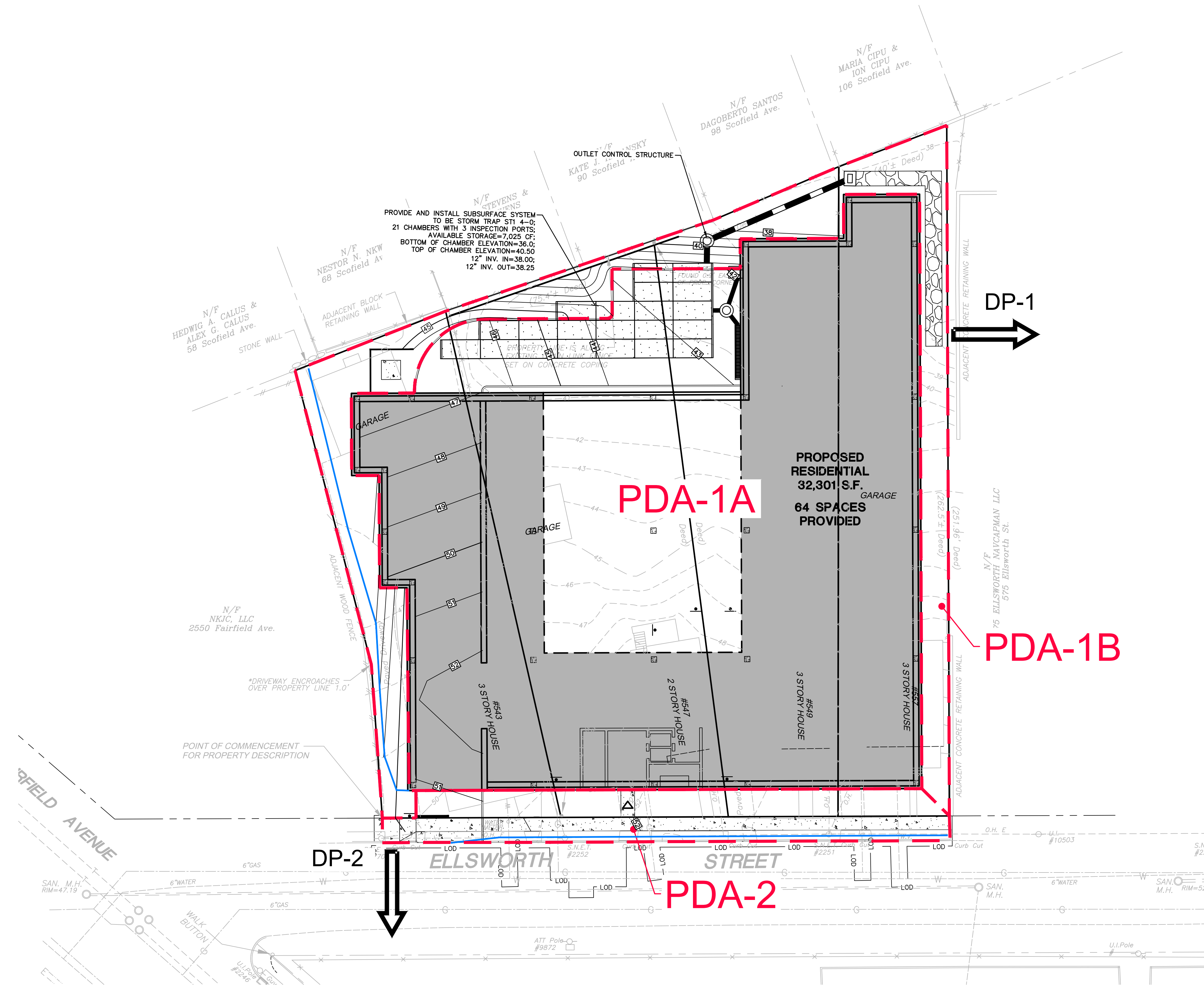
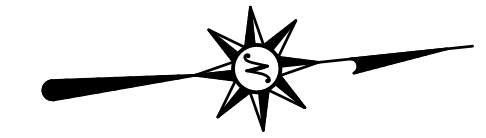
DRAINAGE AREA	TOTAL AREA	IMPERVIOUS AREA (S.F.)	PERVIOUS AREA (S.F.)	PERCENT IMPERVIOUS (%)	CN	TC (MIN)
PDA-1A	36,188	36,188	0	100.0%	98	5.0
PDA-1B	8,112	49	8,063	0.6%	80	10.0
PDA-2	3,758	1,492	2,266	39.7%	87	10.6
TOTAL AREA:	48,058	37,729	10,329			

LEGEND

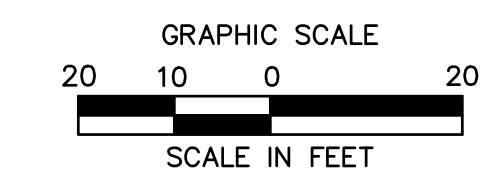
- PROPOSED DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH
- DESIGN POINT
- CN** CURVE NUMBER
- Tc** TIME OF CONCENTRATION

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.



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



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

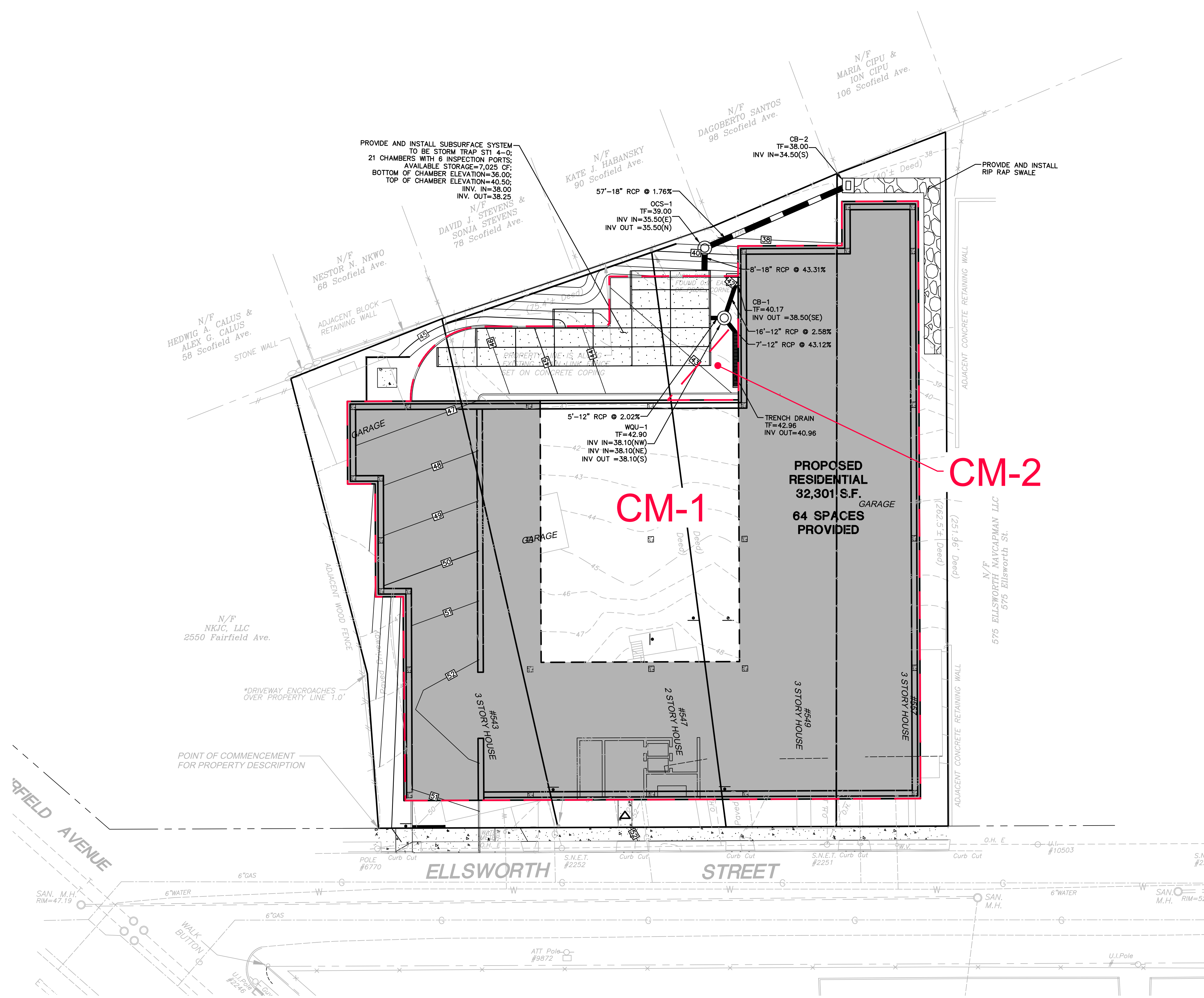
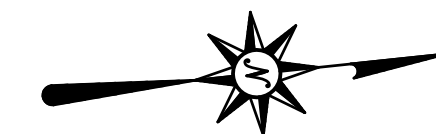
Title
POST DEVELOPMENT DRAINAGE MAP

Sheet No.
PD-1

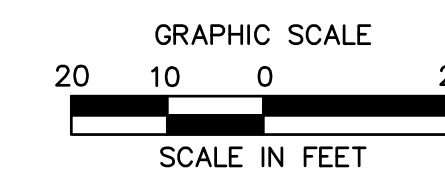
12/14/2021, LENNIS, G. VORNEI, V.P. 10/22/2021, LENO, V.P. 10/22/2021, DWG, PLOT, 1, 24X36, 20X6

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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Designed	E.A.E.
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Reviewed	S.M.K.
Scale	1"=20'
Project No.	2102357
Date	XX/XX/XX
CAD File:	PD210235702
Title	PROPOSED HYDRAULIC PLAN
Sheet No.	PD-2

12/11/2021 11:58:11 AM G:\WORK\2102357\2102357.DWG PLOT 2 24X36 200C

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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 - 2.00 INTRODUCTION
 - 2.10 OBJECTIVE OF STUDY
 - 2.20 GEOTECHNICAL SCOPE OF SERVICES
 - 2.30 SITE AND PROJECT DESCRIPTION
 - 3.00 SUBSURFACE EXPLORATIONS
 - 4.00 SUBSURFACE CONDITIONS
 - 5.00 IMPLICATIONS OF SUBSURFACE CONDITIONS
 - 5.10 FILL/TOPSOIL
 - 5.20 ALLUVIAL DEPOSITS
 - 5.30 ROCK
 - 5.40 GROUNDWATER
 - 6.00 DESIGN OBSERVATIONS
 - 6.10 PIERS AND SPREAD FOOTINGS
 - 6.20 SLAB ON GRADE
 - 6.30 PAVED AREAS
 - 6.40 SEISMIC CHARACTERISTICS/ LIQUEFACTION POTENTIAL
 - 6.50 SOIL LATERAL LOADS
 - 7.00 CONSTRUCTION AND EARTHWORK CONSIDERATIONS
 - 7.10 FLOOR SLABS
 - 7.20 PAVEMENTS
 - 7.30 MATERIALS, PLACEMENT AND COMPACTION
 - 7.40 CONSTRUCTION MONITORING SERVICES
 - 8.00 FINAL COMMENTS
- 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

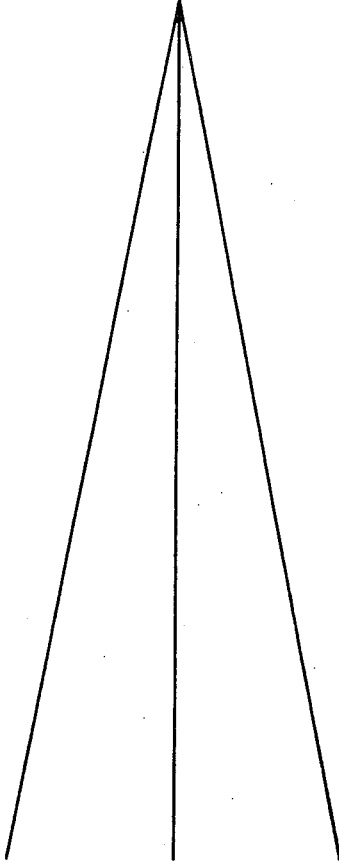
APPENDIX A

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> HOLE NO. B-1	
	PROJECT NO. G267-0245-15	BORING LOCATIONS per Plan	
	PROJECT NAME 543-557 Ellsworth Street		
FOREMAN - DRILLER TP/ad	LOCATION Bridgeport, CT		
INSPECTOR	TYPE SIZE I.D. HAMMER WT. HAMMER FALL	CASING HSA 4 1/4" SAMPLER SS 1 3/8" CORE BAR NWD4 2 1/8" BIT 140# dia 30"	OFFSET DATE START 1/4/16 DATE FINISH 1/15/16 SURFACE ELEV. GROUND WATER ELEV.
GROUND WATER OBSERVATIONS AT <u>10</u> FT AFTER <u>0</u> HOURS AT <u> </u> FT AFTER <u> </u> HOURS			

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	
						4	4			stiff	Brn SILT, lit FM sand, tr roots, ash (fill)			
		2	ss	24"	4"	4'0"	2	4			moist		Blk FMC SAND & ASH, tr F gravel (fill)	
							13	9			compact			
10		3	ss	24"	16"	6'0"	4	4			moist	6'0"	Brn SILT, sm FM sand (poss fill)	
						4	5			stiff				
		4	ss	24"	21"	8'0"	12	21			moist		Brn FMC SAND & SILT, lit F gravel	
							24	25			dense			
15		5	ss	24"	17"	10'0"	12	16			moist	23'0"	Brn FMC SAND & SILT, lit F gravel, tr C gravel	
						21	35			dense	SAME			
		6	ss	24"	19"	12'0"	25	16			wet			
							17	18			dense			
20												28'0"		
		7	ss	24"	15"	17'0"	21	26			wet		Brn SILT & VF-F to M SAND, tr F gravel	
							27	31			hard			
		8	ss	10"	10"	20'10"	28	60/4"			v dense		Brn highly decomposed BEDROCK	
25												28'0"		
		1	c	60"	56"	28'0"	RQD = 86%			1.5				AUGER REFUSAL
										1.5			BEDROCK	
										1.5				
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-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 SAMPLER CORE BAR	OFFSET
GROUND WATER OBSERVATIONS AT <u>8</u> FT AFTER <u>0</u> HOURS AT <u> </u> FT AFTER <u> </u> HOURS	TYPE HSA SS	DATE START 1/12/16
	SIZE I.D. 4 1/4" 1 3/8"	DATE FINISH 1/12/16
	HAMMER WT. 140# BIT	SURFACE ELEV.
	HAMMER FALL 30"	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				
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 SAME; lit cobbles	
							30	40		v dense			
		3	ss	24"	16"	6'0"	12	30		moist			
							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			
							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			
20												Gry SILT, sm F gravel	
		8	ss	24"	13"	22'0"	23	25		wet			
							28	26		hard			
25												Gry FM SAND, sm silt, lit C sand, F gravel	
		9	ss	24"	12"	27'0"	22	23		wet			
							25	25		dense			
30											32'0"	E.O.B. 32'0"	
		10	ss	24"	10"	32'0"	20	18		wet			
							27	30		dense			

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-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. 4 1/4"	DATE START 1/4/16
AT <u> </u> FT AFTER <u> </u> HOURS	HAMMER WT. 140#	DATE FINISH 1/4/16
	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"	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)		
10	4	ss	24"	18"	8'0"	15	28			v stiff	20'0"	Rusty Brn FMC SAND, sm silt, lit F gravel, tr C gravel		
	5	ss	24"	18"	10'0"	20	17			moist		Brn FMC SAND, sm silt, lit F gravel		
						13	13			compact		SAME		
	6	ss	24"	0"	12'0"	11	12			moist		no recovery		
						16	15			compact				
15	7	ss	24"	17"	17'0"	18	19			wet dense		Brn SILT & FMC SAND, lit F gravel, tr C gravel		
						28	23							
20	8	ss	11"	9"	20'11"	45	60/5"			v dense		Brn highly to partially weathered BEDROCK		
25	9	ss	5"	5"	25'5"	60/5"				v dense	25'5"	SAME		
30												E.O.B. 25'5"		
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	SAMPLER	CORE BAR	OFFSET
	TYPE	HSA	SS		DATE START 1/12/16
	SIZE I.D.	4 1/4"	1 3/8"		DATE FINISH 1/12/16
	HAMMER WT.		140#	BIT	SURFACE ELEV.
	HAMMER FALL		30"		GROUND WATER ELEV.
GROUND WATER OBSERVATIONS AT <u>17</u> FT AFTER <u>0</u> HOURS AT <u> </u> FT AFTER <u> </u> HOURS					

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"	8"	2'0"	1	2		moist v loose moist dense v dense	2'0"	TOPSOIL	
		2	ss	24"	12"	4'0"	7	15			10'0"	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 moist v stiff	27'0"	Gry SILT, sm FM SAND, tr F gravel	
		5	ss	24"	12"	12'0"	14	15					
							15	17					
15		6	ss	24"	18"	17'0"	20	18		moist hard	27'0"	Gry SILT, sm FM sand, F gravel, lit cobbles	
							22	23					
20		7	ss	24"	4"	22'0"	28	30		wet hard	27'0"	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		OFFSET
GROUND WATER OBSERVATIONS AT <u>none</u> FT AFTER <u>0</u> HOURS AT <u> </u> FT AFTER <u> </u> HOURS	TYPE SIZE I.D. HAMMER WT. HAMMER FALL	CASING HSA SAMPLER SS CORE BAR NWD4 DATE START 1/8/16 DATE FINISH 1/12/16 SURFACE ELEV. GROUND WATER ELEV.

DEPTH FEET	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"	1	2					TOPSOIL	
							1	3				1'6"		
		2	ss	24"	18"	4'0"	8	24				2'6"	Brn SILT, sm F sand, lit cobbles (poss fill)	
5							30	40				5'0"	Brn FM SAND, sm silt, sm cobbles	
		3	ss	1"	1"	4'1"	50/1"					5'0"	partially decomposed BEDROCK	
10		1	c	60"	24"	12'0"	RQD = 17%						7'0"	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 AT <u> </u> FT AFTER <u> </u> HOURS	SIZE I.D. 4 1/4"	CORE BAR 1 3/8"
	HAMMER WT. 140#	BIT 30"
	HAMMER FALL	

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"	CORE BAR 1 3/8"
AT <u>9</u> FT AFTER <u>2</u> HOURS	HAMMER WT. 140#	BIT 30"
	HAMMER FALL 30"	OFFSET
		DATE START 1/15/16
		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	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"	9	11				stiff	20'0"	Brn SILT & FMC SAND, tr F gravel	
	5	ss	24"	18"	10'0"	14	17				dry		Brn SILT & FMC SAND, lit F gravel	
	6	ss	24"	16"	12'0"	24	21				hard		SAME; tr C gravel	
15						8	9				dry	24'0"	Brn SILT & FMC SAND, lit F gravel	
						17	14				v stiff		SAME	
						15	11				dry			
20						13	14				v stiff	20'0"	SAME	
	7	ss	24"	22"	17'0"	15	12				moist		24'0"	Brn SILT & VF-F to M SAND, tr F gravel
						13	14				v stiff			highly to partially weathered BEDROCK
8	ss	10"	10"	20'10"	55	60/4"				wet	24'0"	AUGER REFUSAL		
										hard		E.O.B. 24'0"		
													Installed 1" SCH 40 PVC Observation Well with 10' screen to 15'. Set curb box at surface.	
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-9
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-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 BIT
	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"	2'0"	2	2			moist	1'6"	TOPSOIL	
						3	2			stiff			
	2	ss	24"	8"	4'0"	7	8			moist	3'6"	Red Brn SILT, lit sand, gravel (subsoil)	
						8	10			v stiff			
	3	ss	24"	12"	6'0"	10	12			moist		Brn SILT, sm MC sand, F gravel	
					9	12			v stiff				
10	4	ss	24"	14"	8'0"	13	10			moist		SAME	
						11	11			v stiff			
	5	ss	24"	16"	10'0"	14	13			wet		Brn SILT, sm FM sand, tr F gravel	
						13	15			v stiff			
	6	ss	24"	18"	12'0"	16	16			wet			
					12	17			v stiff				
15													
	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													
	9	ss	1"	1"	25'1"	50/1"				hard	25'0"	AUGER REFUSAL	
												BEDROCK (Schist)	
30													
	1	c	60"	8"	30'0"	RQD = 7%					30'0"		
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-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

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-12
	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. 	BIT 140#
	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"	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	32'0"	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				
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)				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

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-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"	50				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"	12	10			moist stiff			
						12	12						
15	7	ss	24"	14"	17'0"	15	17			wet hard		SAME	
						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		SAME	
						26	30						
30	10	ss	24"	14"	32'0"	27	25			wet hard	32'0"	E.O.B. 32'0"	
						25	24						
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-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												
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	2'0"	2" ASPHALT / Brn VF-F to M SAND, sm F gravel, lit silt	
						6	7		compact		Blk ASH & F GRAVEL (fill)	
	2	ss	24"	2"	4'0"	8	10		dry	4'6"	Brn VF-F to M SAND, sm F gravel, lit silt, ash (fill)	
3	ss	24"	18"	6'0"	12	20		compact				
4	ss	24"	18"	8'0"	27	29		v dense				
10						36	32		dry		Tan VF-FM to C SAND, lit F gravel, tr silt	
						24	25		v dense		Brn VF-FM to C SAND, lit F gravel, silt	
	5	ss	24"	18"	10'0"	16	12		moist		Brn FMC SAND, sm silt, lit F gravel	
15						12	13		compact		SAME	
						22	20		wet			
	6	ss	24"	17"	12'0"	17	13		dense			
20												
	7	ss	24"	20"	17'0"	13	14		wet		Brn FMC SAND, sm silt, lit F gravel	
25									dense			
	8	ss	15"	15"	21'3"	20	38		wet		20'6"	SAME
30									v dense		Brn highly to partially decomposed BEDROCK	
35												
	9	ss	5"	5"	25'5"	60'5"			v dense			SAME
40												
	1	c	60"	46"	35'0"	RQD = 30%		1.0			30'0"	AUGER REFUSAL
								1.0			BEDROCK (Schist)	
								1.0				
								1.5				
								1.5		35'0"		
											E.O.B. 35'0"	

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-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	CASING SAMPLER CORE BAR	OFFSET
GROUND WATER OBSERVATIONS AT <u>none</u> FT AFTER <u>0</u> HOURS AT <u>10</u> FT ON <u>1-15-16</u>	TYPE HSA SS	DATE START 1/13/16
	SIZE I.D. 4 1/4" 1 3/8"	DATE FINISH 1/14/16
	HAMMER WT. 140# BIT	SURFACE ELEV.
	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"	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"
	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													25'1"	E.O.B. 25'1" Installed 1" SCH 40 PVC observation well with 10' screen to 15' depth. Set curb box at surface
35													25'1"	E.O.B. 25'1" Installed 1" SCH 40 PVC observation well with 10' screen to 15' depth. Set curb box at surface
40													25'1"	E.O.B. 25'1" Installed 1" SCH 40 PVC observation well with 10' screen to 15' depth. Set curb box at surface

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	CASING SAMPLER CORE BAR	OFFSET
GROUND WATER OBSERVATIONS AT <u>25</u> FT AFTER <u>0</u> HOURS AT <u> </u> FT AFTER <u> </u> HOURS	TYPE HSA SS	DATE START 1/14/16
	SIZE I.D. 4 1/4" 1 3/8"	DATE FINISH 1/14/16
	HAMMER WT. 140# BIT	SURFACE ELEV.
	HAMMER FALL 30"	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				
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		Brn FM SAND, lit silt, tr F gravel	
						5	15		stiff		Brn VF-F to M SAND, sm F gravel, tr silt	
	3	ss	24"	16"	60"	9	15		dry		Brn FMC SAND, sm silt, lit F gravel	
10						20	28		dense	8'0"	lit cobbles from 7 - 8'	
	4	ss	24"	18"	80"	27	37		dry		Brn SILT & FMC SAND, lit FC gravel	
						38	50		v dense		SAME	
	5	ss	24"	18"	100"	20	19		dry			
						18	21		hard			
15						21	30		dry	no recovery		
						34	38		hard			
	6	ss	24"	21"	120"	21	30		dry		SAME	
									hard			
									hard			
20						20	40		dry	Gry SILT & FMC SAND, lit FC gravel, cobbles		
						41	37		hard			
	7	ss	24"	18"	170"	20	40		dry			
									hard			
									hard			
25						18	22		dry	no recovery		
						43	31		hard			
	8	ss	24"	22"	220"	18	22		dry		Gry SILT & FMC SAND, lit FC gravel, cobbles	
									hard			
									hard			
30						23	27		wet	SAME		
						39	37		hard			
	9	ss	24"	0"	270"	23	27		wet		no recovery	
									hard			
									hard			
35						31	36		wet	32'0"	Grn highly to partially weathered BEDROCK	
						42	50		hard			
	10	ss	24"	19"	320"	31	36		wet			
									hard			
									hard			
40										E.O.B. 32'0"		

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-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

SOILTESTING, 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

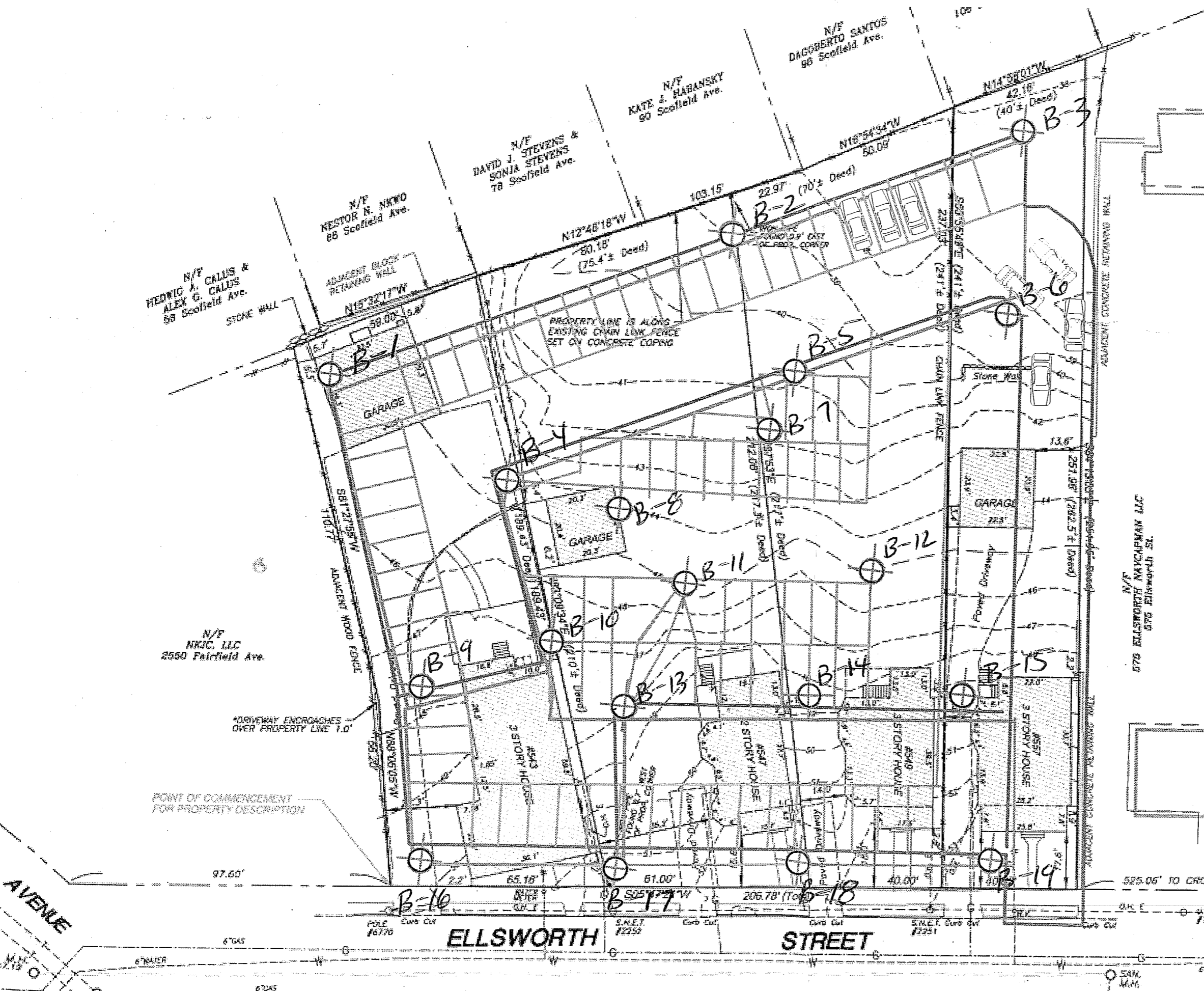
JOB NO.
G267-0245-15
SOILTESTING, INC.
 90 Donovan Road
 Oxford, CT 06478

Thence in a northwesterly direction following two courses:
 N 88° 00' 00" E 81' 27' 05"
 Thence N 15° 32' 12" E 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 18° 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 exceed	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.



N/P RESTOR N. NKWO
 88 Scofield Ave.

N/P DAVID J. STEVENS & SONJA STEVENS
 78 Scofield Ave.

N/P KATE J. HABANSKY
 90 Scofield Ave.

N/P DAGOBERTO SANTOS
 98 Scofield Ave.

N/P MEDWIG A. CALUS & ALEX G. CALUS
 58 Scofield Ave.

N/P NKJC, LLC
 2550 Fairfield Ave.

N/P 575 ELLSWORTH MAYCAPMAN LLC
 575 Ellsworth St.

ELLSWORTH

STREET

AVENUE

ATT. P.M. #6973

SAN M.M. #V-2774

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

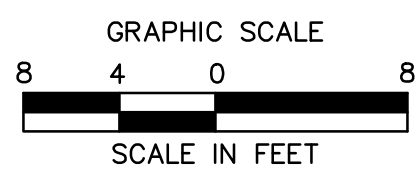
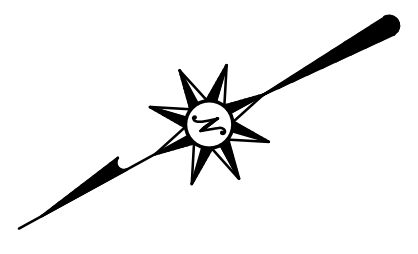
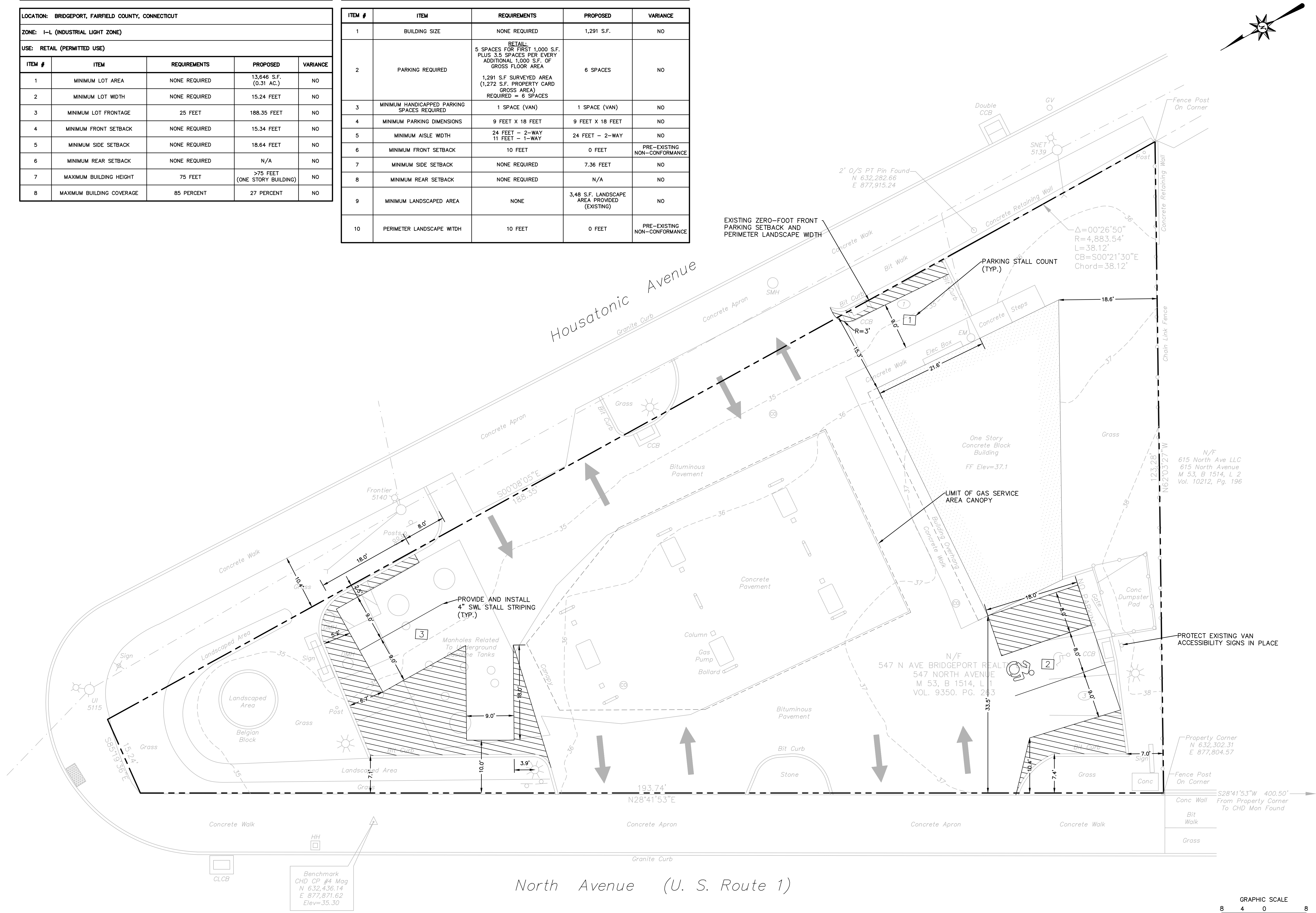
Agent Mailing address
66 CEDAR STREET, NEWINGTON, CT, 06111, United States

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 PM C:\L0821\1\101903\DWG\SP1_2101903.DWG (SP1_2101903) 1:24:06 PM

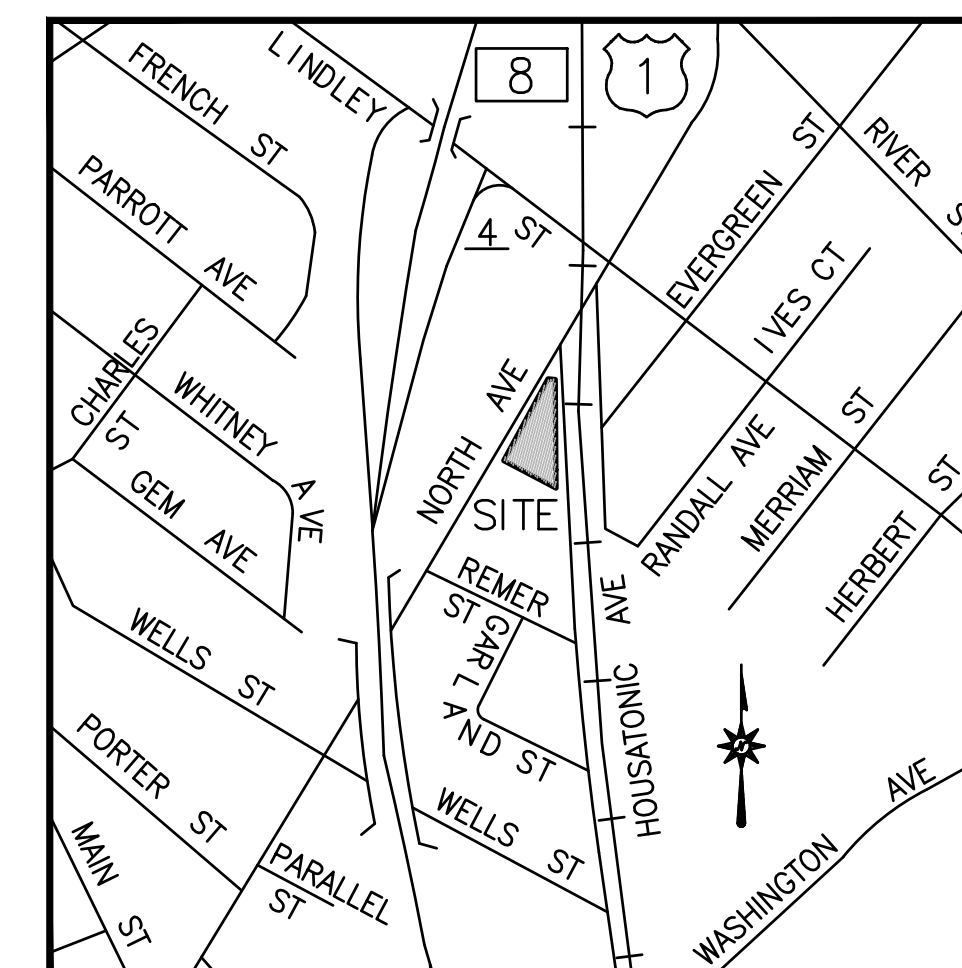
Sheet ID: SP210190301 - 8/28/2021

GENERAL NOTES

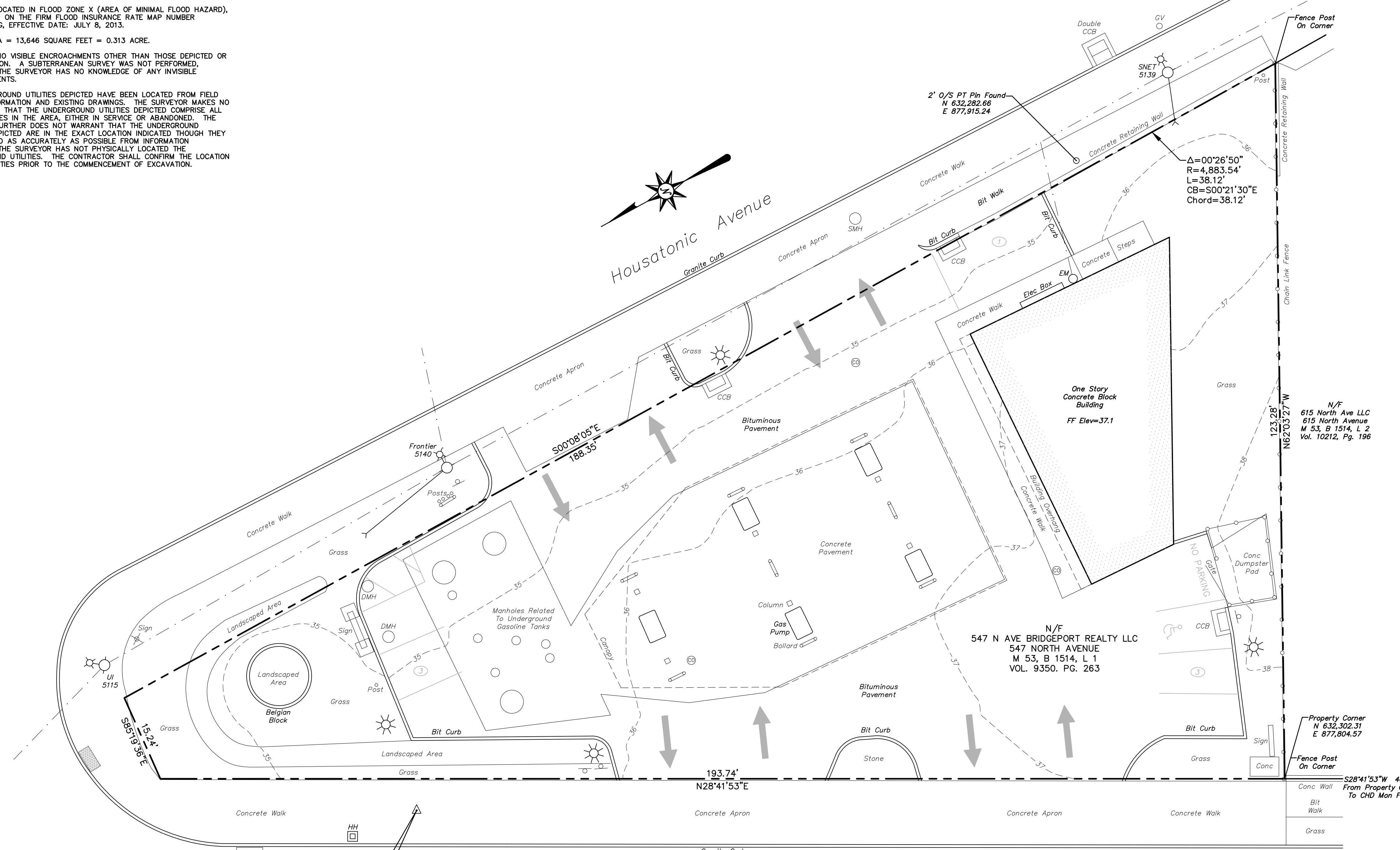
1. A) THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, 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 0900100429G, 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.

REVISIONS	Date	Drawn	D.F.L.
No.		Reviewed	D.C.L.
		Scale	J.M.
		Project No.	1"=10'
		Date	2101903
		Field Book	10/06/21
		CAD File:	EX210190301

ZONING LOCATION SURVEY

Oct 26, 2021 4:36pm - jcmagner - G:\088271\1812101903\DWG\EA210190301.dwg
L:\DWG\EX1_24058_10c

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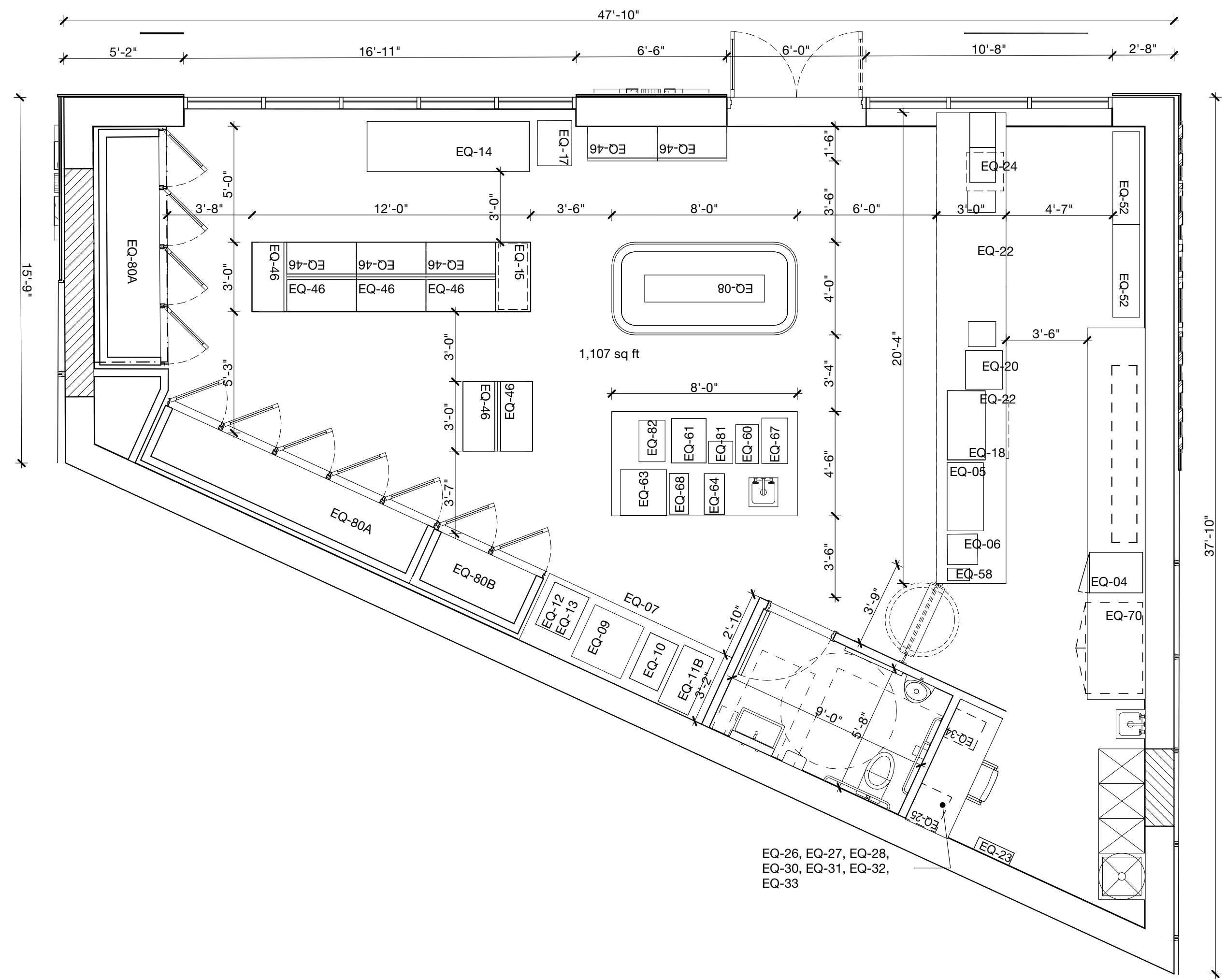
547 North Avenue
Bridgeport, NY 06606
#Site ID

OWNER:

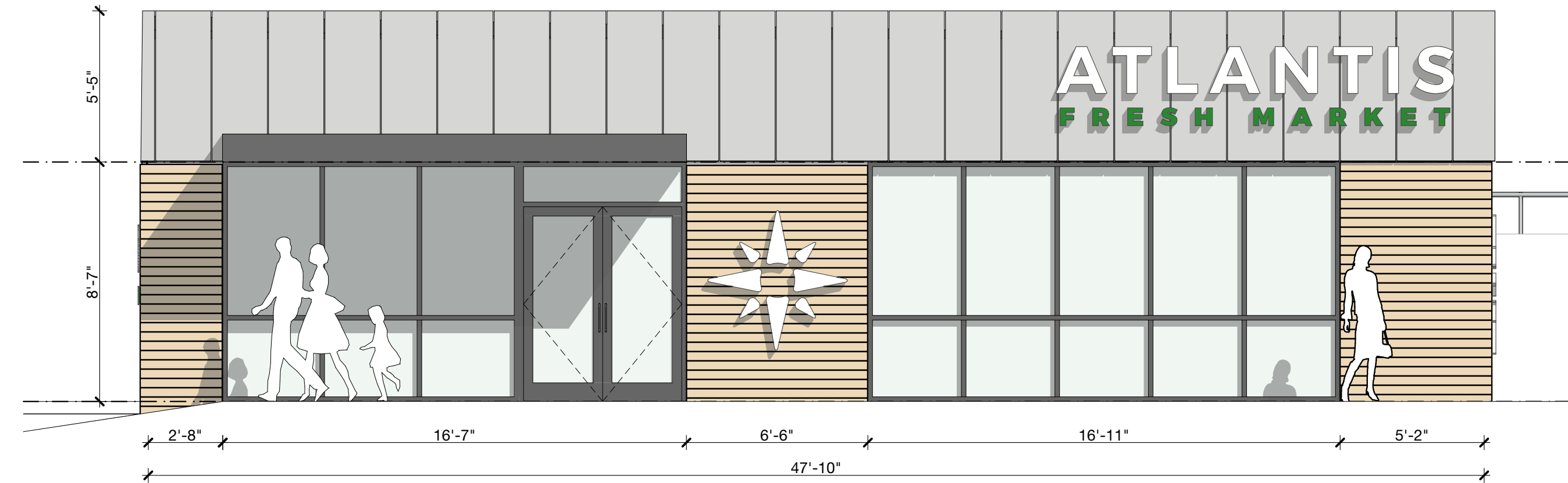
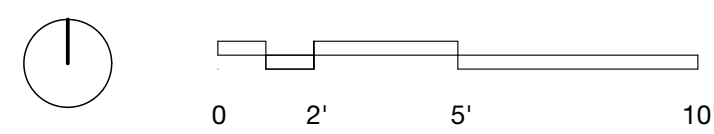
Atlantis Management Group
555 S Columbus Ave #201
Mt. Vernon NY 10550
contact: Jose Montero
T. 914-699-9500 E. Josem@atlantismgmt.com

ARCHITECT:

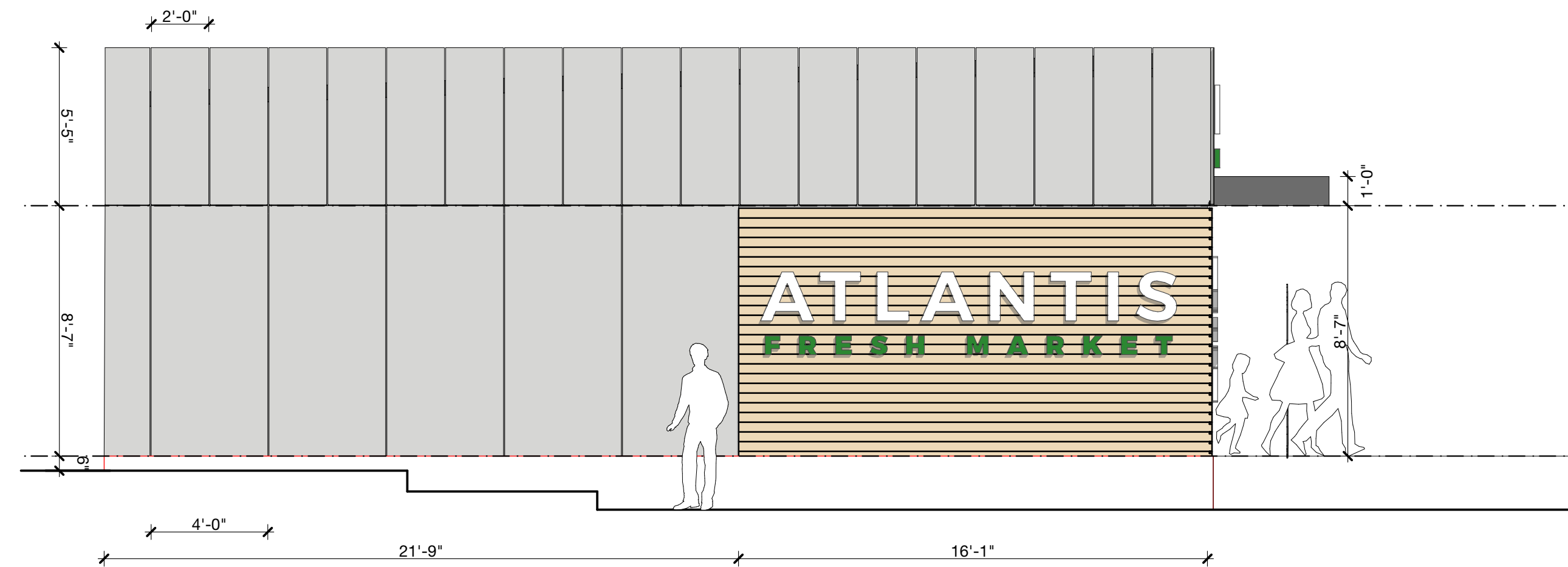
Pablo De Miguel Architect PLLC
162 14th Street
Brooklyn, NY 11215
contact: Pablo de Miguel AIA
T. 646 265 0338 E. pablo@pablodemiguel.com
W. www.pablodemiguel.com



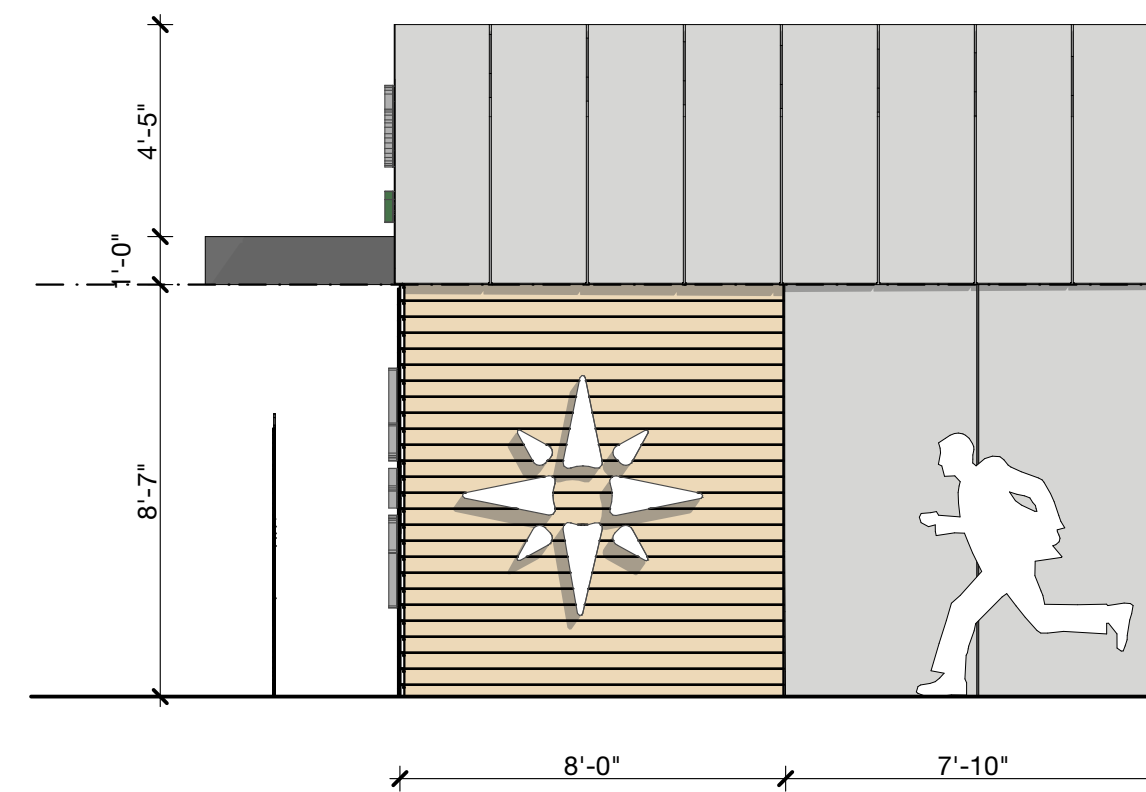
01 PROPOSED ONVENIENCE STORE LAYOUT
SCALE: 1/4" = 1'-0"



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



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: SVMC Holdings, Inc.
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 2800 Main Street
4. Assessor's Map Information: Block No. 59/2120 Lot No. 1/X
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): 504.31' x 967.50' x 510.12' x 975.37'
7. Existing Zone Classification: P2
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: Installation of a roof sign on the existing hospital building
Approval(s) requested: Special Permit and Site Plan Review

Signature: _____ Date: 01/27/2022
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: 203-255-9928 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

SVMC Holdings, Inc. 01/27/2022
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
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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

299 Broadway, Suite 708, New York, NY 10007
Tel 646-357-3527

www.russorizio.com

January 27, 2022

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

Re: Petition for Special Permit and Site Plan Review – 2800 Main Street

Dear Mr. Buckley:

Please accept, on behalf of my client, SVMC Holdings, Inc. (the “Petitioner”), the following narrative and enclosed application materials as part of an application for the property located at 2800 Main Street (the “Site”) for Special Permit and Site Plan Review approval to install a roof sign on an existing hospital building.

Narrative

The Petitioner requests a Special Permit and Site Plan Review under Sections 11.50 and 11.70 of the Zoning Regulations of the City of Bridgeport (the “Regulations”) to install a roof sign on the existing hospital building. The Site occupies an entire block that is bounded by Main Street, Hunting Street, Gurdon Street and Hawley Avenue. The Site is located in the P2 Zone. The lot area of the Site is approximately 7.84 acres.

The Petitioner proposes to install a roof sign on the existing hospital building, so the sign will display on the southern frontage of the Site. The sign is proposed to be located set back from the edge of the roof, which will reduce visibility of the sign from neighboring properties below. Submitted plans show the proposed visibility of the sign from different surrounding locations. They depict that the sign will have little to no visibility from surrounding neighbors. The sign will be visible at a greater distance from commuters on the nearby highway system.

The sign structure is proposed to be 72’ in length, which will not extend over or beyond the façade of the existing building in accordance with the Regulations. The sign structure will be almost 17’ in height, which is several feet below the permitted height under the Regulations. The actual

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WPetro@russorizio.com
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Christopher B. Russo
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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

signage lettering and hospital logo will occupy a much smaller area on this sign structure. The sign support frame will be painted to match the building color to hide the structure and promote the lettering. The sign will be illuminated for better visibility at night.

Roof signs are permitted within the P Zone under Sec. 9.50.6 of the Regulations. The proposed sign does not exceed width of the building and the proposed height is below the permitted standard by several feet. The non-display side of the sign will be shielded as a setback portion of the existing building will be located directly behind the proposed sign and the sign structure will be painted in the same color as the existing building. The sign will not cover windows or any significant architectural feature.

Hospitals, for better or worse, are a central location for every person. Whether for work, a routine visit, or an emergency, at some point, everyone will need to easily locate a hospital. This not only includes area residents familiar with the location of a hospital, but also persons with no knowledge of this area, such as an out-of-state family member visiting their sick relative. The Regulations recognize hospitals as one of the tallest, most prominent buildings of the cityscape and, again, as a central feature of any community. The Plan of Conservation and Development ("POCD") recognized that hospital buildings are anchor institutions within the City. They are an incredible service to our community and they represent a growing and significant workforce center. The POCD set a goal to work with these institutions to promote their connection to the City. This Petition will help support the vital role this anchor institution holds in the City.

Special Permit and Site Plan Review

The Petition satisfies all Special Permit and Site Plan Review standards under Sections 11.50 and 11.70 of the Regulations. The Petitioner has proposed a signage plan which is in conformity with the Regulations. The proposed sign location will not eliminate or reduce by more than 25% the view of significant natural or local features as shown on the submitted plans in accordance with Sec. 9.50.6.D(3). As stated above, the Petition satisfies the objectives and policies of the POCD. The proposed use is permitted in the Zone under the Regulations. The proposed sign will not impair future development of the surrounding area, but it will support one of the greatest drivers of development in the City. It will not be detrimental to the nearby surrounding area as the sign is barely visible due to its location set back from the existing hospital building and due to the height of the building itself. The sign does not extend beyond the façade at any location, which will also protect nearby properties. The sign will obviously not have any impact on the Long Island Sound.

For the reasons stated above, the Petitioner respectfully requests approval of the application for Special Permit and Site Plan Review.

Sincerely,


Ray Rizio

PROPERTIES WITHIN 100' OF 2800 MAIN ST

LOCATION	OWNER'S NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
2900 MAIN ST	2900 MAIN STREET LLC	2839 MAIN STREET, 2ND FL	BRIDGEPORT	CT	06606
280 GURDON ST	STOKES MICHAEL J SR & DEBORAH D STOKES	280 GURDON ST	BRIDGEPORT	CT	06606
2800 MAIN ST	SVMC HOLDINGS INC	ONE STATE STREET SUITE 19	HARTFORD	CT	06103
236 GURDON ST #238	HAWLEY AVENUE HOLDINGS LLC	2839 MAIN STREET, 2ND FL	BRIDGEPORT	CT	06606
40 HUNTING ST	PADILLA AIESHA	184 MARTIN TER	BRIDGEPORT	CT	06606
191 HAWLEY AV #193	AMARAL ERNEST & DOROTHY	636 TAFT AVE	BRIDGEPORT	CT	06604
2819 MAIN ST #2821	ST VINCENTS MEDICAL CENTER FOUNDATION	2979 MAIN ST	BRIDGEPORT	CT	06606
199 HAWLEY AV #201	CASABLANCA PAUL M	199 HAWLEY AVE	BRIDGEPORT	CT	06606
141 HAWLEY AV	HAWLEY AVENUE HOLDINGS LLC	2800 MAIN STREET, 2ND FL	BRIDGEPORT	CT	06606
60 HUNTING ST	MAIN STREET PROP LLC	2800 MAIN ST	BRIDGEPORT	CT	06606
263 HAWLEY AV #265	JEANCALIXTE ALFRED ET AL	265 HAWLEY AVE	BRIDGEPORT	CT	06606
183 HAWLEY AV #185	ENNIS VALERIE	125 POWELL PLACE	BRIDGEPORT	CT	06604
270 GURDON ST	LYDDY CHRISTOPHER J & BARBARA	45 JOHNSON PLACE	MONROE	CT	06468
216 GURDON ST #218	SVMS HOLDINGS INC	ONE STATE STREET SUITE 19	HARTFORD	CT	06103
2857 MAIN ST #2859	CRESPO JOAQUIN	2857 MAIN ST	BRIDGEPORT	CT	06606
242 GURDON ST #246	ST VINCENTS DEVELOPMENT INC	101 S HANLEY ROAD SUITE 450	ST LOUIS	MO	63105
255 HAWLEY AV #257	HAWLEY AVENUE HOLDINGS LLC	2839 MAIN STREET, 2ND FL	BRIDGEPORT	CT	06606
223 HAWLEY AV #225	SIMPSON ANN-MARIE T & PRINCE CLARKE	223 HAWLEY AVE #225	BRIDGEPORT	CT	06606
2875 MAIN ST	NORTHBRIDGE LANDLORD LLC C/O KEYBANK REAL ESTATE CAPITAL	ATTN: ESCROW ADMINISTRATION, 11501 OVERLOOK ST	OVERLAND PARK	KS	66211
230 GURDON ST	HAWLEY AVENUE HOLDINGS LLC	2839 MAIN STREET, 2ND FL	BRIDGEPORT	CT	06606
66 HUNTING ST	COLLAZO MARIA	66 HUNTING ST	BRIDGEPORT	CT	06606
74 HUNTING ST #76	MAIN STREET PROPERTIES LLC	2839 MAIN STREET, 2ND FL	BRIDGEPORT	CT	06606
2837 MAIN ST #2839	MAIN STREET PROPERTIES LLC	2839 MAIN STREET, 2ND FL	BRIDGEPORT	CT	06606
136 HAWLEY AV	CIRILO DOLORES ESTATE OF & MARIA CIRILO	136 HAWLEY AVE	BRIDGEPORT	CT	06606
84 HUNTING ST #86	FEOLA GENE N & EVELYN	49 LAUREL ST	TRUMBULL	CT	06611
146 HUNTING ST	SVMC HOLDINGS INC	ONE STATE STREET SUITE 19	HARTFORD	CT	06103
88 HUNTING ST	MAIN STREET PROPERTIES LLC	2839 MAIN STREET, 2ND FL	BRIDGEPORT	CT	06606
290 GURDON ST #292	PROVENZANO LOUIS	309 HOUSATONIC AVE	STRATFORD	CT	06615
98 HUNTING ST #100	MAIN STREET PROPERTIES LLC	2839 MAIN STREET, 2ND FL	BRIDGEPORT	CT	06606
104 HUNTING ST	MAIN STREET PROPERTIES LLC	2839 MAIN STREET, 2ND FL	BRIDGEPORT	CT	06606

260 GURDON ST	PINHEIRO TIAGO	260 GURDON ST	BRIDGEPORT	CT	06606
248 GURDON ST #254	VIRGILE FRANCOISE	248 GURDON ST	BRIDGEPORT	CT	06606
140 HAWLEY AV #144	BMXS BPT LLC	140-144 HAWLEY AVE	BRIDGEPORT	CT	06606
2861 MAIN ST #2863	NORTHBRIDGE LANDLORD LLC	135 SOUTH ROAD	FARMINGTON	CT	06032
159 HAWLEY AV #161	ANTON FREDERICK W III ET AL	159 HAWLEY AVE, #161	BRIDGEPORT	CT	06610
167 HAWLEY AV #169	OTERO RAFAEL & IVONNE PEREZ	169 HAWLEY AVENUE	BRIDGEPORT	CT	06606
2829 MAIN ST #2831	AFM ENTERPRISES INC	67 FOLINO DR	BRIDGEPORT	CT	06606
175 HAWLEY AV #177	HESKE RONALD W & NANCY A HESKE	177 HAWLEY AVE	BRIDGEPORT	CT	06606
205 HAWLEY AV #211	FLORES BIBIANO	157 DEN ROAD	STAMFORD	CT	06903
2771 MAIN ST #2817	SVMC HOLDINGS INC	ONE STATE STREET SUITE 19	HARTFORD	CT	06103
235 HAWLEY AV #237	HAWLEY AVENUE HOLDINGS LLC	2839 MAIN STREET, 2ND FL	BRIDGEPORT	CT	06606
245 HAWLEY AV #247	DOS SANTOS DANIEL A	245 HAWLEY AVE #247	BRIDGEPORT	CT	06606
2754 MAIN ST #2756	HAWLEY AVENUE HOLDINGS LLC	2839 MAIN STREET, 2ND FL	BRIDGEPORT	CT	06606
2741 MAIN ST #2755	ABD LLC C/O PETER DINARDO ENTERPRISES	323 NORTH AVENUE	BRIDGEPORT	CT	06606

CERTIFICATE OF INCORPORATION

OF

SVMC HOLDINGS, INC.

1. The name of the corporation is **SVMC Holdings, Inc.** (the "Corporation").
2. The Corporation is organized and shall be operated exclusively for charitable, scientific, literary or educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"). The Corporation shall be operated as a component part of the integrated health care delivery system of which the parent is Hartford HealthCare Corporation (the "System"). The nature and activities to be conducted, or the purposes to be promoted or carried out by the Corporation, are as follows:
 - 2.1. establishing and maintaining one or more hospitals or other health care facilities in the City of Bridgeport, Connecticut and in additional communities served by the Corporation;
 - 2.2. providing health and wellness services and promoting and improving the general health and welfare of the communities served by the Corporation;
 - 2.3. engaging in medical and scientific research, and in educational and other activities to promote and improve the general health and welfare of the communities served by the Corporation;
 - 2.4. making grants to organizations within the System recognized as exempt from federal income tax under Section 501(c)(3) of the Code;
 - 2.5. conducting activities, either directly or through related organizations recognized as exempt from federal income tax under Section 501(c)(3) of the Code, to raise funds in furtherance of the foregoing purposes of the Corporation, subject, however, to all limitations on the nature or extent of such activities applicable to organizations recognized as exempt from federal income tax under Section 501(c)(3) of the Code; and
 - 2.6. in furtherance of the foregoing, engaging in any lawful act or activity for which corporations may be formed under the Revised Nonstock Corporation Act of the State of Connecticut (the "Act") as the same may be amended from time to time.
3. The Corporation is nonprofit and shall not have or issue shares of stock or make distributions or pay dividends.
4. The Corporation shall have a single member, namely, Hartford HealthCare Corporation, a Connecticut nonstock corporation (the "Member"). The Member shall have the exclusive power to elect directors of the Corporation ("Directors") and to remove Directors with or without cause, shall have the exclusive power to adopt, amend, and repeal the Bylaws of the Corporation (the "Bylaws"), and shall have such other rights, powers, and responsibilities as are accorded to members under the Act, this Certificate of Incorporation, or the Bylaws.
5. Notwithstanding any other provision of this Certificate of Incorporation to the contrary, the Corporation shall not carry on any activities not permitted to be carried on: (a) by

an organization exempt from federal income tax under Section 501(a) of the Code as an organization described in Section 501(c)(3) of the Code; or (b) by an organization, contributions to which are deductible under Section 170(c)(2) of the Code.

6. The net earnings of the Corporation or any part thereof may not be distributed to or inure to the benefit of any private individual or a Director or officer of the Corporation. However, nothing herein shall restrict the right of the Corporation to reasonably compensate any officer, Director or other individual for services rendered to the Corporation or to reimburse any officer, Director or other individual for expenses, disbursements or liabilities properly made or incurred, on account of that individual's service to the Corporation.

7. A substantial part of the activities of the Corporation shall not consist of the carrying on of propaganda or attempting to influence legislation except to the extent permitted by Section 501(h) of the Code. The Corporation may not participate in or intervene in (including the publication or distribution of statements) any political campaign on behalf of (or in opposition to) any candidate for public office.

8. Upon dissolution of the Corporation, the Board shall dispose of and distribute the assets remaining, after payment of all liabilities, exclusively for the purposes of the Corporation, to the Member exclusively for its charitable, scientific, literary or educational purposes, provided the Member shall be then exempt from federal taxation as an organization described in Section 501(c)(3) of the Code. If the Member shall not be so qualified as an organization described in Section 501(c)(3) of the Code, then the Board shall dispose of and distribute the assets remaining, after payment of all liabilities, exclusively for the charitable, scientific, literary or educational purposes of the Corporation, to one or more organizations as shall be then exempt from federal taxation as an organization or organizations described in Section 501(c)(3) of the Code, in such proportions and amounts and in such manner as the Board shall determine. No part of the Corporation's assets shall ever be distributed to its Directors or officers, or inure to the benefit of any private individual.

9. The personal liability of a Director of the Corporation to the Corporation for monetary damages for breach of duty as a Director of the Corporation shall be limited to the fullest extent permitted by the Act or any other applicable laws presently or hereafter in effect. Without limiting the effect of the preceding sentence, no Director of the Corporation shall be personally liable to the Corporation for monetary damages for breach of duty as a Director of the Corporation in an amount greater than the compensation received by the Director for serving the Corporation during the year of the violation if such breach did not: (i) involve a knowing and culpable violation of law by the Director; (ii) enable the Director, or an associate, as defined in Section 33-840 of the Connecticut General Statutes, to receive an improper personal economic gain; (iii) show a lack of good faith and a conscious disregard for the duty of the Director to the Corporation under circumstances in which the Director was aware that his or her conduct or omission created an unjustifiable risk of serious injury to the Corporation; or (iv) constitute a sustained and unexcused pattern of inattention that amounted to an abdication of the Director's duty to the Corporation. No amendment to, or modification or repeal of, this Article 9 shall adversely affect any right or protection of a Director of the Corporation existing hereunder with respect to any act or omission occurring prior to such amendment, modification or repeal. Nothing contained in this Article 9 shall be construed to deny to the Directors of the Corporation the benefit of Section 52-557m of the Connecticut General Statutes as in effect at the time of the violation.

10. The Corporation shall, to the fullest extent permitted by law, indemnify any Director, officer, or committee member of the Corporation (and, to the extent provided in a resolution of the Member's Board of Directors or by contract, may indemnify any employee, agent, or volunteer of the Corporation) (collectively, the "Agents") who was or is a party to or threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding by reason of the fact that the person is or was an Agent, or is or was serving at the request of the Corporation as an Agent of another corporation, partnership, joint venture, trust, or other enterprise, whether for-profit or not-for-profit, against expenses, including attorney's fees (other than taxes, penalties, or expenses of correction), judgments, penalties, fines, and amounts paid in settlement actually and reasonably incurred by the Agent in connection with the action, suit, or proceeding if the Agent acted in good faith and in a manner that the Agent reasonably believed to be in or not opposed to the best interests of the Corporation, and with respect to any criminal proceeding, if the Agent had no reasonable cause to believe his or her conduct was unlawful.

11. The name and address of the initial registered agent of the Corporation is Hartford HealthCare Corporation, 85 Jefferson Street, Legal Department, Hartford, CT 06106.

12. References in this Certificate of Incorporation to the Act shall be deemed to include amendments adopted from time to time to such Act, and references to a Section of the Code shall be construed to refer both to such Section and to the regulations promulgated thereunder, as they now exist or as the same may hereafter be amended from time to time (or the corresponding provision of any future United States Internal Revenue Law).



SECRETARY OF THE STATE OF CONNECTICUT

MAILING ADDRESS: COMMERCIAL RECORDING DIVISION, CONNECTICUT SECRETARY OF THE STATE, P.O. BOX 150470, HARTFORD, CT 06115-0470
DELIVERY ADDRESS: COMMERCIAL RECORDING DIVISION, CONNECTICUT SECRETARY OF THE STATE, 30 TRINITY STREET, HARTFORD, CT 06106
PHONE: 860-509-6003 WEBSITE: www.concord-sols.ct.gov

CERTIFICATE OF INCORPORATION
NONSTOCK CORPORATION

FILING #0006251242 PG 01 OF 05 VOL B-02578
FILED 09/25/2018 10:00 AM PAGE 01714
SECRETARY OF THE STATE
CONNECTICUT SECRETARY OF THE STATE

USE INK. COMPLETE ALL SECTIONS. PRINT OR TYPE. ATTACH 8 1/2 X 1

FILING PARTY (CONFIRMATION WILL BE SENT TO THIS ADDRESS)
NAME: Michelle Thompson
ADDRESS: 80 Seymour Street
Legal Department
CITY: Hartford
STATE: CT ZIP: 06102
MAKE CHECKS PAYABLE TO 'SECRETARY OF THE STATE'

1. NAME OF CORPORATION:
SVMC Holdings, Inc

THE CORPORATION IS NONPROFIT AND SHALL NOT HAVE OR ISSUE SHARES OF STOCK OR MAKE DISTRIBUTIONS.

2. PLACE A CHECK NEXT TO THE APPROPRIATE STATEMENT:
A. THE CORPORATION SHALL NOT HAVE MEMBERS.
B. THE CORPORATION SHALL ONLY HAVE MEMBERS, WHICH ARE NOT ENTITLED TO VOTE.
C. THE CORPORATION SHALL HAVE ONE CLASS OF MEMBERS.
D. THE CORPORATION SHALL HAVE MULTIPLE CLASSES OF MEMBERS WHICH CLASSES ARE DESIGNATED AS FOLLOWS:
PLEASE NOTE: THE MANNER OF ELECTION AND APPOINTMENT OF MEMBERS ALONG WITH THEIR QUALIFICATIONS AND RIGHTS MAY BE SET FORTH IN THIS CERTIFICATE OR IN THE CORPORATION'S BYLAWS. PLEASE SEE C.G.S. § 33-1055 & -1056.

3. APPOINTMENT OF REGISTERED AGENT: (PLEASE SELECT ONLY ONE A. OR B.)
A. INDIVIDUAL'S AGENT NAME:

BUSINESS ADDRESS: (P.O. BOX UNACCEPTABLE)
RESIDENCE ADDRESS: (P.O. BOX UNACCEPTABLE)
ADDRESS:
CITY:
STATE: ZIP:

B. BUSINESS ENTITY AGENT NAME: HARTFORD HEALTHCARE CORPORATION
ADDRESS: (P.O. BOX UNACCEPTABLE)
ADDRESS: 85 JEFFERSON ST.
LEGAL DEPARTMENT
CITY: HARTFORD
STATE: CT ZIP: 06106

ACCEPTANCE OF APPOINTMENT

SIGNATURE OF AGENT

David Mack VP Legal Affairs

4. THE NATURE OF THE ACTIVITIES TO BE CONDUCTED OR THE PURPOSES TO BE PROMOTED BY THE CORPORATION:

SEE ATTACHMENT SHEET

FILING #0006251242 PG 02 OF 05 VOL B-02578
 I FILED 09/25/2018 10:00 AM PAGE 01715
 SECRETARY OF THE STATE
 CONNECTICUT SECRETARY OF THE STATE

5. OTHER INFORMATION:

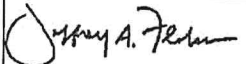
SEE ATTACHMENT SHEET

6. CORPORATION EMAIL ADDRESS - REQUIRED: (IF NONE, MUST STATE "NONE.")

NONE

7. EXECUTION: CERTIFICATE MUST BE SIGNED BY EACH INCORPORATOR

DATED THIS 25th DAY OF September, 2018

NAME OF INCORPORATOR	ADDRESS	SIGNATURE(S)
Jeffrey A. Flaks	ADDRESS: One State Street Suite 19 CITY Hartford STATE: CT ZIP: 06103	
	ADDRESS: CITY STATE: ZIP:	
	ADDRESS: CITY STATE: ZIP:	
	ADDRESS: CITY STATE: ZIP:	



STATE OF CONNECTICUT
Department of Public Health

In accordance with the provisions of the General Statutes of Connecticut Section 19a-493 the following license to maintain and operate a

General Hospital

LICENSE NO:

77

has been granted to
SVMC HOLDINGS, INC.

d/b/a
ST. VINCENT'S MEDICAL CENTER

Located at
2800 MAIN ST
BRIDGEPORT, CT 06606-4201

For the period from **10/01/2019** to **09/30/2021** .

During the license period and in accordance with the Regulations of the Connecticut State Agencies, changes to any of the following must be submitted to the Department of Public Health and are subject to the approval of the Department of Public Health:

Maximum number of Beds:

- Hospital beds: 473
- Bassinets: 47



Renée D. Coleman-Mitchell, MPH
Commissioner

Appendix A: Satellite Locations

STATE OF CONNECTICUT
Department of Public Health
LICENSE APPENDIX A: SATELLITE LOCATIONS

General Hospital

LICENSE NO:

77

SVMC HOLDINGS, INC.

For the period from 10/01/2019 to 09/30/2021.

ST. VINCENT'S BEHAVIORAL HEALTH CENTER - WESTPORT - 47 LONG LOTS RD, WESTPORT, CT 06880-3828,
ST. VINCENT'S CENTER FOR WOUND HEALING - STRATFORD - 3272 MAIN ST, STRATFORD, CT 06614-4819,
ST. VINCENT'S CENTER FOR WOUND HEALING - TRUMBULL - 115 TECHNOLOGY DR, TRUMBULL, CT 06611-6337,
ST. VINCENT'S OUTPATIENT BEHAVIORAL HEALTH - BRIDGEPORT - 2400 MAIN ST, BRIDGEPORT, CT 06606-5323,
ST. VINCENT'S OUTPATIENT BEHAVIORAL HEALTH - NORWALK - 1 LOIS ST, NORWALK, CT 06851-4404

SVMC HOLDINGS, INC. ACTIVE

2800 MAIN ST., BRIDGEPORT, CT, 06606, United States

BUSINESS DETAILS 

Business Details

General Information

Business Name

SVMC HOLDINGS, INC.

Business status

ACTIVE

Citizenship/place of formation

Domestic/Connecticut

Business address

2800 MAIN ST., BRIDGEPORT, CT, 06606, United States

Annual report due

1/13/2023

NAICS code

General Medical and Surgical Hospitals (622110)

Business ALEI

1285886

Date formed

9/25/2018

Business type

Non-Stock

Mailing address

2800 MAIN ST., BRIDGEPORT, CT, 06606, United States

Last report filed

2022

NAICS sub code

622110

Principal Details

Principal Name

CAROL D. BIRKS

Principal Title

Director

Principal Business address

ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
JAMES CARDON M.D.

Principal Title
Director

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
PETER CIMINO M.D.

Principal Title
Ex-Officio Director

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
GEORGE ESTRADA

Principal Title
Director

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
HELENE GLOTZER

Principal Title
Director

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
BARBARA MILLER

Principal Title
Director

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
CYNTHIA PUGLIESE

Principal Title
Director

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
DARA THOMAS RICHARDS M.D.

Principal Title
Director

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
LUCY TEIXEIRA

Principal Title
Director

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
PATRICK TOOLE

Principal Title
Director

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
STRICK WOODS M.D.

Principal Title
Director

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
DAVID MACK

Principal Title
Secretary

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
JOHN PETILLO

Principal Title
Director & Chair

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
ALFRED PAVLIS

Principal Title
Director & Vice Chair

Principal Business address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Residence address
ONE STATE STREET, SUITE 19, HARTFORD, CT, 06103, United States

Principal Name
William Jennings

Principal Title
Ex-Officio Director & President

Principal Business address
One State Street, 19th Floor, Hartford, CT, 06103, United States

Principal Residence address
One State Street, 19th Floor, Hartford, CT, 06103, United States

Principal Name
William Jennings

Principal Title
Ex-Officio Director & President

Principal Business address
One State Street, 19th Floor, Hartford, CT, 06103, United States

Principal Residence address
One State Street, 19th Floor, Hartford, CT, 06103, United States

Agent details

Agent name
CORPORATION SERVICE COMPANY

Agent Business address
100 PEARL STREET, 17TH FLOOR, MC-CSC1, HARTFORD, CT, 06103, United States

Filing History



Business Formation - Certificate of Incorporation

0006251242

Filing date: 9/25/2018

Filing time:

Volume Type
B

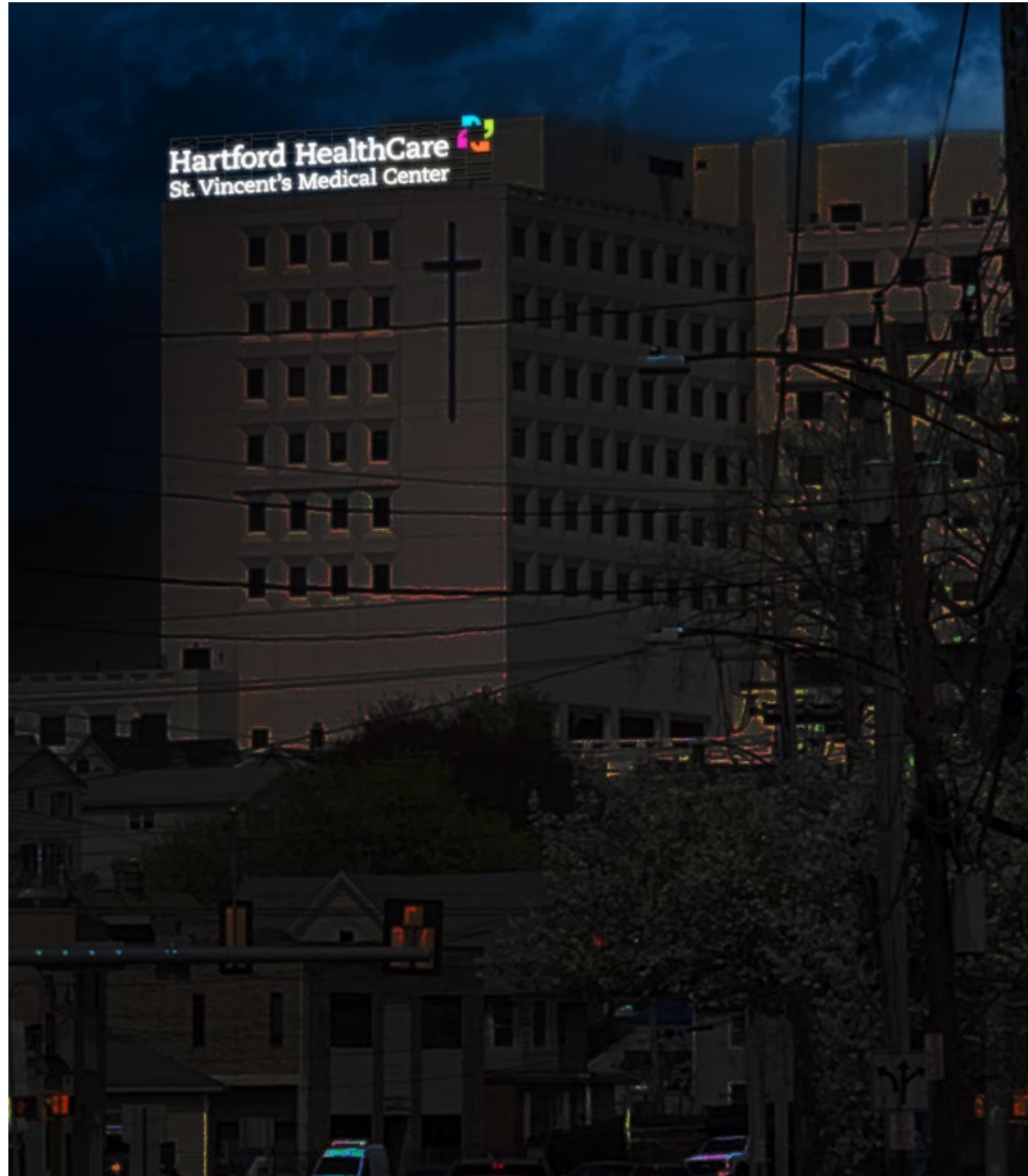
Hartford HealthCare

The logo for Hartford HealthCare, featuring a stylized 'H' composed of four curved segments in blue, purple, green, and orange.

HHC | 2800 Main St. BRIDGEPORT, CT | St Vincent's Medical Center
Terrace Letters • Version 10 • Job# 57524 • January 21, 2022



60 Westfield Drive
Plantsville, CT 06479
860.229.1812



Project Address:
 HHC | St Vincent's
 2800 Main St.
 BRIDGEPORT, CT

SPIWO #: 57524
Issue Date: 3/18/2021

Salesperson: Pete Rappoccio
Designer: Gigi

**DRAWINGS ARE NOT TO SCALE
 UNLESS OTHERWISE NOTED**

Revisions:

RV1:	GD	3/26/2021
RV2:	GD	3/26/2021
RV3:	GD	4/26/2021
RV4:	SB	5/6/21
RV5:	OK	11/12/21
RV6:	OK	11/16/21
RV7:	OK	11/18/21
RV8:	OK	12/03/21
RV9:	OK	01/21/22

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c

Customer Approval: APPROVED APPROVED AS NOTED REVISE AND RESUBMIT

PRINT

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DATE

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SIGN TYPE
 CHANNEL LETTERS
 (TERRACE)
 PAGE
 2 of 8

Frame Mounted Channel Letters.



Project Address:
HHC | St Vincent's
2800 Main St.
BRIDGEPORT, CT

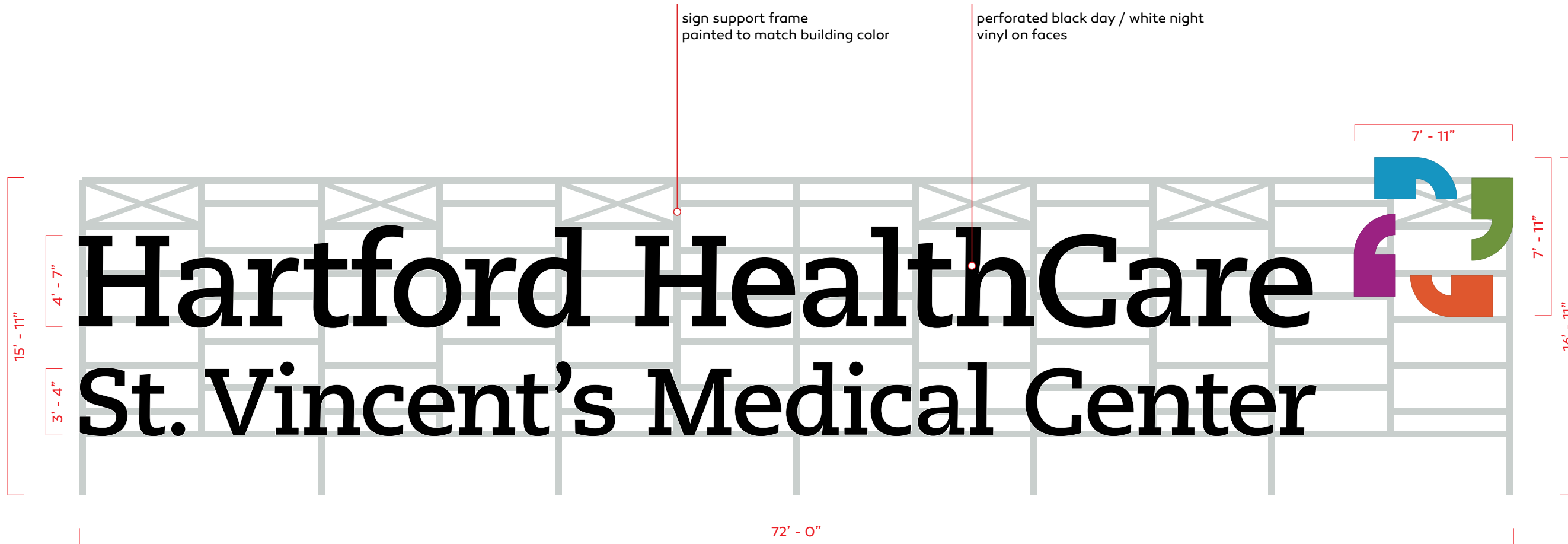
SPIWO #: 57524
Issue Date: 3/18/2021

Salesperson: Pete Rappoccio
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RV7:	OK	11/18/21
RV8:	OK	12/03/21
RV9:	OK	01/21/22



Sign support frame location approx. 10' [V.I.F.] from edge of building.

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c

Customer Approval: APPROVED APPROVED AS NOTED REVISE AND RESUBMIT



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RV7:	OK	11/18/21
RV8:	OK	12/03/21
RV9:	OK	01/21/22



Hawley St. - SVMC Lot Entrance



Hawley Ave. - Gurdon St. - On Site

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c

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Anson St. - Hawley St.



Hawley Ave. - Gurdon St.

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c

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Salesperson: Pete Rappoccio
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RV6:	OK	11/16/21
RV7:	OK	11/18/21
RV8:	OK	12/03/21
RV9:	OK	01/21/22



Salem St. - Gurdon St.



Gurdon St. - French St.

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c

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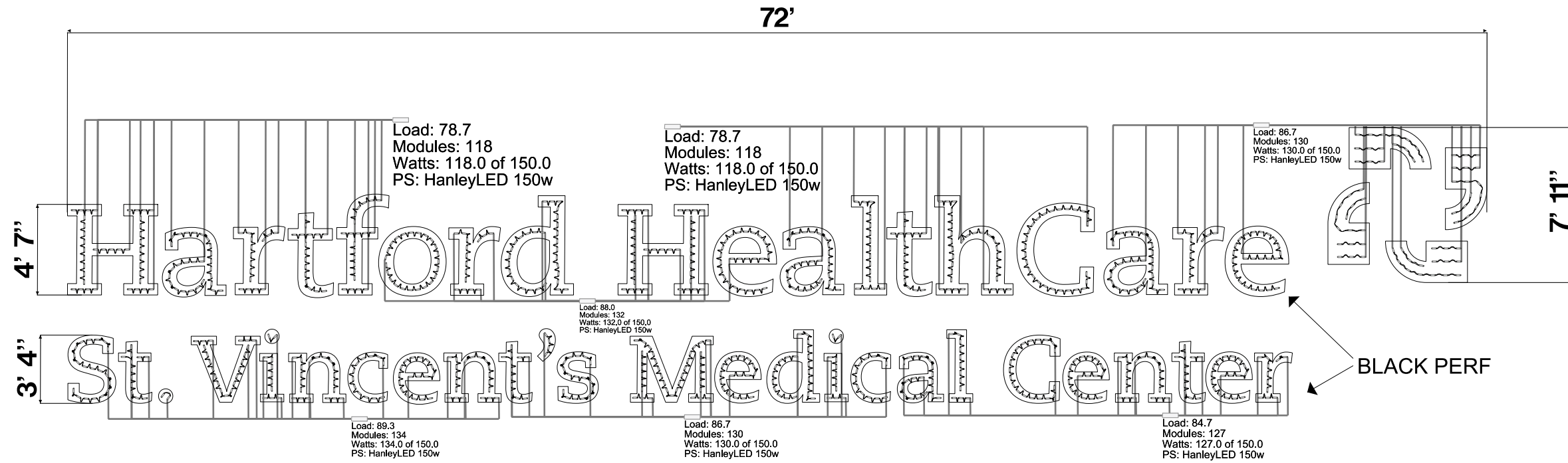
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 - RV9: OK 01/21/22



H	A	C	T	F	O	R	D	H	E	A	L	'	H	C	A	R	E	LOGO
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3.7 mod/ft ²	4.4 mod/ft ²	3.4 mod/ft ²	3.4 mod/ft ²	3.6 mod/ft ²	3.7 mod/ft ²	3.4 mod/ft ²	3.4 mod/ft ²	3.7 mod/ft ²	3.9 mod/ft ²	4.4 mod/ft ²	3.6 mod/ft ²	3.4 mod/ft ²	3.7 mod/ft ²	3.4 mod/ft ²	4.4 mod/ft ²	3.4 mod/ft ²	3.7 mod/ft ²	2.3 mod/ft ²
10.645 sq ft	6.177 sq ft	4.393 sq ft	4.669 sq ft	5.860 sq ft	6.231 sq ft	4.393 sq ft	8.752 sq ft	10.645 sq ft	6.450 sq ft	6.177 sq ft	4.735 sq ft	4.669 sq ft	8.731 sq ft	7.662 sq ft	6.177 sq ft	4.393 sq ft	6.447 sq ft	28.057 sq ft

S	T	;	V	I	N	C	E	N	T	L	S	M	E	D	I	C	A	L	C	E	N	T	E	L
19 mods	12 mods	2 mods	21 mods	11 mods	20 mods	12 mods	17 mods	20 mods	12 mods	4 mods	16 mods	37 mods	17 mods	21 mods	11 mods	12 mods	19 mods	12 mods	19 mods	17 mods	20 mods	12 mods	17 mods	11 mods
19.0 w	12.0 w	2.0 w	21.0 w	11.0 w	20.0 w	12.0 w	17.0 w	20.0 w	12.0 w	4.0 w	16.0 w	37.0 w	17.0 w	21.0 w	11.0 w	12.0 w	19.0 w	12.0 w	19.0 w	17.0 w	20.0 w	12.0 w	17.0 w	11.0 w
4.2 mod/ft ²	4.7 mod/ft ²	4.8 mod/ft ²	4.9 mod/ft ²	5.2 mod/ft ²	4.9 mod/ft ²	5.0 mod/ft ²	4.9 mod/ft ²	4.9 mod/ft ²	4.7 mod/ft ²	4.4 mod/ft ²	4.8 mod/ft ²	4.8 mod/ft ²	4.9 mod/ft ²	4.4 mod/ft ²	5.2 mod/ft ²	5.0 mod/ft ²	5.8 mod/ft ²	4.7 mod/ft ²	4.6 mod/ft ²	4.9 mod/ft ²	4.9 mod/ft ²	4.7 mod/ft ²	4.8 mod/ft ²	4.6 mod/ft ²
4.526 sq ft	2.541 sq ft	0.418 sq ft	4.311 sq ft	2.113 sq ft	4.042 sq ft	2.411 sq ft	3.495 sq ft	4.042 sq ft	2.541 sq ft	0.916 sq ft	3.597 sq ft	7.670 sq ft	3.495 sq ft	4.747 sq ft	2.113 sq ft	2.411 sq ft	3.270 sq ft	2.576 sq ft	4.155 sq ft	3.495 sq ft	4.042 sq ft	2.541 sq ft	3.495 sq ft	2.389 sq ft

Dimmers can be used on all of the modules and power supplies - recommended dimmer: G2G manual dimmer adjustment knob.

889 Modules: Hanley LED - Phoenix NRG PE-3 - HLED-PE3
 889.0 Watts
 7 Power Supplies: Hanley LED - HanleyLED 150w
 226.374 Total sq ft, 760.062 perimeter ft



5" DEEP

- ≈ 10" BETWEEN ROWS
- ≈ 8" BETWEEN MODULES
- ≈ 5" BETWEEN MODULES @ PERF

Power Supply positioning in layout is for reference only. Please note # of power supply outputs; do not exceed power supply output limitations

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c

Customer Approval: APPROVED APPROVED AS NOTED REVISE AND RESUBMIT

60 Westfield Drive
 Plantsville, CT 06479
 860.229.1812
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 CHANNEL LETTERS
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LED SPECIFICATIONS

Specifications

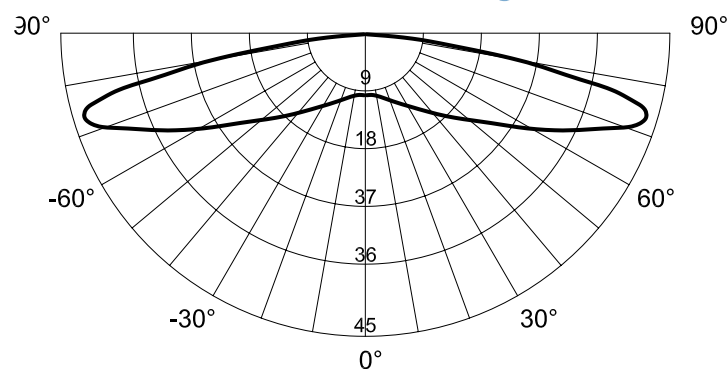
Viewing Angle	170° Phoenix Wing Optics
Input Voltage	12vDC
Watts	1w/mod (1.5w/ft.)
Luminous Efficacy	170 (lm/W)
Modules/Foot	1.5/ft. fully stretched
Protection Grade	IP65 water proof
Packaging	Anti-static bag, 75 modules (50 ft)/bag 5 bags/inner carton 10 bags/outer carton
Warranty	10 Year (Product) / 5 Year (Labor)
Operating Temp.	-40° ~ +60 °C / -40° ~ +140 °F
Storage Temp.	-40° ~ -70 °C / -40° ~ +158 °F
Cascade	25mods single-ended power feed 50mods double-ended power feed

Color	Part#	Color Temp	Lumens
Pure White	HLED-PE-3	7000K	170 lm/mod (255 lm/ft.)

Additional color temps available upon special order (MOQ's Apply)

MAX POWER SUPPLY LOAD						
MODEL	35W	60W	100W	120W	150W	240W
PE-3	35mods	60mods	100mods	120mods	150mods	240mods

Light Distribution



POWER SUPPLY SPECIFICATIONS

Warranty

Safety Certification	UL E350828	UL E487794	IP68	RoHS	Product	5 years	Labor	2 years labor if paired with HanleyLEDs 1 year labor with any other qualified LEDs
----------------------	------------	------------	------	------	---------	---------	-------	---------------------------------------------------------------------------------------

Product Parameters

Output Characteristics

Rated Output Voltage	12V
Rated Output Current	4.16A*3 CHANNELS
Rated Output Power	150W
Output Voltage Accuracy	±5%
Output ripple & noise	≤150mV

Input Characteristics

Input Voltage Range	90 ~ 305Vac
Input Frequency Range	47HZ ~ 63HZ
Input Current	1.75A/115Vac .75A/277Vac
Inrush Current (cold start)	≤ 80A
Efficiency	≥ 93% (230Vac)
PF	≥ .95(230Vac)
Power Input	2.1A Max

Protective Characteristics

- Over-Current Protection
- Short-Circuit Protection
- Over-Voltage Protection
- Over-Temperature Protection

Environmental Characteristics

Working Temperature	-40° ~ +60°C
Working Humidity	20 ~ 95% RH (non-condensing)
Storage Temperature	-40° ~ +80°C
Storage Humidity	10 ~ 95% RH
IP Rating	IP68
Vibration	10 ~ 500HZ, 5G 30 minutes (for X, Y, Z each axis)

Safety and EMC

Safety Rating	IP68, Class 2
Dielectric Strength (Hi-Pot)	I/P-O/P 3.75KVac/10mA/3S I/P-Case 1.8KVac/10mA/3S
Insulation Resistance	100M0hm Min/500Vdc/3S
Grounding Resistance	100m0hm
EMC	FCC part 15classB

Other Characteristics

MTBF	>50,000Khrs. MIL-HDBK-217F (25°C)
Size	202*66*34.5mm (L*W*H)
Weight	1KG



Project Address:
HHC | St Vincent's
2800 Main St.
BRIDGEPORT, CT

SPI WO #: 57524
Issue Date: 3/18/2021

Salesperson: Pete Rappoccio
Designer: Gigi

**DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED**

Revisions:

RV1:	GD	3/26/2021
RV2:	GD	3/26/2021
RV3:	GD	4/26/2021
RV4:	SB	5/6/21
RV5:	OK	11/12/21
RV6:	OK	11/16/21
RV7:	OK	11/18/21
RV8:	OK	12/03/21
RV9:	OK	01/21/22

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c

Customer Approval: APPROVED APPROVED AS NOTED REVISE AND RESUBMIT

PRINT

SIGN

DATE

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Plantsville, CT 06479
860.229.1812



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(TERRACE)

PAGE
8 of 8



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

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LBroder@russorizio.com
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Colin@russorizio.com
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Vanessa R. Wambolt
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 from 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.

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.

LIST OF PROPERTY OWNERS WITHIN 100' OF 3115, 3129 & 3135 FAIRFIELD AVE, 704 COURTLAND AVE AND 30 CLARKSON ST

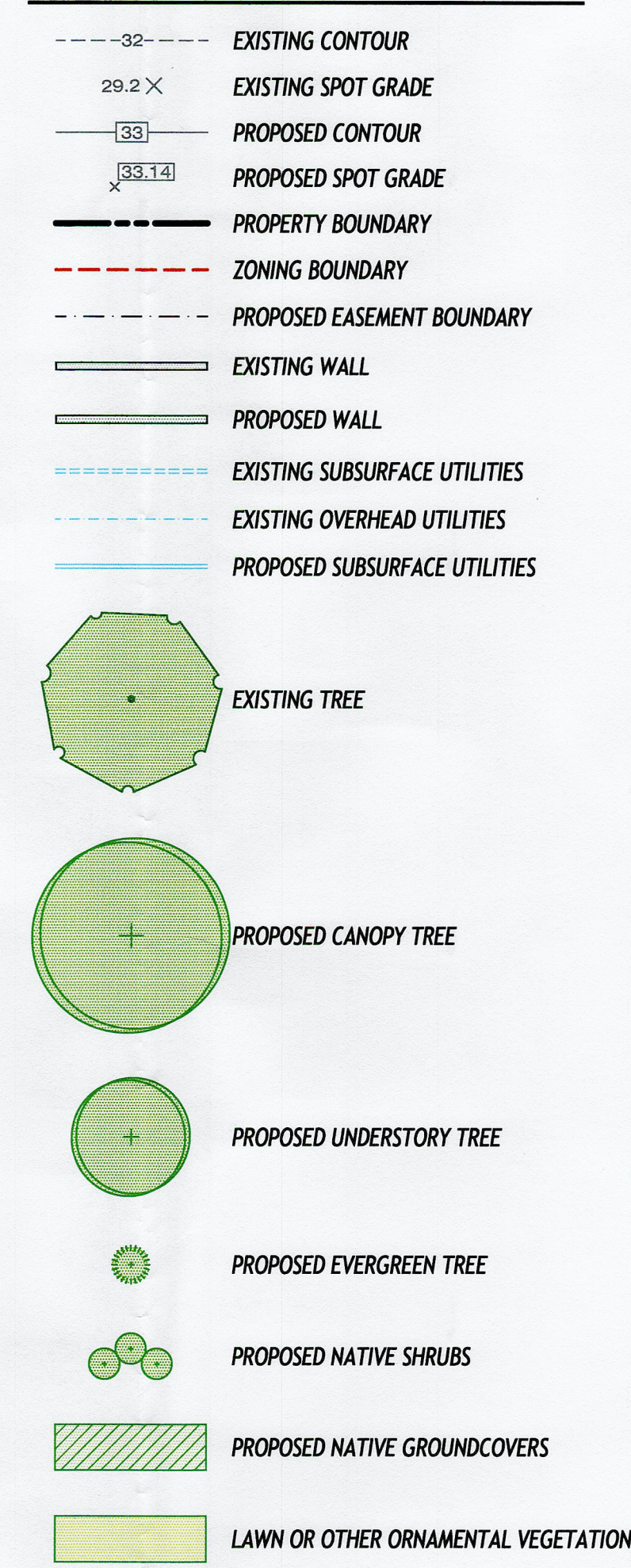
LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZIP CODE
8 MONTGOMERY ST #10	ETIENNE DEAN & JEAN	8 MONTGOMERY ST #10	BRIDGEPORT	CT	06605
694 COURTLAND AV	BASJAH JOHN & FORTUNATA	694 COURTLAND AVE	BRIDGEPORT	CT	06605
40 CLARKSON ST	MARGUERITE FRATARCANGELI REVOCABLE TRUST	40 CLARKSON ST	BRIDGEPORT	CT	06605
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

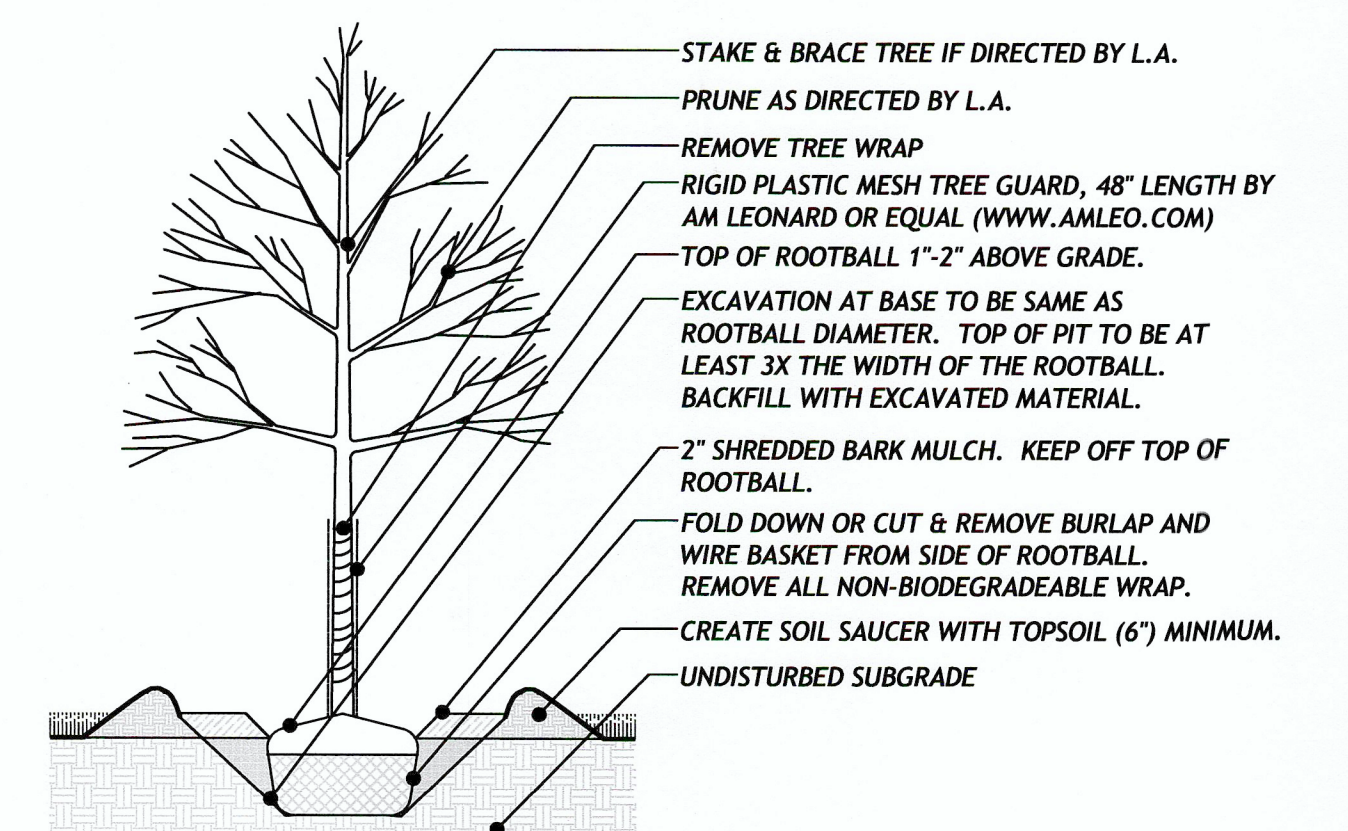
SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
PROPOSED NATIVE CANOPY TREES					
QR	7	QUERCUS RUBRA	RED OAK	4" CAL.	B&B
TOTAL	7				
PROPOSED NATIVE UNDERSTORY TREES					
AF	7	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	4" CAL.	B&B
TOTAL	7				
PROPOSED EVERGREEN TREES					
TO	49	THUJA OCCIDENTALIS	AMERICAN 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.

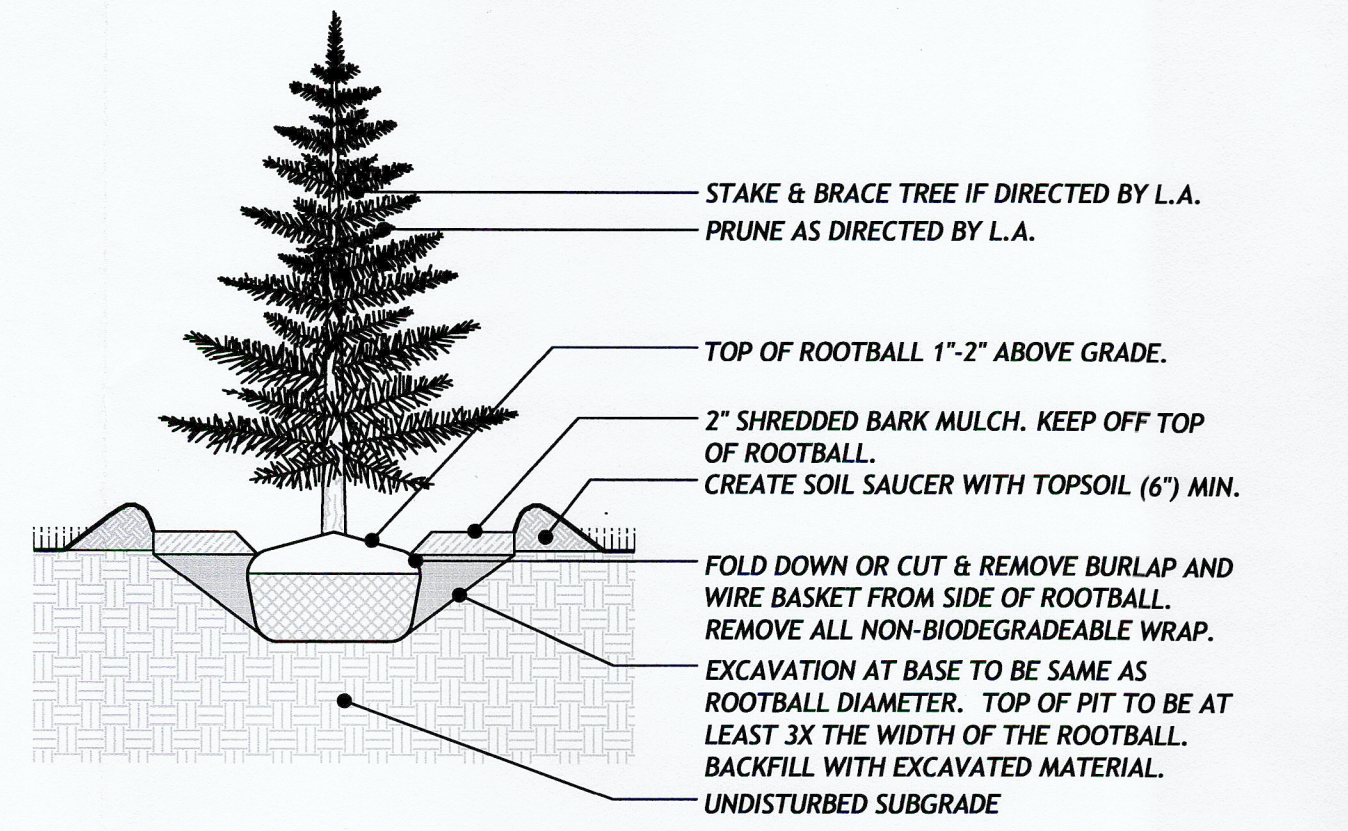
TREE PLANTING DETAIL

NOT TO SCALE



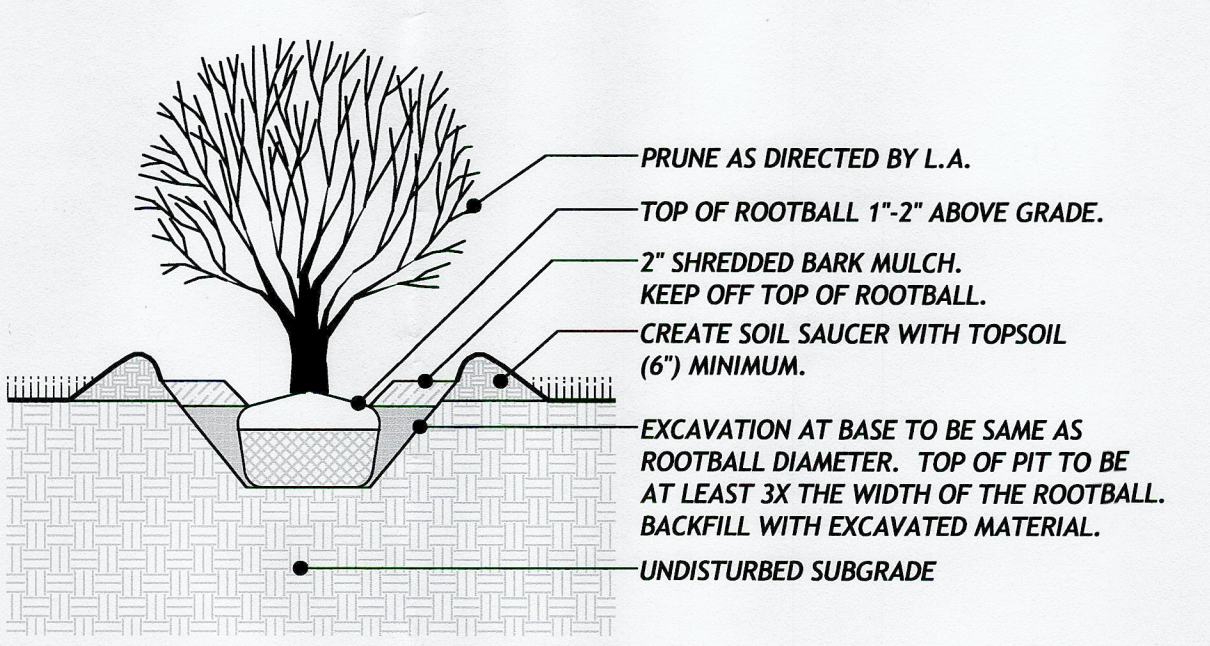
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



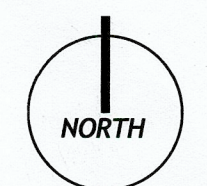
PLANTING PLAN
 PREPARED FOR:
MAGNICO CONTRACTING
 LOCATION:
3125 FAIRFIELD AVENUE
BRIDGEPORT, CONNECTICUT

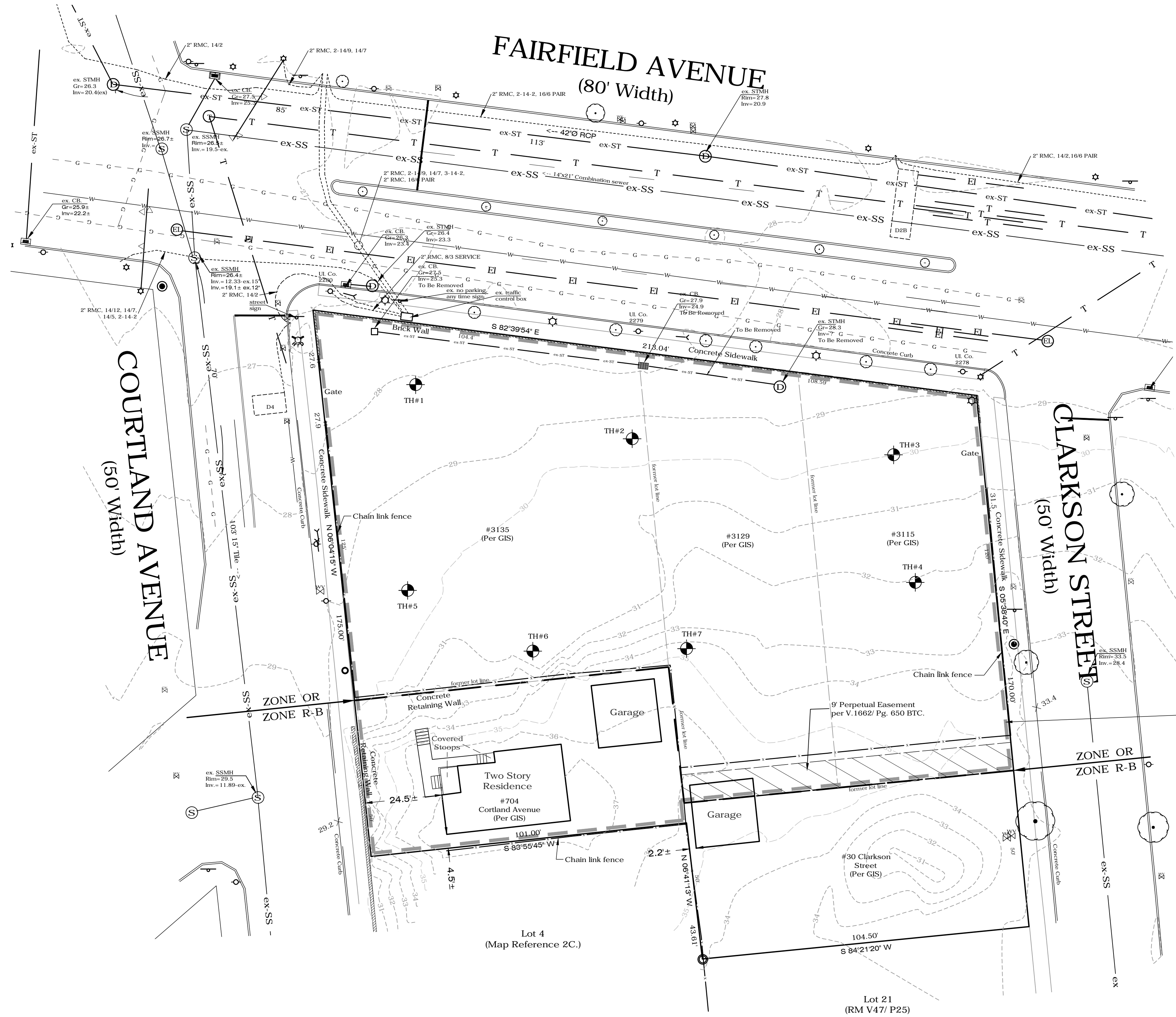
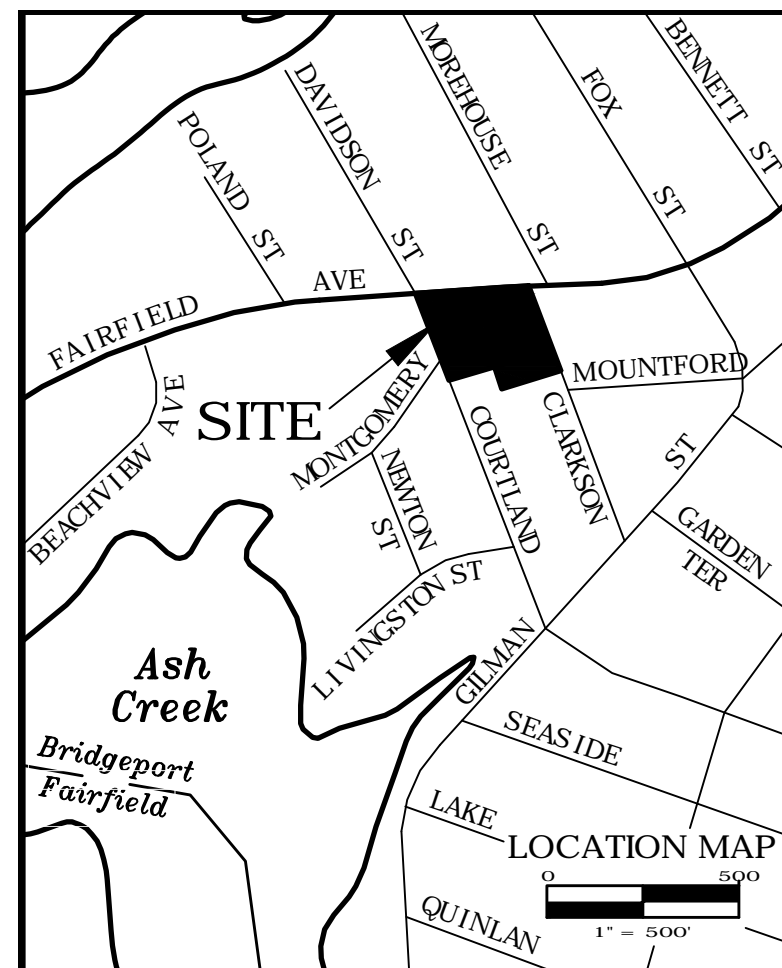
DATE: 10/8/21 - 1
 10/27/21 - 2
 12/22/21 - 3
 SCALE: AS NOTED
 REF NO. 5017



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:**
- 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.
 - 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.
 - 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)
 - 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
 - Property is located in FEMA Zone X. Per Flood Insurance Rate Map #09001C0438G, Effective Date: July 8, 2013; Panel 438 of 626.
 - Property is located in Zone OR and R-B.
 - Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
 - Total Lot Area = 35,704 S.F. ±, 0.820 Ac. ±
 - Closure 1/5000 or better.
 - 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

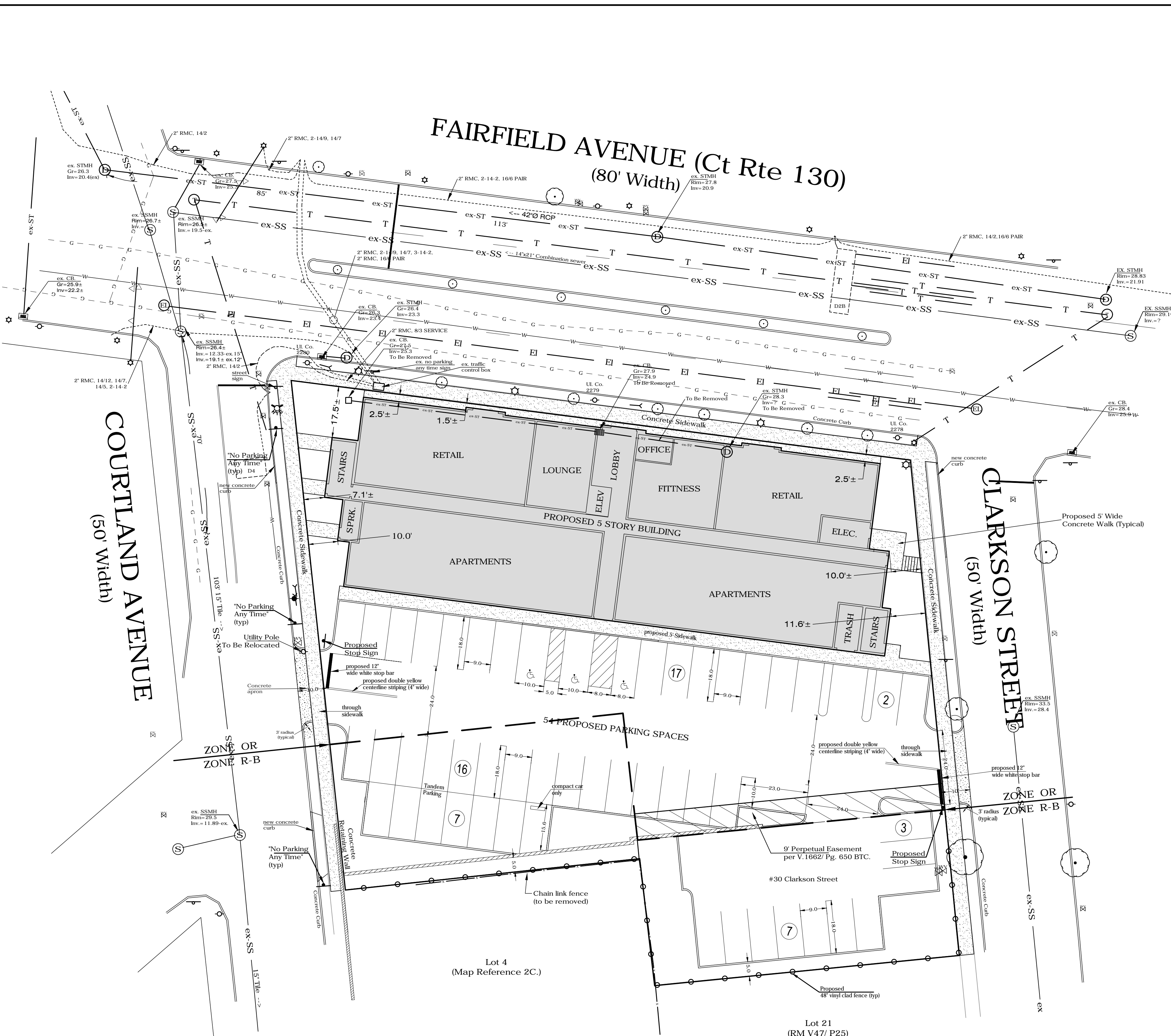
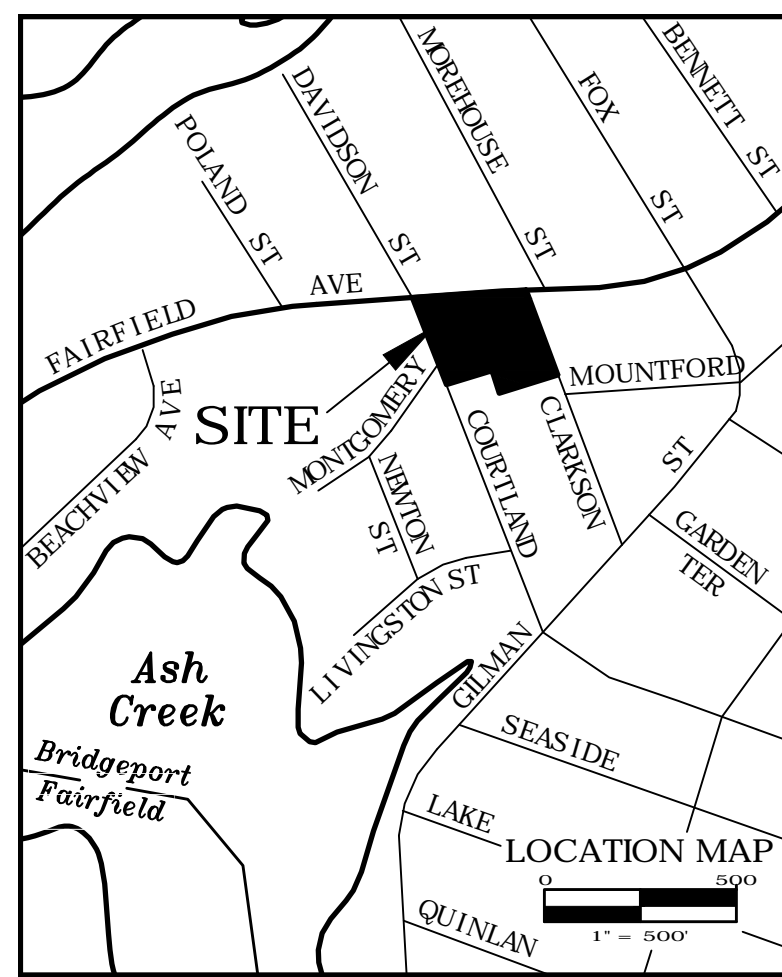
DATA ACCUMULATION PLAN
PREPARED FOR
MAGNICO CONTRACTING
#3125 FAIRFIELD AVE
BRIDGEPORT, CONNECTICUT

SCALE: 1"=20'

DATE: JAN. 9, 2014	SCALE: 1"=20'	DRAFTER: MSC	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

1/7



DESCRIPTION	REQUIRED	PROPOSED
Site 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

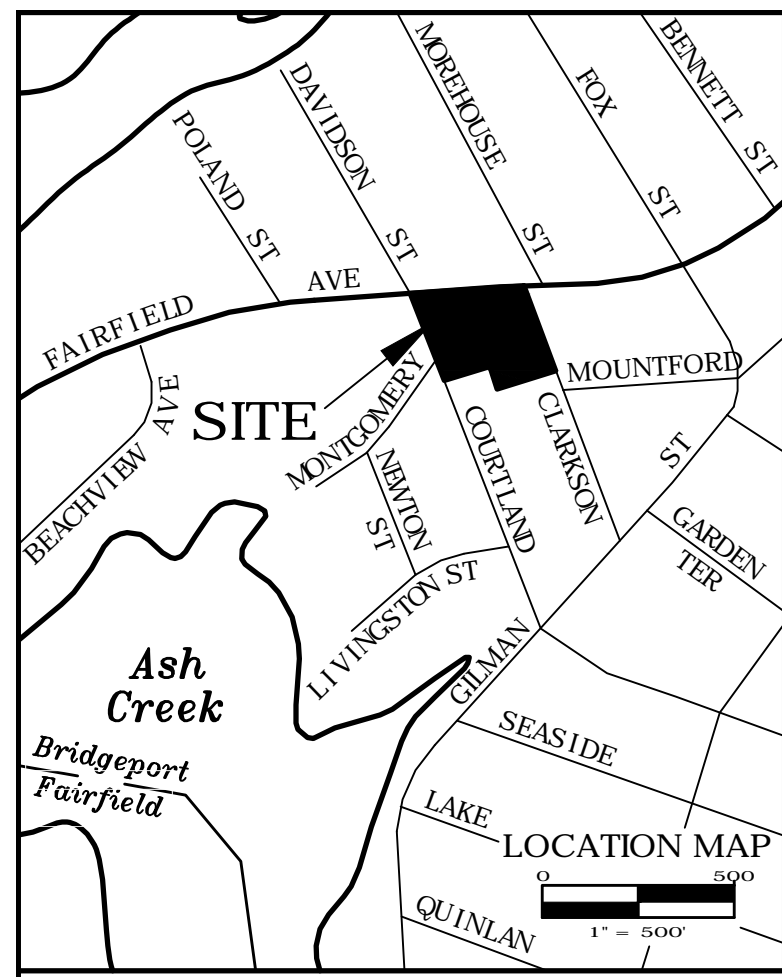
Michael Butaria, P.E., L.S. #13290

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
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

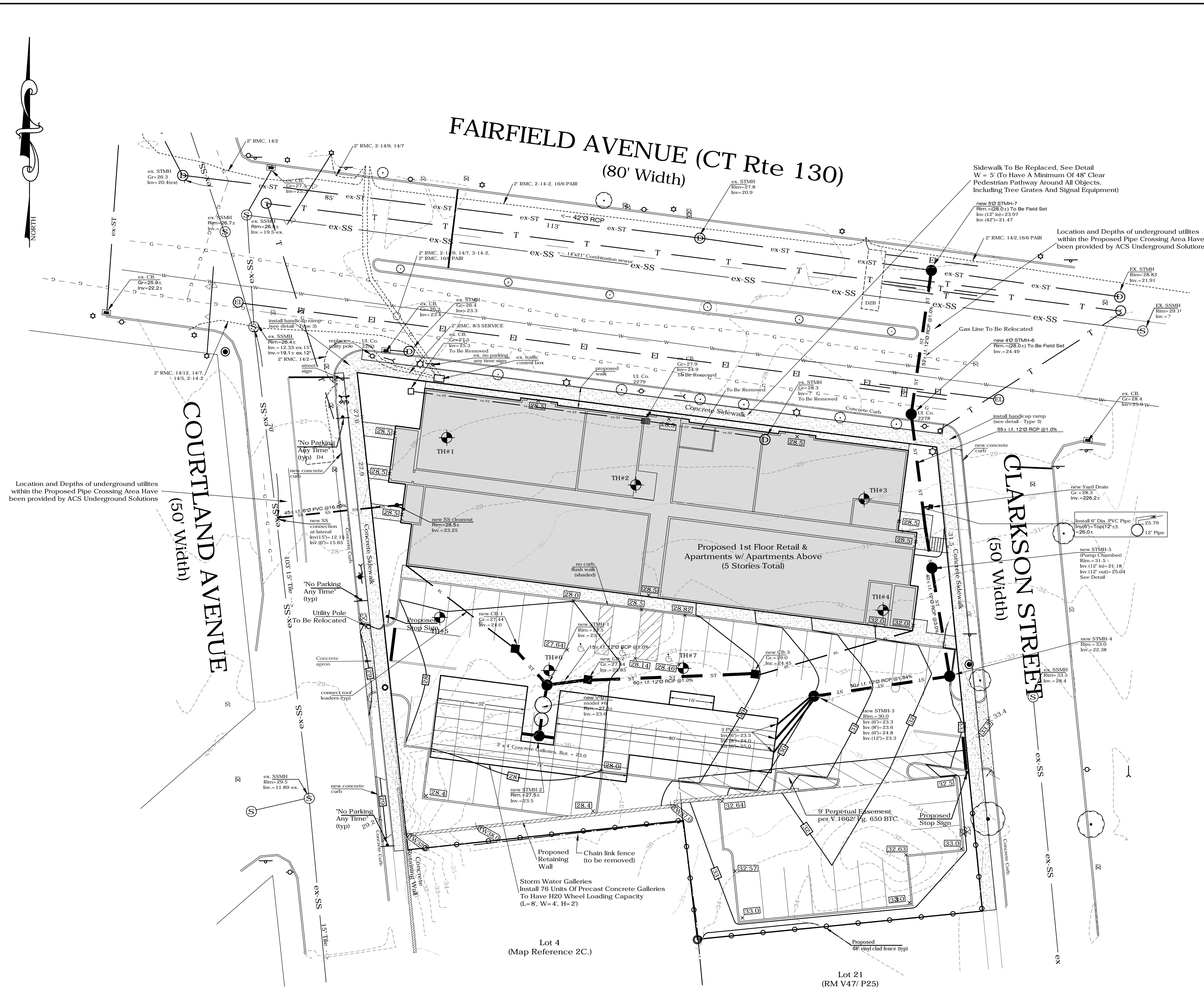
LAYOUT PLAN
PREPARED FOR
MAGNICO CONTRACTING
#3125 FAIRFIELD AVENUE
BRIDGEPORT, CONNECTICUT

SCALE: 1" = 20'

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				2/7



EXISTING LEGEND		PROPOSED	
---	EXISTING CONTOURS (City of Bridgeport DATUM)	---	PROPOSED CONTOURS
•	EXISTING SPOT ELEVATION	•	PROPOSED SPOT ELEVATION
⊙	SSMH (SANITARY SEWER MANHOLE)	⊙	SSMH (SANITARY SEWER MANHOLE)
—	SANITARY PIPE	—	SANITARY PIPE
⊕	BENCHMARK	⊕	BENCHMARK
⊕	CB (CATCH BASIN)	⊕	CB (CATCH BASIN)
⊕	STMH (STORM DRAIN MANHOLE)	⊕	STMH (STORM DRAIN MANHOLE)
—	STORM PIPE	—	STORM PIPE
—	ELECTRIC & TELEPHONE	—	ELECTRIC & TELEPHONE
—	GV (GAS VALVE)	—	GV (GAS VALVE)
—	WM (WATER METER)	—	WM (WATER METER)
—	WV (WATER VALVE)	—	WV (WATER VALVE)
—	HYDRANT	—	HYDRANT
—	TREELINE	—	TREELINE
—	LIGHT POLE	—	LIGHT POLE
—	UTILITY POLE	—	UTILITY POLE
—	CHAINLINK FENCE	—	CHAINLINK FENCE
—	STOCKADE FENCE	—	STOCKADE FENCE
—	WIRE FENCE	—	WIRE FENCE
—	STONEWALL	—	STONEWALL
—	TEST BORING	—	TEST BORING
—	WETLANDS	—	WETLANDS
—	WETLANDS FLAG	—	WETLANDS FLAG
---	100 Year Flood Line (E=11.0)	---	100 Year Flood Line (E=11.0)
---	SILT FENCE	---	SILT FENCE
---	ANTI-TRACKING APRON	---	ANTI-TRACKING APRON
---	FOUNDATION ENVELOPE	---	FOUNDATION ENVELOPE
---	SITE DISTURBANCE LINE	---	SITE DISTURBANCE LINE
---	FOUNDATION DRAIN	---	FOUNDATION DRAIN
---	ROOF LEADER DRAIN	---	ROOF LEADER DRAIN
---	SANITARY SOIL LINE	---	SANITARY SOIL LINE
---	V.I.F.	---	V.I.F.
---	RETAINING WALL	---	RETAINING WALL



Location and Depths of underground utilities within the Proposed Pipe Crossing Area Have been provided by ACS Underground Solutions

Sidewalk To Be Replaced. See Detail W = 5' (To Have A Minimum Of 48" Clear Pedestrian Pathway Around All Objects, Including Tree Grates And Signal Equipment)

Location and Depths of underground utilities within the Proposed Pipe Crossing Area Have been provided by ACS Underground Solutions

Lot 4 (Map Reference 2C.)

Lot 21 (RM V47/ P25)

- 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

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

- NOTES:**
- Trim trees along Fairfield Avenue to provide 7' clearance over sidewalk.
 - 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.
 - 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.
 - The permittee will be responsible for all engineering costs should the CTDOT boundary/survey markers be disturbed or damaged.
 - 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.
 - The CDOT boundary / survey markers shall be verified and accepted by the District 3 survey unit prior to releasing the encroachment permit bond.
 - 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
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5	8-18-14	RC zoning table
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3	6-01-14	rev. parking & lot
2	5-28-14	rev. parking & lot
1	1-22-14	zoning table

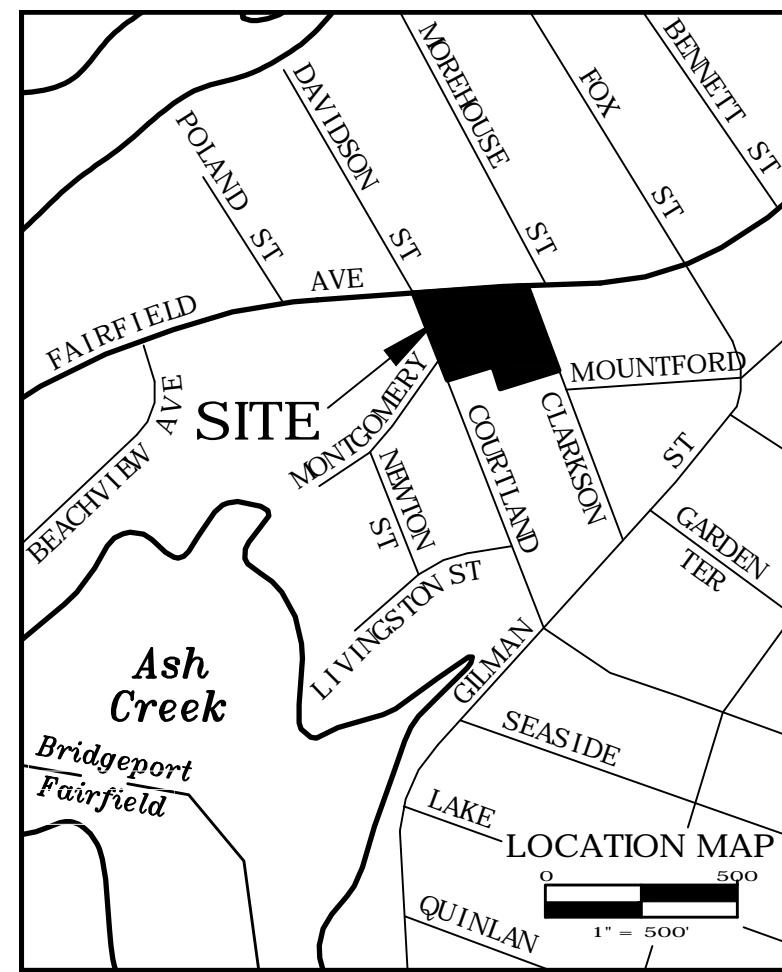
SITE PLAN
PREPARED FOR
MAGNICO CONTRACTING
#3125 FAIRFIELD AVENUE
BRIDGEPORT, CONNECTICUT

0 1' = 20' 20 40

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PROJECT #:
JAN. 9, 2014	1" = 20'	whj	9205	9205

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
303 Linwood Avenue, Fairfield, CT
203.259.1091

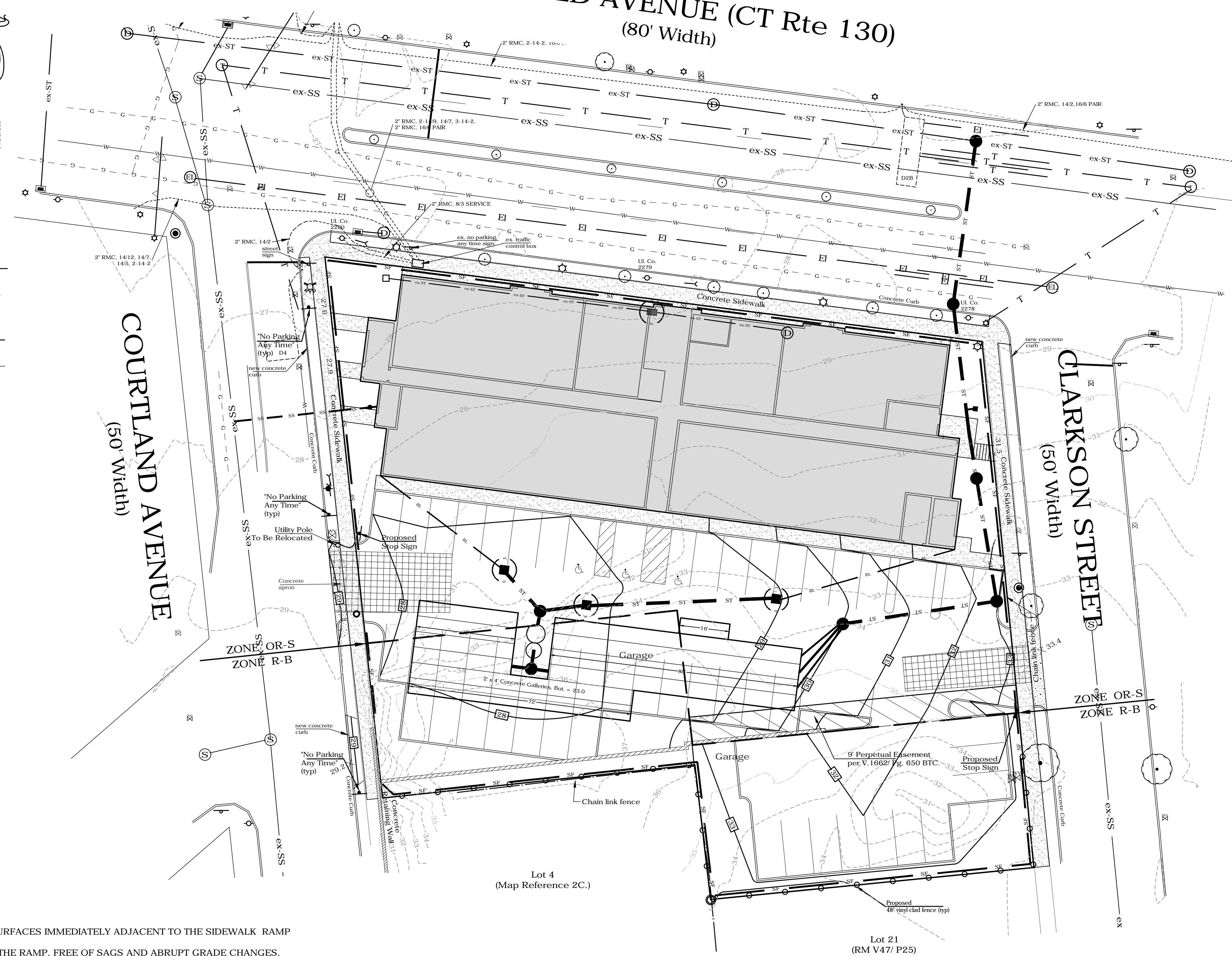
3/7



EXISTING LEGEND		PROPOSED	
--- 3.2	EXISTING CONTOURS (City of Bridgeport DATUM)	--- 3.2	EXISTING CONTOURS (City of Bridgeport DATUM)
--- 3.2	EXISTING SPOT ELEVATION	--- 3.2	PROPOSED CONTOURS
--- 3.2	PROPOSED SPOT ELEVATION	--- 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	SSMH (STORM DRAIN MANHOLE)	--- 3.2	SSMH (STORM DRAIN MANHOLE)
--- 3.2	STORM PIPE	--- 3.2	STORM PIPE
--- 3.2	ELECTRIC & TELEPHONE	--- 3.2	ELECTRIC & 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	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 areas to be filled shall be cleared, grubbed and stripped of unsuitable material.
 - 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 ensures 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:

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

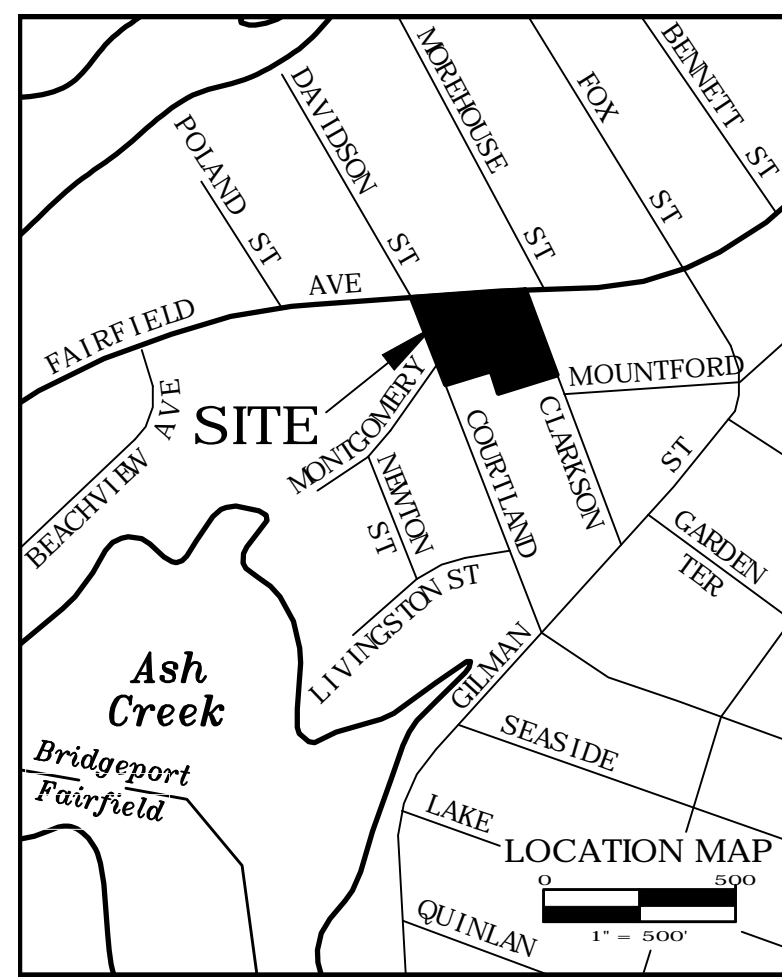
NO.	DATE	DESCRIPTION
14	12-22-21	Revise Building
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1	1-22-14	zoning table

SEDIMENT & EROSION CONTROL PLAN
PREPARED FOR
MAGNICO CONTRACTING
#3125 FAIRFIELD AVE
BRIDGEPORT, CONNECTICUT

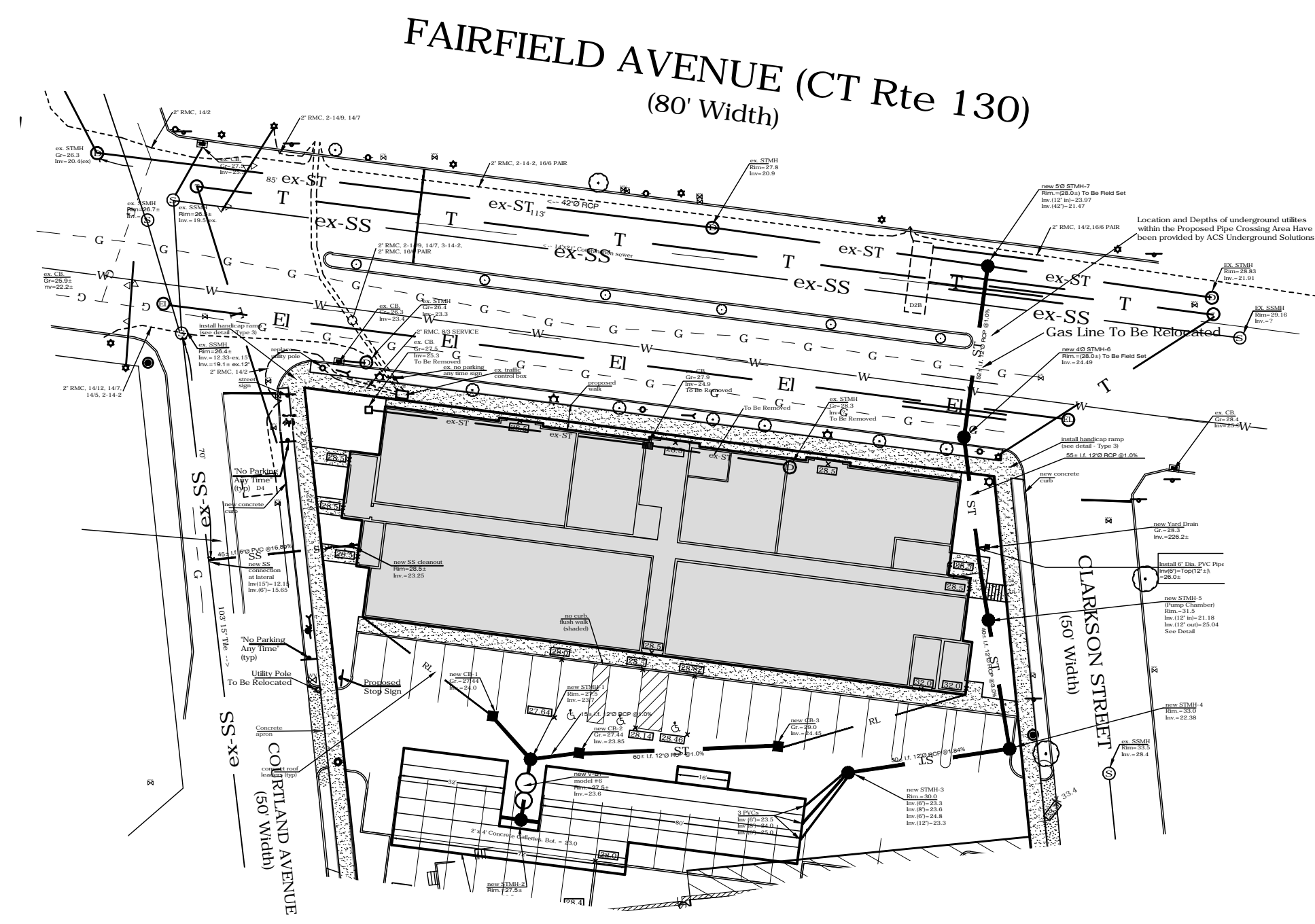
DATE: JAN. 9, 2014
SCALE: 1"=20'
DRAFTER: whj
JOB NUMBER: 9205
PROJECT #: 9205

HC
THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
303 Linwood Avenue, Fairfield, CT
203.259.1091

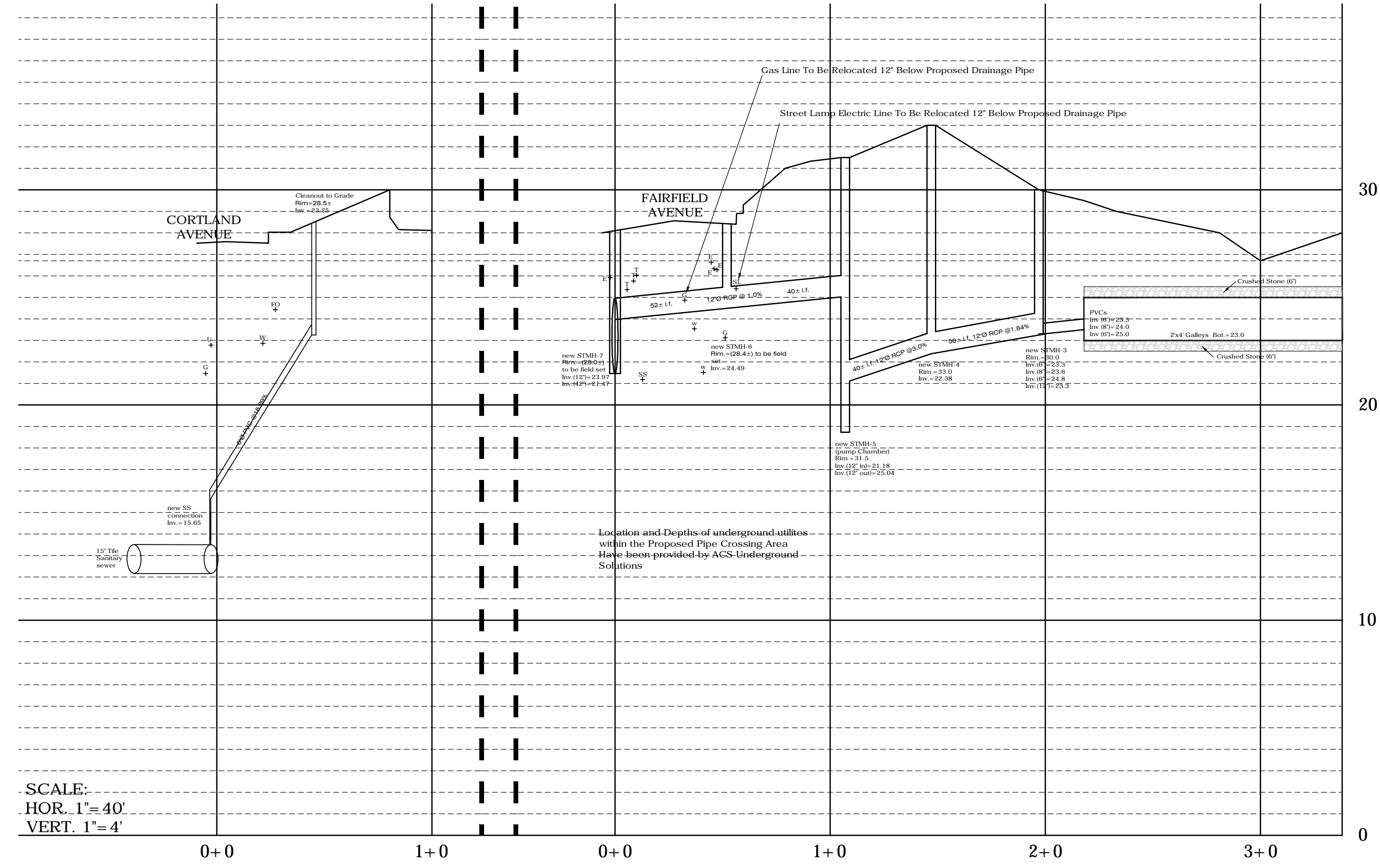
4/7



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
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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

NOT VALID UNLESS EMBOSSED WITH SEAL OR
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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON

Michael Buturja, P.E., L.S. #13290

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

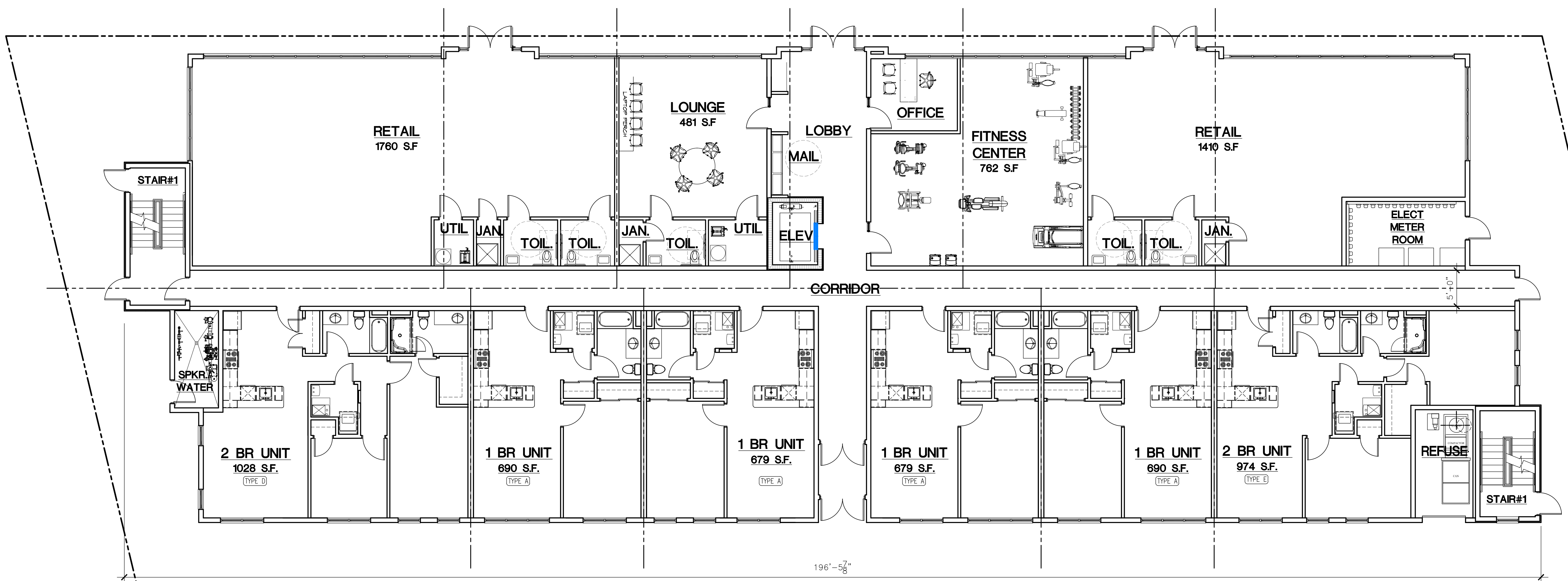
SHEET TITLE
FIRST FLOOR PLAN

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"

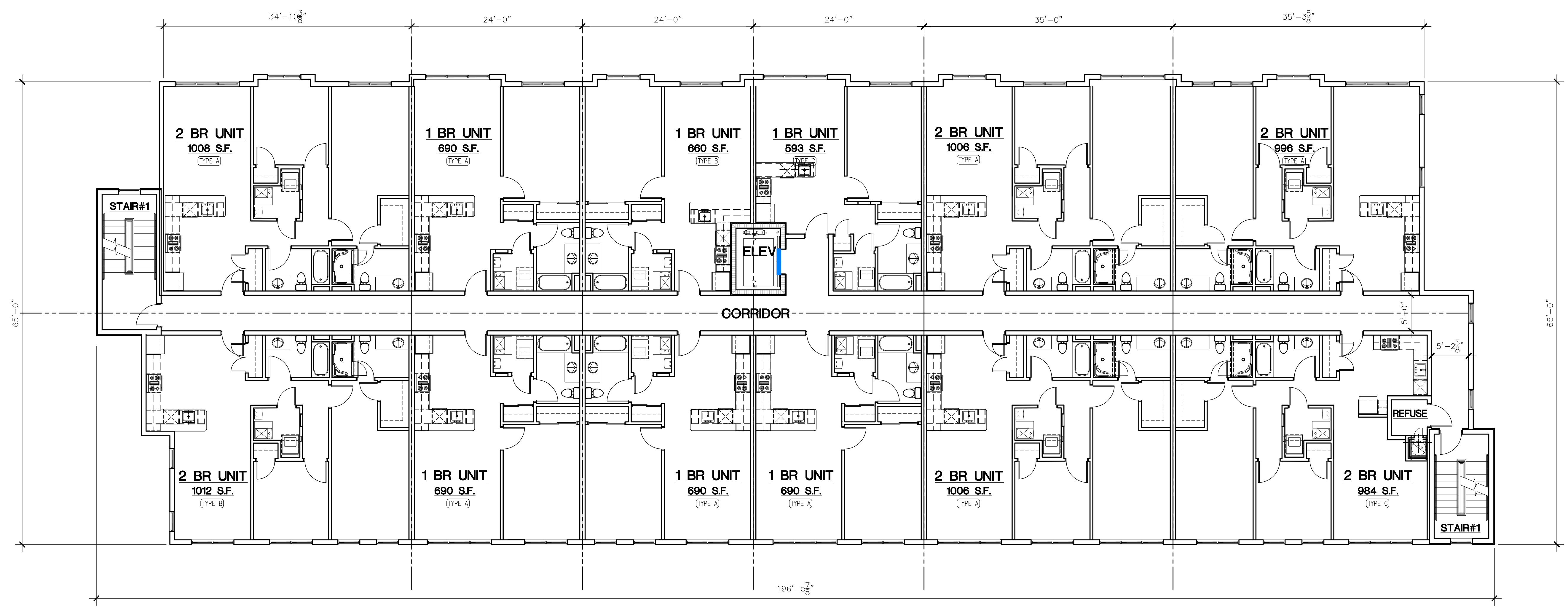
BUILDING FLOOR AREAS

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
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2	MF	8-23-21	ZONING SUBMISSION
3	MF	10-27-21	REVISE MATERIALS
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5	MF	12-29-21	ZONING SUBMISSION

PROJECT TITLE

**MIXED-USE
BUILDING**

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BRIDGEPORT, CT

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JACKSON, NJ 08527

SHEET TITLE

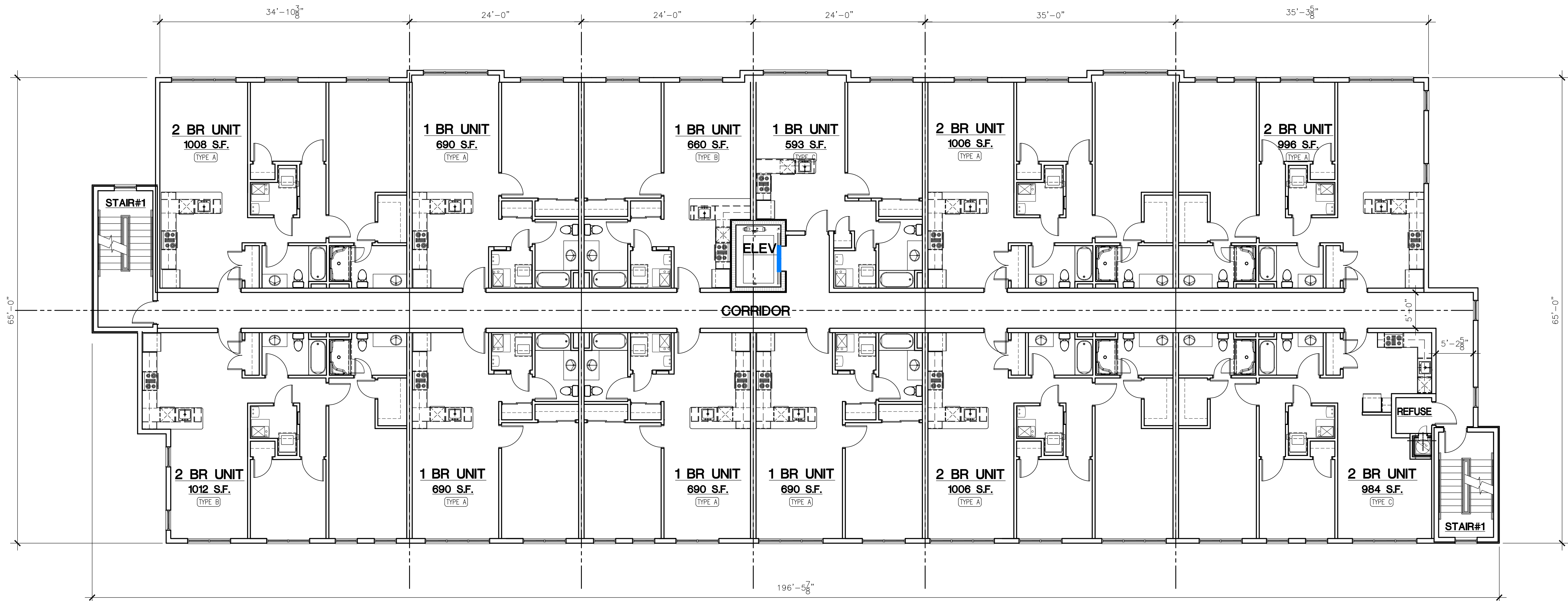
TYPICAL FLOOR PLAN

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

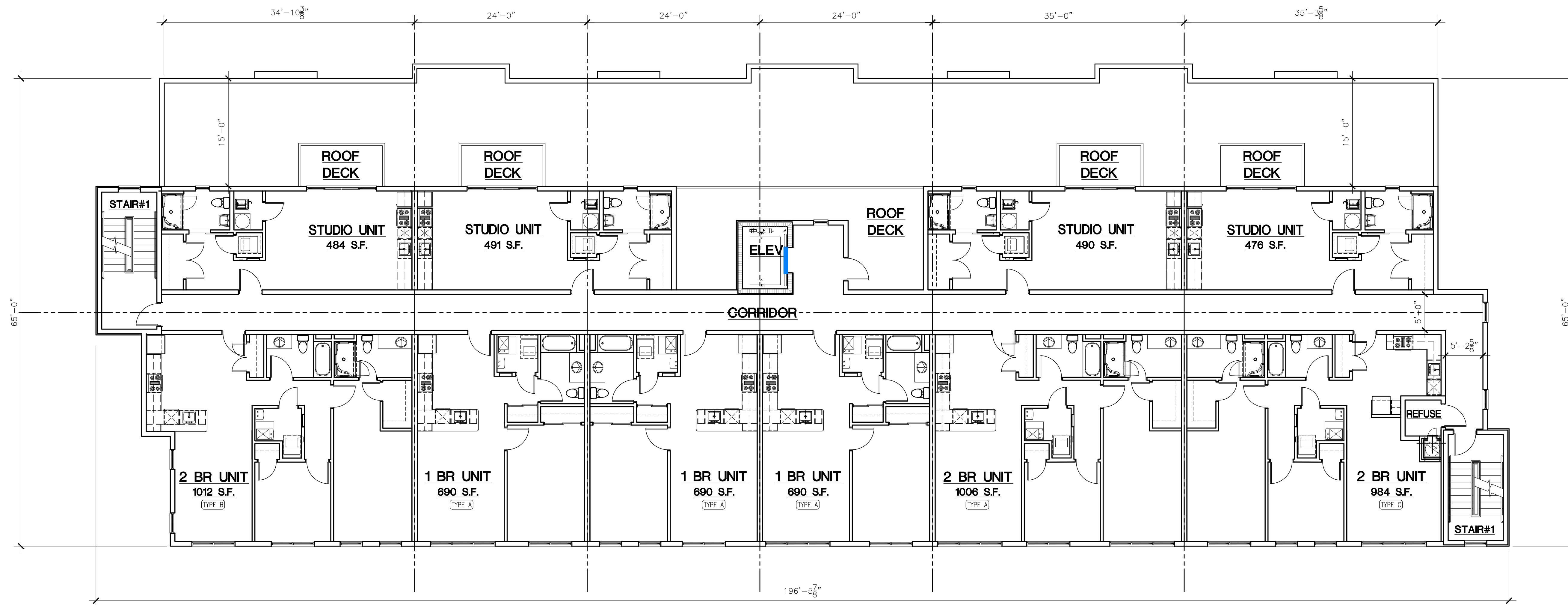
FIFTH FLOOR PLAN

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
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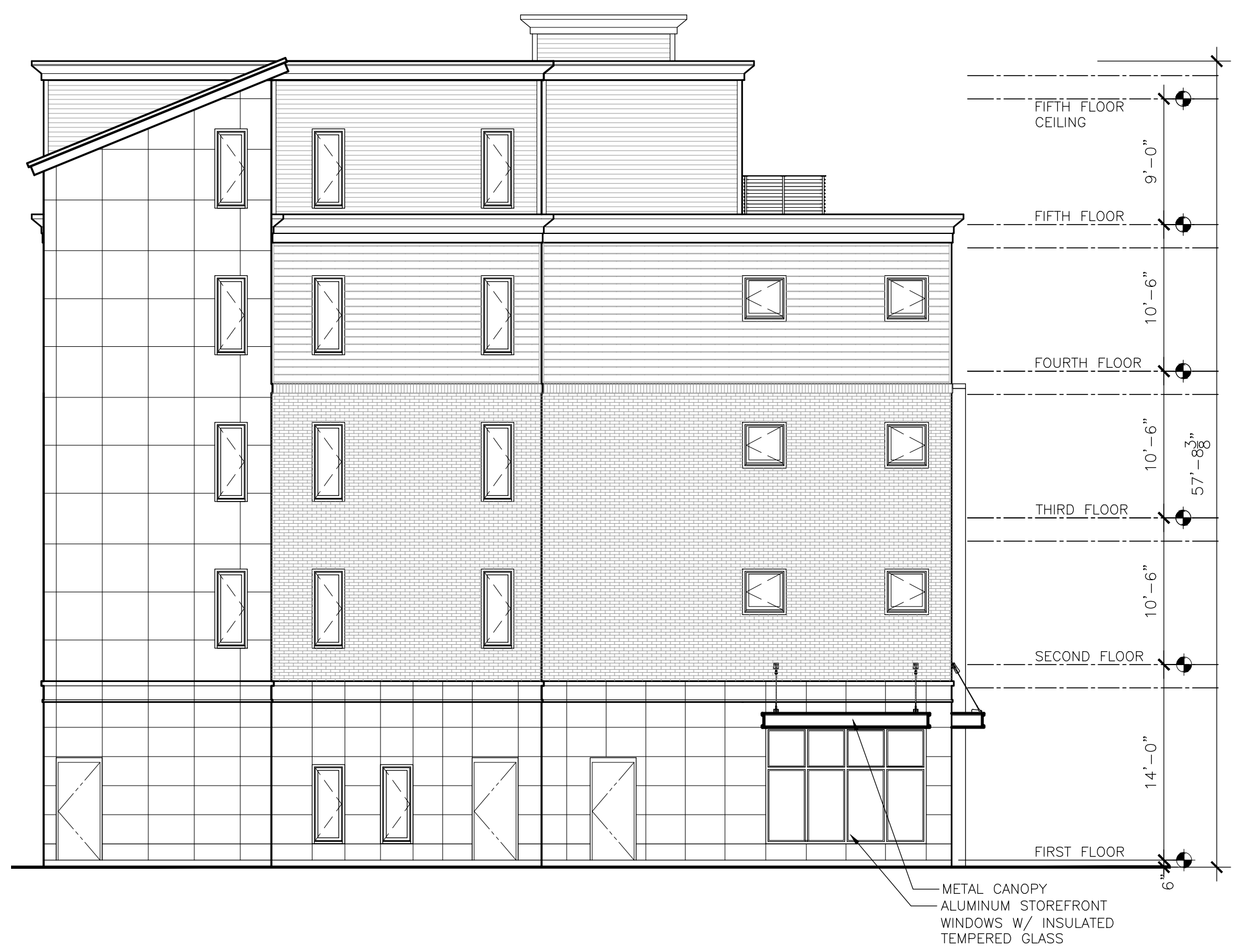


FRONT ELEVATION - FAIRFIELD AVENUE
SCALE: 1/8" = 1'-0"

**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
3	MF	10-27-21	REVISE MATERIALS
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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PETITION TO THE PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT, CONNECTICUT

- 1. NAME OF PETITIONER: JALPA SHAH
- 2. Is the Petitioner'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: 3171 FAIRFIELD AVE CT 06605
(number) (street) (state) (zip code)
- 4. Assessor's Map Information: Block No. 106 Lot No. 13A
- 5. Amendments to Zoning Regulations: (indicate) Article: Liquor Control Section: 12-10
(Attach copies of Amendment)
- 6. Description of Property (Metes & Bounds): _____
- 7. Existing Zone Classification: Restaurant
- 8. Zone Classification requested: Liquor Store
- 9. Describe Proposed Development of Property: Retail store (Liquor, wine Beer)

Approval(s) requested: Change of use from Restaurant to Liquor Store.

Signature: Shah Jalpa P. Date: 10/29/21
Print Name: Jalpa Shah

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

Mailing Address: _____
Phone: _____ Cell: _____ Fax: _____
E-mail Address: _____

\$ _____ Fee received Date: _____ Clerk: _____

THIS PETITION 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

Scott W. Canale Scott W. Canale 11-7-21
 Print Owner's Name Owner's Signature Date

 Print Owner's Name Owner's Signature Date

January 25, 2022

City of Bridgeport

Planning and Zoning

RE: Package Store Application

Dear Sir/Madam,

We would like to request zoning approval for package store at 3171 Fairfield Ave, Bridgeport, CT 06605.

Sincerely

Shrin Jalpa R.

Jalpa Shah

203-502-9479

Ravish1511@gmail.com

ETIENNE DEAN & JEAN
000008.MONTGOMERY ST
BRIDGEPORT, CT 06605

OPENSHAW KENNETH
25 DALE RD
TRUMBULL, CT 06611

BASJAH JOHN & FORTUNATA
694 COURTLAND AVE
BRIDGEPORT, CT 06605

TOMASIO MIGUEL A & ROSEMARIE
003170 FAIRFIELD AVE
BRIDGEPORT, CT 06605

FORMATO JOSEPH
3870 BLACK ROCK TPK
FAIRFIELD, CT 06825

DEPIANO LYNDA
102 JAMES ST
FAIRFIELD, CT 06430

NEMETZ ANTHONY J
143 BAROS ST
FAIRFIELD, CT 06430

GREGA THOMAS E. & TIMOTHY
38 MONTGOMERY STREET
BRIDGEPORT, CT 06605

FORMATO JOSEPH
3870 BLACK ROCK TPK
FAIRFIELD, CT 06825

704 COURTLAND AVENUE LLC
704 COURTLAND AVENUE
BRIDGEPORT, CT 06605

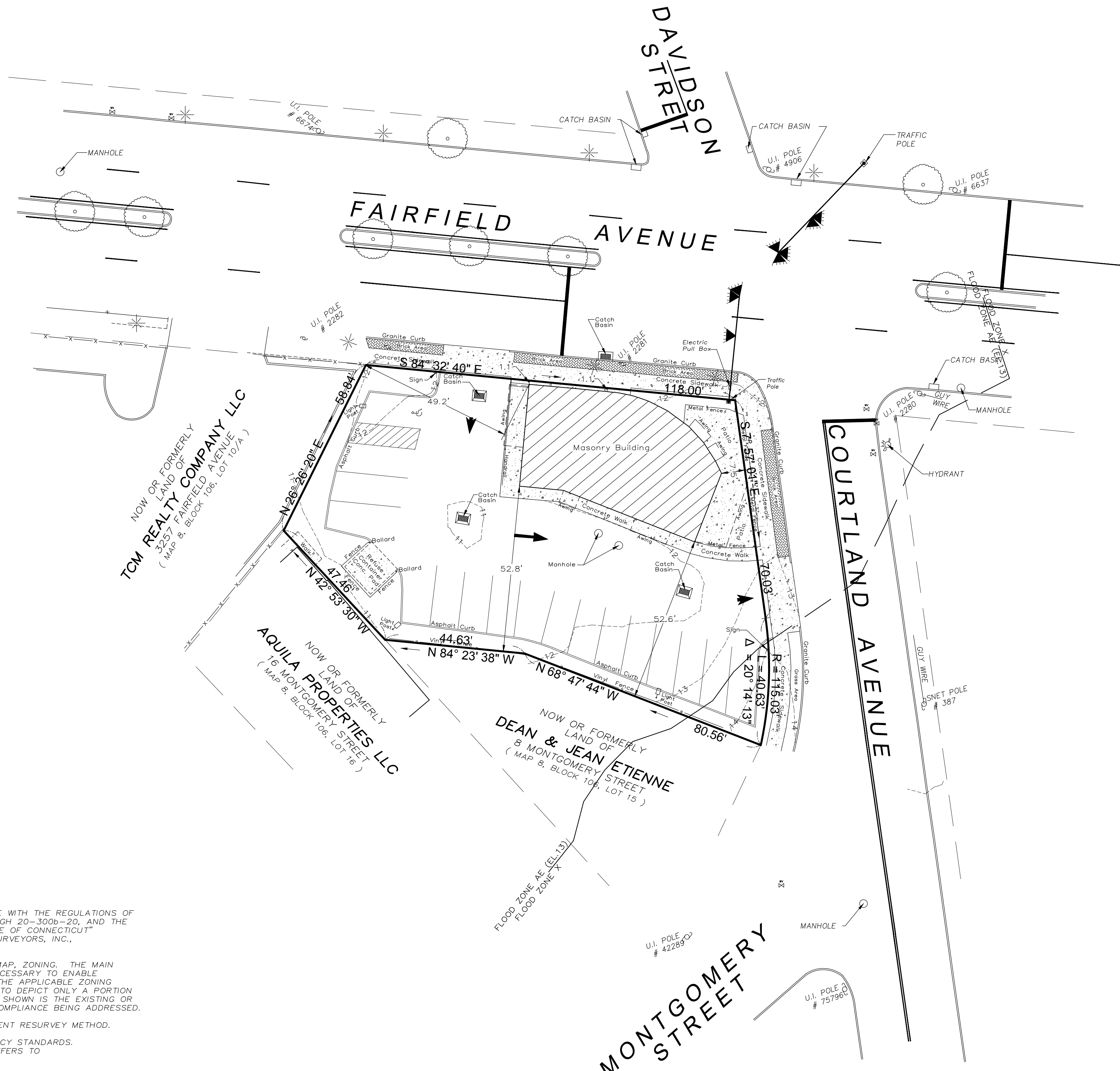
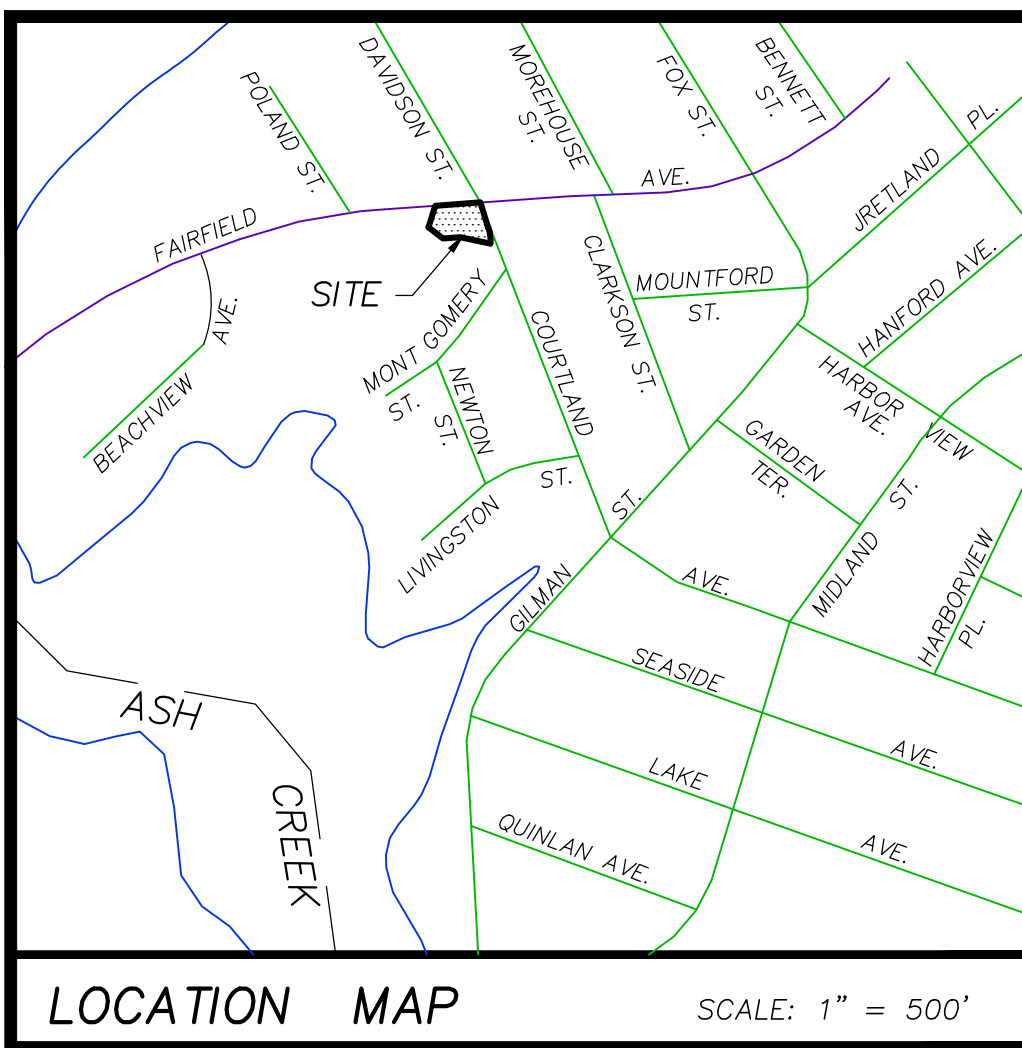
PEKAR MARGE
000679 COURTLAND AVE
BRIDGEPORT, CT 06605

3115 FAIRFIELD AVENUE LLC
3135 FAIRFIELD AVENUE
BRIDGEPORT, CT 06605

3171 FAIRFIELD AVENUE LLC
003255 FAIRFIELD AVE
BRIDGEPORT, CT 06605

T C M REALTY COMPANY LLC
003255 FAIRFIELD AVE
BRIDGEPORT, CT 06605

Property Owner's List



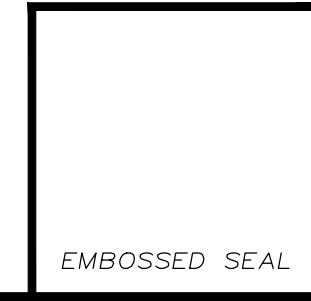
DEVELOPMENT STANDARDS	OR ZONE		Existing Conditions	Proposed Conditions	As-built Conditions
	Minimum	Maximum			
LOT	35 feet	None	118.0 feet		
Lot width	None	None	None		
Lot depth	5,000 sf	None	12,645 sf		
Lot area	75 %	None	85.95 %		
Lot coverage					
STREET WALL					
As a percent of frontage (Primary)	75 %	100 %	61.02 %		
As a percent of frontage (Secondary)	30 %	100 %	21.19 %		
As a percent of frontage (Tertiary)	N/A	N/A	N/A		
	Note 8		Note 8		
BUILDING SETBACK FROM STREET LINE					
Primary frontage	0'	10'	1.1'		
Secondary frontage	0'	10'	7.5'		
Tertiary frontage	N/A	N/A	N/A		
	Note 9 & 10		Note 9 & 10		
YARD					
Side yard (see Note 2)	0 feet or 5 feet if side yard is utilized	1 foot for each floor of building height not to exceed 14 feet	49.2'		
Rear yard	0 feet or 20 feet if floor contains habitable space	None	52.6'		
OTHER STANDARDS					
Landscaped area as a percent of lot	15 %	25 %	14.05 %		
Floor to ceiling height of first story	12 feet	None	-		
Public Access Easement	NOTE 3	NOTE 3	NOTE 3		
	NOTE 11		NOTE 11		

- NOTES:**
- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
 - 2) THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
 - 3) THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
 - 4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFERS TO NAVD '88 DATUM.
 - 5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 13A, BLOCK 106 ON ASSESSOR'S MAP 8.
 - 6) THE SUBJECT PROPERTY IS LOCATED IN 'ORS' ZONE.
 - 7) THE SUBJECT PROPERTY IS OWNED BY 3171 FAIRFIELD AVENUE LLC REFER TO RECORD DEED VOL. 6238, PG. 198 ON FILE IN THE OFFICE OF THE BRIDGEPORT TOWN CLERK.
 - 8) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 13) AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 438 OF 626 CONTAINS: COMMUNITY CITY OF BRIDGEPORT, NUMBER 090002, PANEL 0438, MAP NUMBER 09001C0438G, MAP REVISED JULY 8, 2013".

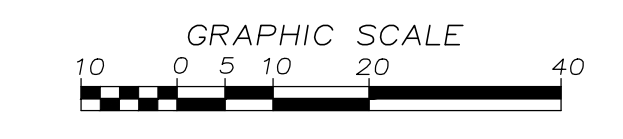
MAP REFERENCE:
 RECORD MAP VOL. 50 PG. 217, B.L.R. ENTITLED "TOPOGRAPHICAL SURVEY OF PROPERTY IN BRIDGEPORT, CONN. FOR: THE THE ARNOLD CO. INC. SCALE 1" = 20' DATE DECEMBER 18, 1985" BY THE FULLER & COMPANY INC. FILE APRIL 27, 1987.

AREA = 12,645 SQ. FT.
 or **0.2902 AC.**

THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
 UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
 THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.
 THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.



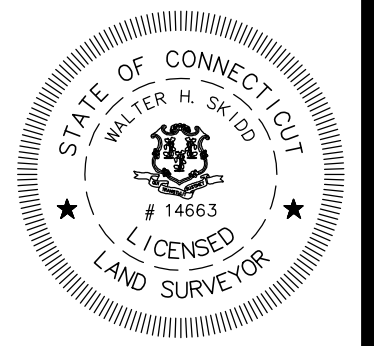
ZONING/IMPROVEMENT SURVEY
MAP OF PROPERTY
 PREPARED FOR
3171 Fairfield Avenue LLC
 3171 FAIRFIELD AVENUE
 BRIDGEPORT, CONNECTICUT
 SCALE: 1" = 20' DECEMBER 14, 2021

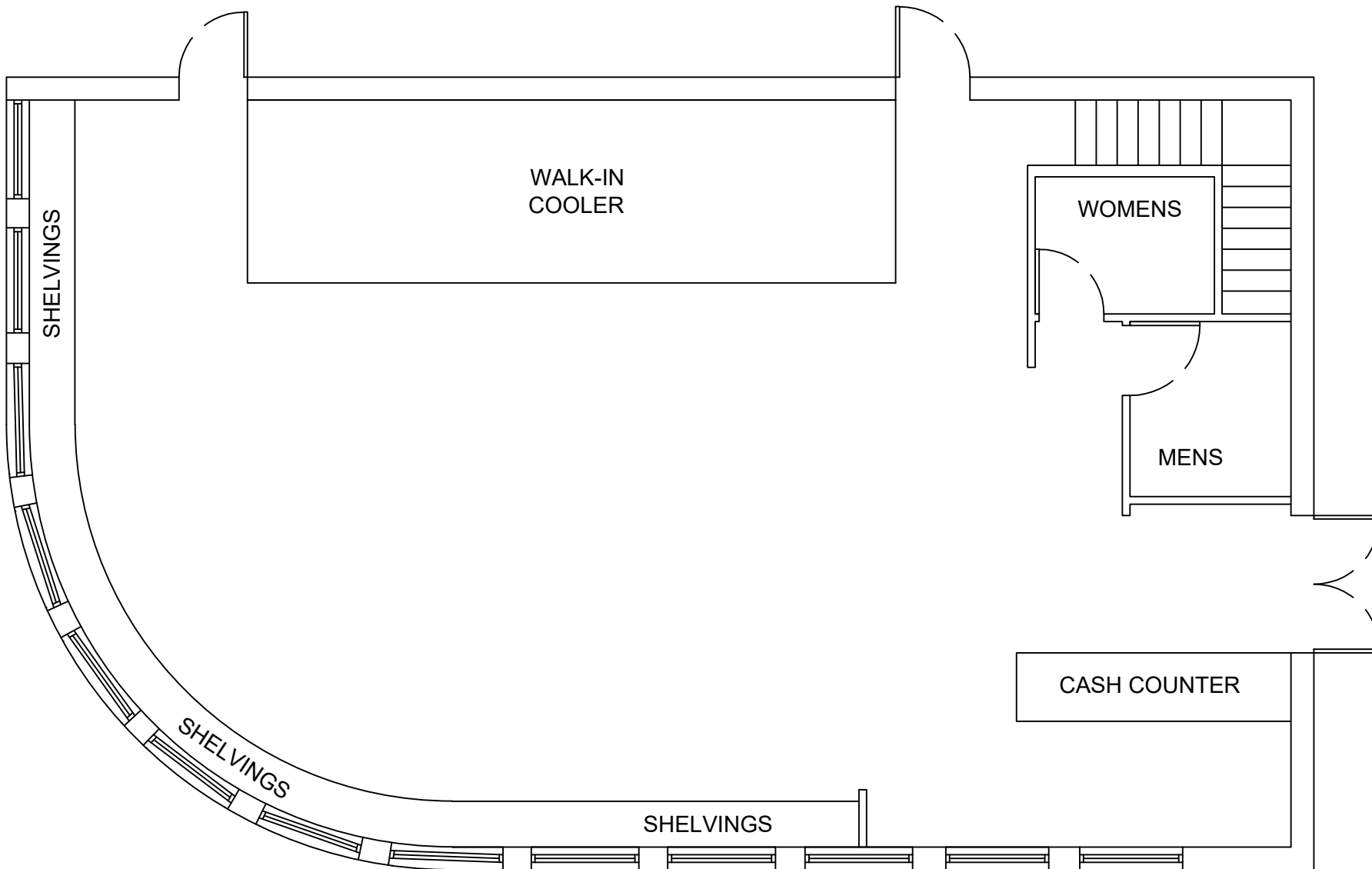


WALTER H. SKIDD - LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

WALTER H. SKIDD, L.S. Conn. Reg. # 14663
 1992 STRATFIELD ROAD - FAIRFIELD, CONN.
 TELEPHONE (203) 373-0401





**3171
Fairfield Ave,
Bridgeport,
CT 066615**