Cabezas DeAngelis
ENGINEERS & SURVEYORS · 78 ELM STREET · BRIDGEPORT, CONNECTICUT 06604

DESIGN REPORT

STORMWATER MANAGEMENT SYSTEM

254 Scofield Avenue
Bridgeport, Connecticut

STATE OF CONNECTICUT
WASHINGTON CABEZAS JR.
No. 70210
LICENSED
PROFESSIONAL ENGINEER

Prepared By: ___________________________________ Date: **March 11, 2024**
Washington Cabezas, Jr., PEL 70210

GENERAL INFORMATION

Per the City of Bridgeport Tax Assessor records, **254 Scofield Avenue** is listed as Block **213**, Lot **3**. The parcel has an area of **5,000**± square feet and is within zone **NX1.** Parcel is currently vacant with sparse vegetation and poor lawn areas. The total grade change is approximately three feet pitching in a northwesterly direction.

The site is NOT within a FEMA Special Flood Hazard Zone. The site is within Zone X (Un-shaded) per FEMA FIRM Map Number 09001C0**436G**, Panel Number **436** of 626, Map Revised **July 8, 2013**.

Sanitary sewer, gas, water and electric services are available on **Scofield Avenue and Hansen Avenue**. Proposed Improvements include the construction of a 2½ story, **four-unit** building, a 1 story, one unit cottage, lawn areas and paved walkways. Two underground, infiltration systems have been designed at the southerly side of the site along with two surface, water quality basins. The proposed roofed areas will discharge into the water quality basins. Once basins are full, storm water will overflow into underground, drainage chambers and a crushed stone bed. The chambers and crushed stone bed are designed with overflow devices also. Water quality and water quantity methods are utilized in this design. Under this analysis, the proposed conditions will accommodate the theoretical storage volume and peak flow rates required by the City of Bridgeport Storm Management Manual. Best Management Practices (BMP's) are implemented also. All remaining yard areas are to be loamed and seeded to establish good grass cover.

DESIGN METHODOLOGY

The stormwater runoff resulting from the existing and proposed conditions was analyzed using a 24-hour, 2-year, 10-year, 25-year frequency, Type III storm event. HydroCAD software was used to run the storm analysis based on the SCS TR-20 method. A 2-year storm frequency for the Bridgeport area has a rainfall of **3.49** inches, a 10-year storm frequency has a rainfall of **5.37** inches and a 25-year storm frequency has a rainfall of **6.55** inches per NOAA Point Precipitation Frequency Estimates. The minimum time of concentration of five (5) minutes is utilized as a conservative option. Hydrographs are also included in this report reflecting runoff information for the existing and proposed conditions under the 2, 10, and 25-year storm events.

DRAINAGE AREA 1

Hydrographs provided the following information for the 25-year storm event and a runoff area of **5,000 Ft^2**

Offsite Peak Flow Reduction

Existing Peak Flow Rate: **0.68 Ft^3/s** *(10% Reduction Requirement = 0.68 x 0.9 = 0.61 Ft^3/s)*

Proposed Peak Flow Rate: **0.27 Ft^3/s** *(0.61 Ft^3/s Allowed)*

Proposed Peak Flow Rate Reduction: **0.41 Ft^3/s** *(0.68 Ft^3/s - 0.27 Ft^3/s)*

Proposed Reduction in Peak Flow Rate: **60%** *(0.41 Ft^3/s / 0.68 Ft^3/s x 100 = 60%)*

Offsite Runoff Volume Reduction

Existing Conditions Runoff Volume .... 2,194.0 Ft^3

10% Reduction Runoff Requirement .... 219.4 Ft^3

Maximum Runoff Volume Allowed.. **1,974.6** Ft^3

Proposed Conditions Runoff Volume.. **885.0** Ft^3

Proposed Volume Reduction .... 1,309.0 Ft^3

Proposed Reduction Percentage…………………………….**60%** *(1,309 / 2,194 x 100 = 60%)*

PROPOSED SYSTEM

The proposed system consists of two, 12-inch-deep drainage basins at the southerly side of the parcel that will capture runoff from the proposed roof areas. Once basins are full stormwater will overflow into the 330 Cultec Chambers on the southwesterly side of the parcel and a 7 foot by 22 foot by 12-inch-deep crushed stone bed on the southerly side of the parcel. The basins provide a combined storage capacity of 296 Ft^3**.** The chambers provide a storage capacity of 256 Ft^3 embedded in its crushed stone envelope and the crushed stone bed provides a storage capacity of 154 Ft^3 including the overflow drain. This system as a whole provides a total storage of **706.0 Ft^3.** PVC pipe volume connecting each device is not included. The calculations for sizing the system are included below. Filter Fabric to be installed on all sides of crushed stone.

Stormwater Storage - Required

From hydrographs of 25-Year Event:
Pre Conditions Runoff Volume = 2,194 Ft^3

10% Storm Runoff Volume Reduction = 219.4 Ft^3 *(25-Year Storm Event = 0.10(2,194.0 Ft^3) = 219.4 Ft^3)*

Allowed Runoff Volume Per City: 2,194.0 – 219.4 = ***1,974.6 Ft^3***

Post Conditions Runoff Volume: **885 Ft^3** (See Hydrograph Summary “Proposed Offsite Flows”)

Water Quality Equation

WQV= 1" RA/12 and R = 0.05+0.009(% Proposed Impervious)
R = 0.05+0.009(60%) = 0.5900
WQV = 1" (0.5900) (0.115)/12 = 0.0057 Acre-Ft = 248.3 Ft^3

Pre Conditions Runoff Volume = 2,194 Ft^3

Allowed Runoff Volume Per WQV = 2,194 – 248.3 = ***1,945.7 Ft^3***

Post Conditions Runoff Volume: **885 Ft^3** (See Hydrograph Summary “Proposed Offsite Flows”)

Design Storage (See Hydrograph Summary “Pond 1P”)

Basin #1, 12 inch deep, = **127.0 Ft^3**

Basin #2, 12 inch deep, = **169.0 Ft^3**

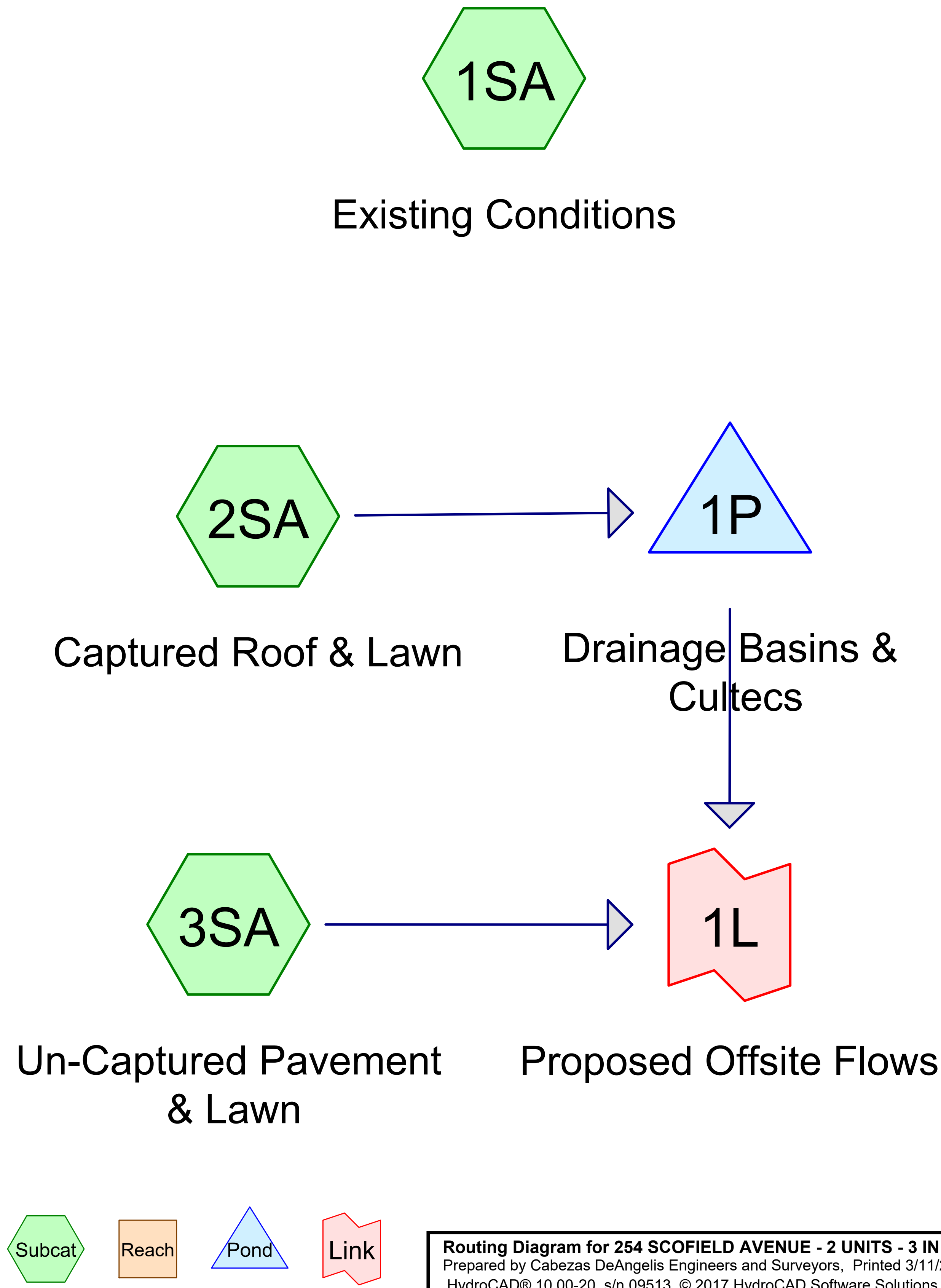
Two rows of One, 330 Cultec Chambers embedded in crushed stone envelope = **256 Ft^3**

Overflow Drain: 1 Ft x 1 Ft x 1.1 Ft = **1 Ft^3**

Crushed Stone Bed: 6.87 Ft x 22.42 Ft x 1.0 Ft = **154 Ft^3**

Combined Storage Provided = 706 Ft^3

Pre Vs. Post Runoff (Multi-Family Residential)								
Storm Frequency	Pre-Conditions (Ft^3)	Post Conditions (Ft^3)	Reduction (Ft^3)	Percent Reduction	Pre-Peak Flows (Ft^3/s)	Post Peak Flows (Ft^3/s)	Reduction (Ft^3/s)	Percent Reduction
2	978	329	649	66%	0.31	0.11	0.20	64%
10	1,719	640	1,079	63%	0.54	0.21	0.33	61%
25	2,194	885	1,309	60%	0.68	0.27	0.41	60%



Routing Diagram for 254 SCOFIELD AVENUE - 2 UNITS - 3 IN PERC
Prepared by Cabezas DeAngelis Engineers and Surveyors, Printed 3/11/2024
HydroCAD® 10.00-20 s/n 09513 © 2017 HydroCAD Software Solutions LLC

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1SA: Existing Conditions Runoff Area=5,000 sf 0.00% Impervious Runoff Depth>2.35"
Tc=5.0 min CN=89 Runoff=0.31 cfs 978 cf

Subcatchment 2SA: Captured Roof & Lawn Runoff Area=2,680 sf 86.98% Impervious Runoff Depth>3.03"
Tc=5.0 min CN=96 Runoff=0.20 cfs 678 cf

Subcatchment 3SA: Un-Captured Pavement Runoff Area=2,320 sf 9.61% Impervious Runoff Depth>1.70"
Tc=5.0 min UI Adjusted CN=81 Runoff=0.11 cfs 329 cf

Pond 1P: Drainage Basins & Cultecs Peak Elev=36.19' Storage=283 cf Inflow=0.20 cfs 678 cf
Discarded=0.02 cfs 613 cf Primary=0.00 cfs 0 cf Outflow=0.02 cfs 613 cf

Link 1L: Proposed Offsite Flows Inflow=0.11 cfs 329 cf
Primary=0.11 cfs 329 cf

Total Runoff Area = 10,000 sf Runoff Volume = 1,984 cf Average Runoff Depth = 2.38"
74.46% Pervious = 7,446 sf 25.54% Impervious = 2,554 sf

Summary for Subcatchment 1SA: Existing Conditions

[49] Hint: Tc<2dt may require smaller dt

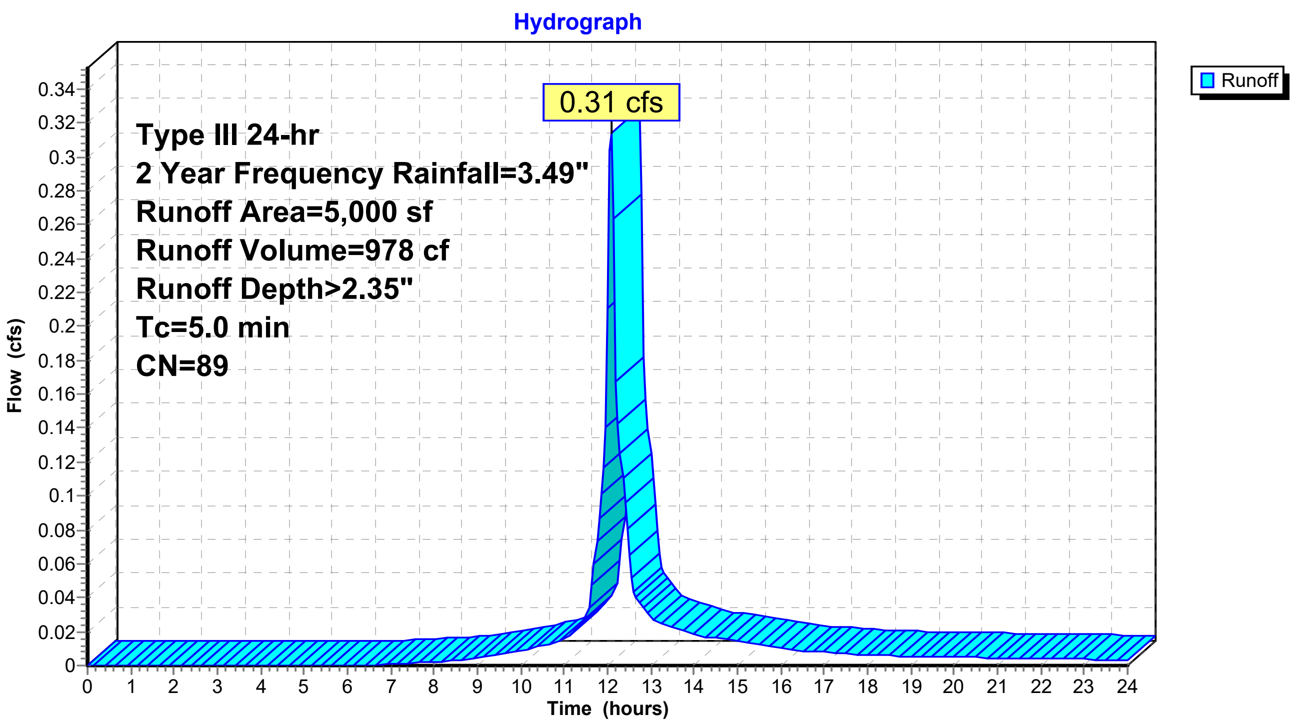
Runoff = 0.31 cfs @ 12.07 hrs, Volume= 978 cf, Depth> 2.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.49"

Area (sf)	CN	Description
5,000	89	<50% Grass cover, Poor, HSG D
5,000		100.00% Pervious Area

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

Subcatchment 1SA: Existing Conditions



Summary for Subcatchment 2SA: Captured Roof & Lawn

[49] Hint: Tc<2dt may require smaller dt

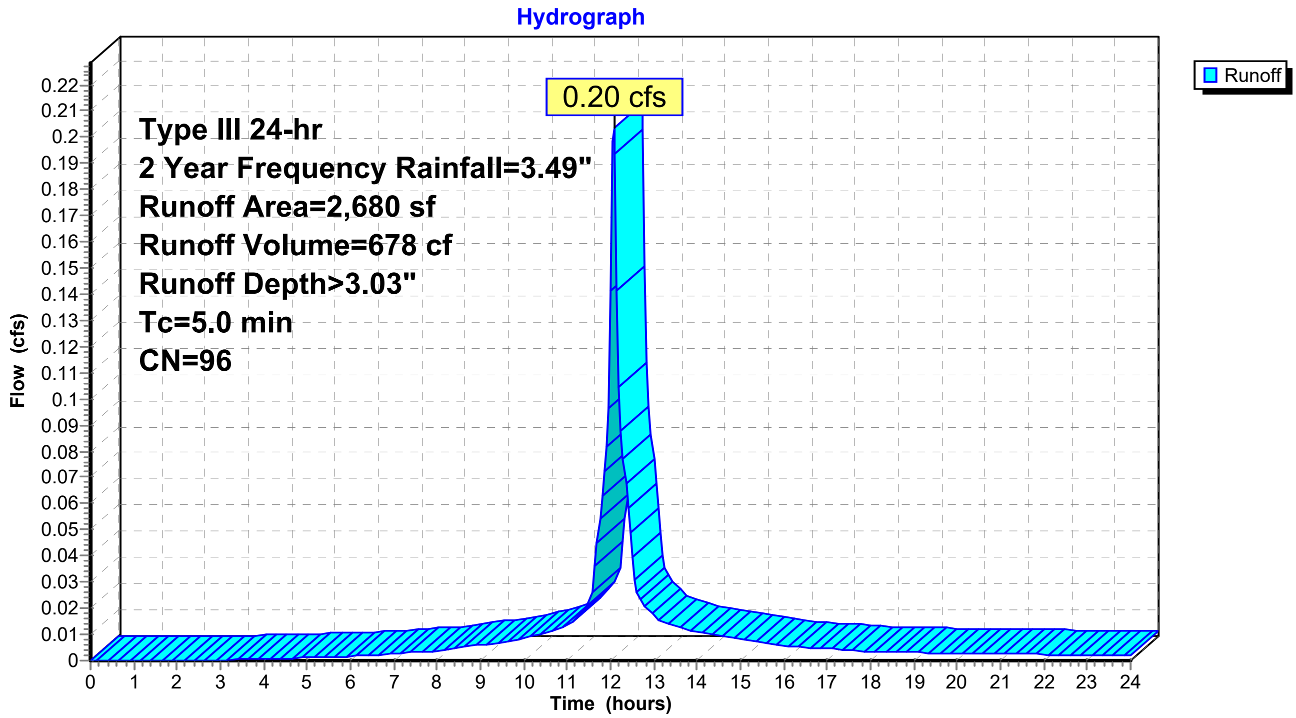
Runoff = 0.20 cfs @ 12.07 hrs, Volume= 678 cf, Depth> 3.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.49"

Area (sf)	CN	Description
1,647	98	Roofs, HSG D
684	98	Roofs, HSG D
195	80	>75% Grass cover, Good, HSG D
154	80	>75% Grass cover, Good, HSG D
2,680	96	Weighted Average
349		13.02% Pervious Area
2,331		86.98% Impervious Area

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

Subcatchment 2SA: Captured Roof & Lawn



Summary for Subcatchment 3SA: Un-Captured Pavement & Lawn

[49] Hint: Tc<2dt may require smaller dt

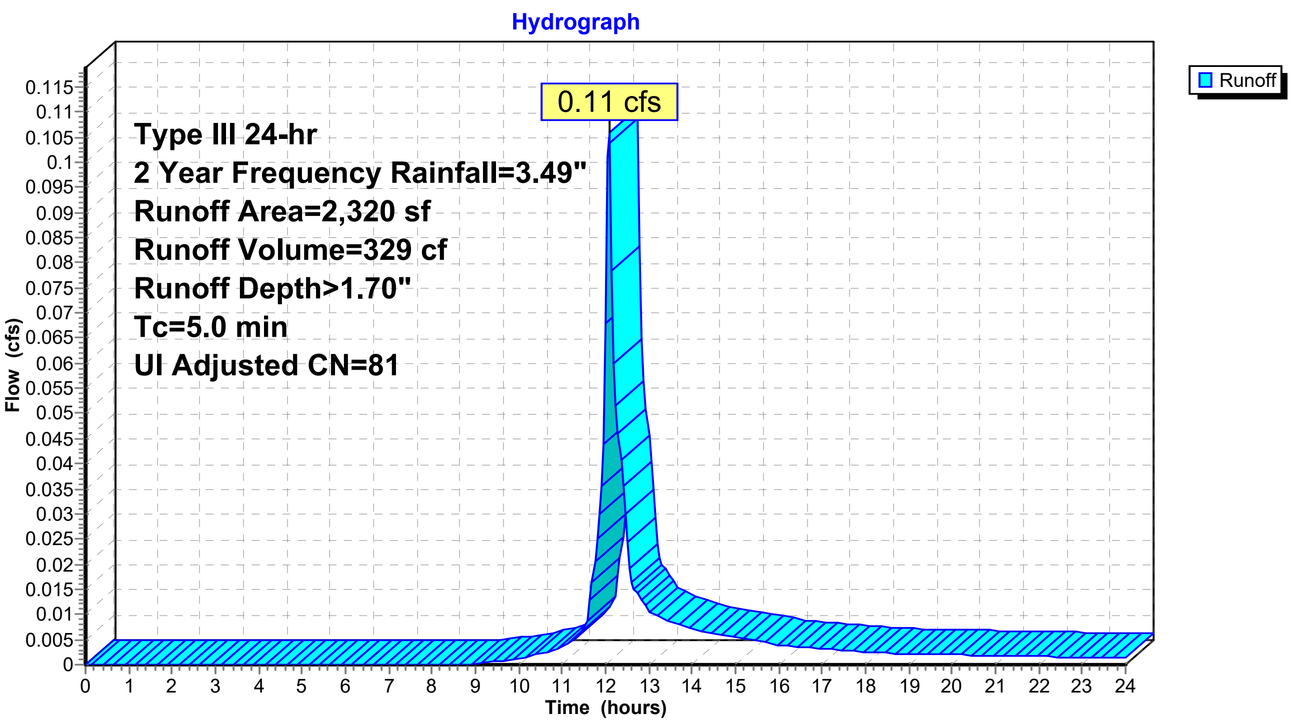
Runoff = 0.11 cfs @ 12.08 hrs, Volume= 329 cf, Depth> 1.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.49"

	Area (sf)	CN	Adj	Description
*	98	98		Unconnected Impervious, HSG D
*	125	98		Unconnected Impervious, HSG D
	2,097	80		>75% Grass cover, Good, HSG D
	2,320	82	81	Weighted Average, UI Adjusted
	2,097			90.39% Pervious Area
	223			9.61% Impervious Area
	223			100.00% Unconnected

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

Subcatchment 3SA: Un-Captured Pavement & Lawn



Summary for Pond 1P: Drainage Basins & Cultecs

Inflow Area = 2,680 sf, 86.98% Impervious, Inflow Depth > 3.03" for 2 Year Frequency event
Inflow = 0.20 cfs @ 12.07 hrs, Volume= 678 cf
Outflow = 0.02 cfs @ 12.74 hrs, Volume= 613 cf, Atten= 89%, Lag= 40.1 min
Discarded = 0.02 cfs @ 12.74 hrs, Volume= 613 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 36.19' @ 12.74 hrs Surf.Area= 265 sf Storage= 283 cf

Plug-Flow detention time= 208.7 min calculated for 612 cf (90% of inflow)
Center-of-Mass det. time= 162.0 min (932.3 - 770.3)

Volume	Invert	Avail.Storage	Storage Description
#1	38.00'	127 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
#2	36.00'	169 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
#3	32.00'	129 cf	**10.67'W x 10.50'L x 4.00'H Prismatoid** 448 cf Overall - 127 cf Embedded = 321 cf x 40.0% Voids
#4	32.50'	127 cf	**Cultec R-330XLHD** x 2 Inside #3 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#5	37.00'	1 cf	**1.00'W x 1.00'L x 1.10'H Prismatoid**
#6	37.00'	154 cf	**6.87'W x 22.42'L x 1.00'H Prismatoid**
		706 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
38.00	99	0	0
39.00	154	127	127

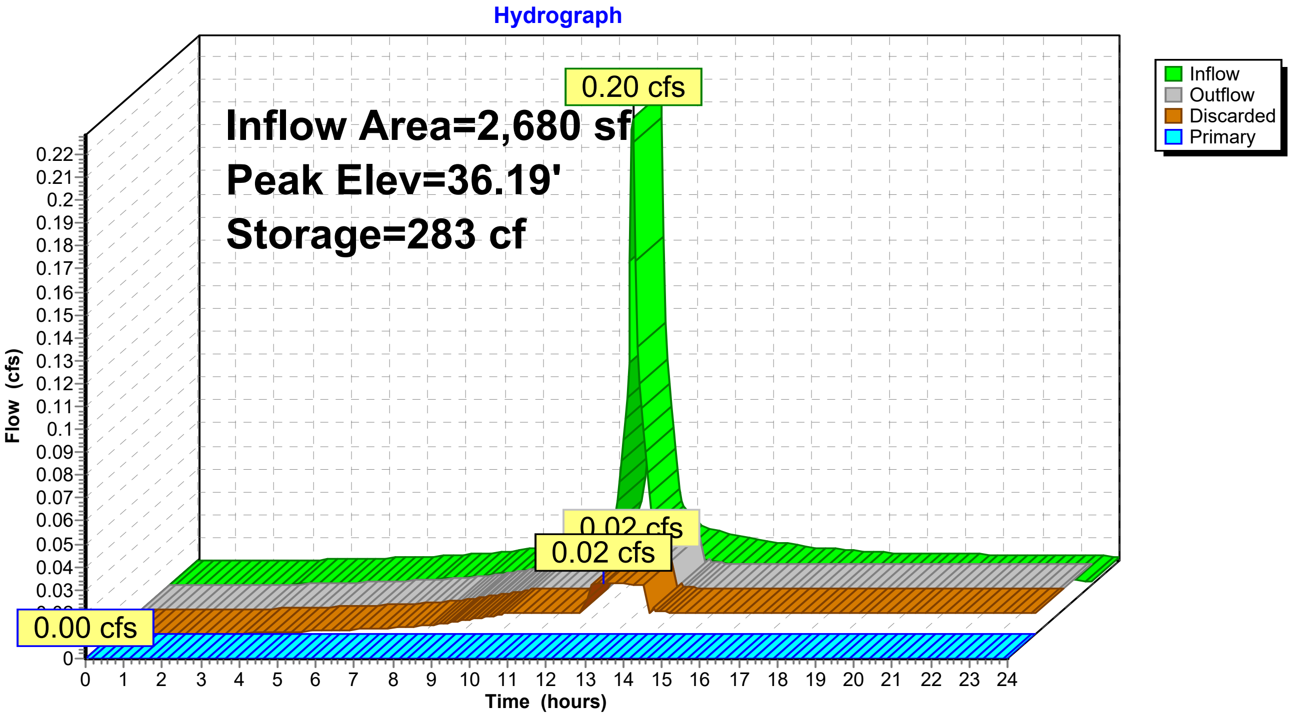
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
36.00	143	0	0
37.00	195	169	169

Device	Routing	Invert	Outlet Devices
#1	Discarded	32.00'	**3.600 in/hr Exfiltration over Surface area**
#2	Primary	38.00'	**12.0" x 12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.02 cfs @ 12.74 hrs HW=36.19' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=32.00' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)

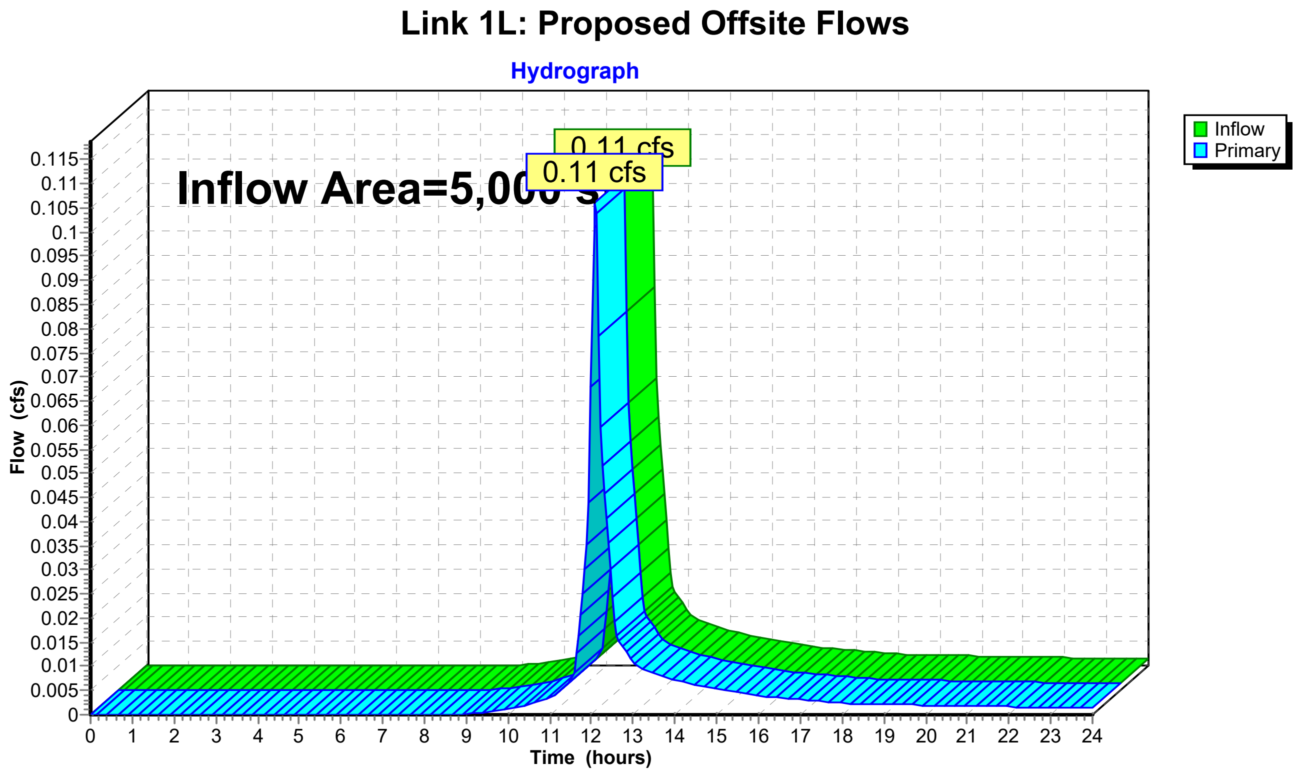
Pond 1P: Drainage Basins & Cultecs



Summary for Link 1L: Proposed Offsite Flows

Inflow Area = 5,000 sf, 51.08% Impervious, Inflow Depth > 0.79" for 2 Year Frequency event
Inflow = 0.11 cfs @ 12.08 hrs, Volume= 329 cf
Primary = 0.11 cfs @ 12.08 hrs, Volume= 329 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1SA: Existing Conditions Runoff Area=5,000 sf 0.00% Impervious Runoff Depth>4.12"
Tc=5.0 min CN=89 Runoff=0.54 cfs 1,719 cf

Subcatchment 2SA: Captured Roof & Lawn Runoff Area=2,680 sf 86.98% Impervious Runoff Depth>4.90"
Tc=5.0 min CN=96 Runoff=0.32 cfs 1,094 cf

Subcatchment 3SA: Un-Captured Pavement Runoff Area=2,320 sf 9.61% Impervious Runoff Depth>3.31"
Tc=5.0 min UI Adjusted CN=81 Runoff=0.21 cfs 640 cf

Pond 1P: Drainage Basins & Cultecs Peak Elev=37.37' Storage=481 cf Inflow=0.32 cfs 1,094 cf
Discarded=0.04 cfs 962 cf Primary=0.00 cfs 0 cf Outflow=0.04 cfs 962 cf

Link 1L: Proposed Offsite Flows Inflow=0.21 cfs 640 cf
Primary=0.21 cfs 640 cf

Total Runoff Area = 10,000 sf Runoff Volume = 3,453 cf Average Runoff Depth = 4.14"
74.46% Pervious = 7,446 sf 25.54% Impervious = 2,554 sf

Summary for Subcatchment 1SA: Existing Conditions

[49] Hint: Tc<2dt may require smaller dt

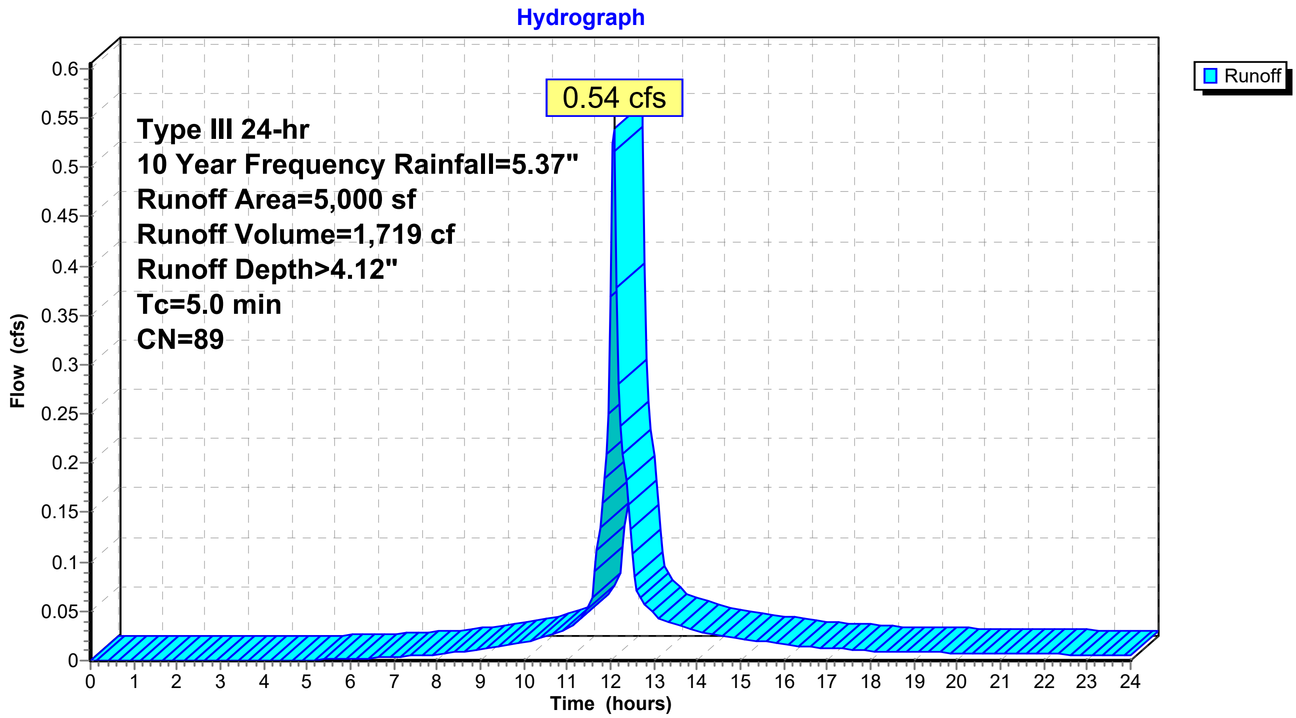
Runoff = 0.54 cfs @ 12.07 hrs, Volume= 1,719 cf, Depth> 4.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.37"

Area (sf)	CN	Description
5,000	89	<50% Grass cover, Poor, HSG D
5,000		100.00% Pervious Area

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

Subcatchment 1SA: Existing Conditions



Summary for Subcatchment 2SA: Captured Roof & Lawn

[49] Hint: Tc<2dt may require smaller dt

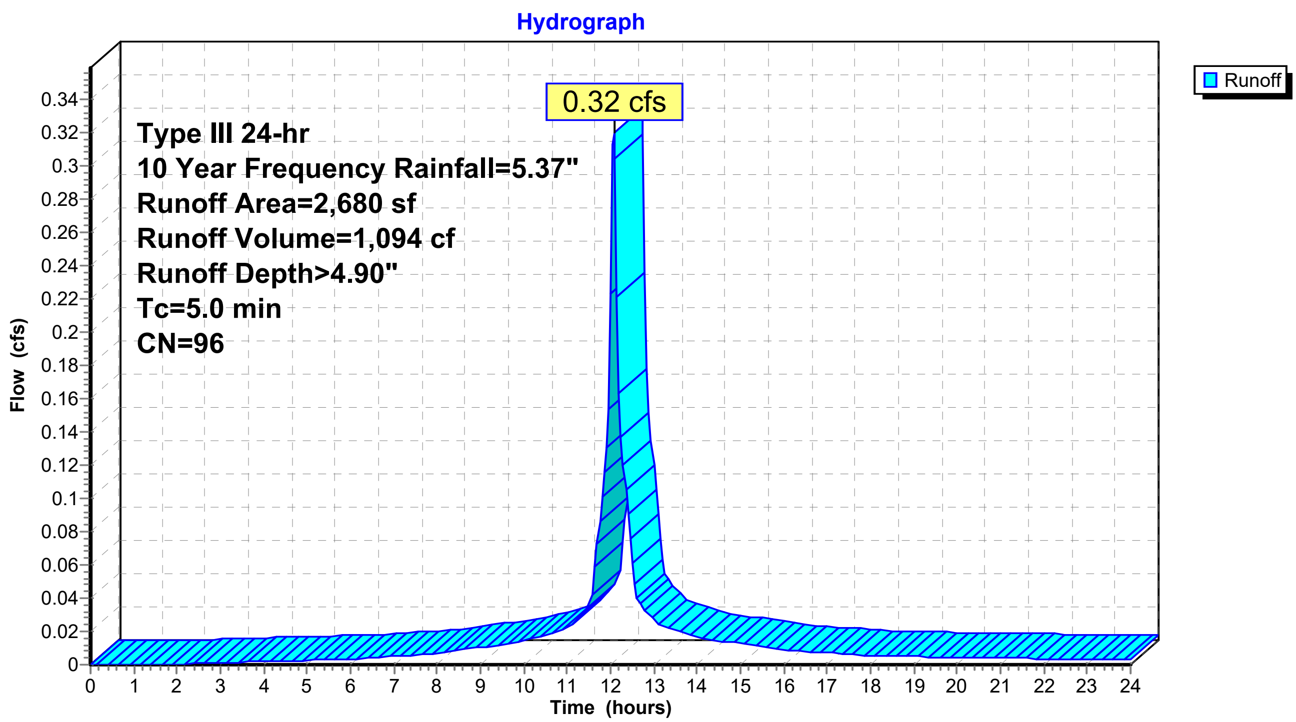
Runoff = 0.32 cfs @ 12.07 hrs, Volume= 1,094 cf, Depth> 4.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.37"

Area (sf)	CN	Description
1,647	98	Roofs, HSG D
684	98	Roofs, HSG D
195	80	>75% Grass cover, Good, HSG D
154	80	>75% Grass cover, Good, HSG D
2,680	96	Weighted Average
349		13.02% Pervious Area
2,331		86.98% Impervious Area

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

Subcatchment 2SA: Captured Roof & Lawn



Summary for Subcatchment 3SA: Un-Captured Pavement & Lawn

[49] Hint: Tc<2dt may require smaller dt

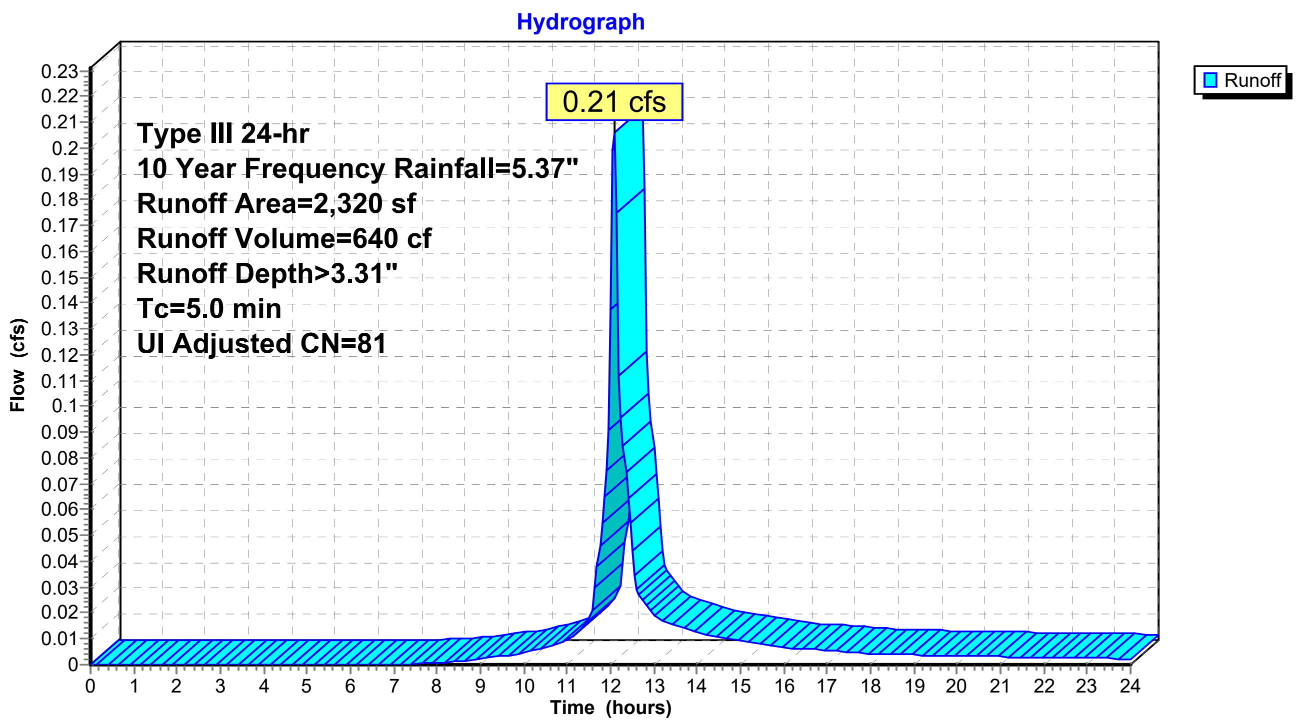
Runoff = 0.21 cfs @ 12.08 hrs, Volume= 640 cf, Depth> 3.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.37"

	Area (sf)	CN	Adj	Description
*	98	98		Unconnected Impervious, HSG D
*	125	98		Unconnected Impervious, HSG D
	2,097	80		>75% Grass cover, Good, HSG D
	2,320	82	81	Weighted Average, UI Adjusted
	2,097			90.39% Pervious Area
	223			9.61% Impervious Area
	223			100.00% Unconnected

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

Subcatchment 3SA: Un-Captured Pavement & Lawn



Summary for Pond 1P: Drainage Basins & Cultecs

Inflow Area = 2,680 sf, 86.98% Impervious, Inflow Depth > 4.90" for 10 Year Frequency event
Inflow = 0.32 cfs @ 12.07 hrs, Volume= 1,094 cf
Outflow = 0.04 cfs @ 12.30 hrs, Volume= 962 cf, Atten= 88%, Lag= 13.8 min
Discarded = 0.04 cfs @ 12.30 hrs, Volume= 962 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 37.37' @ 12.64 hrs Surf.Area= 462 sf Storage= 481 cf

Plug-Flow detention time= 181.3 min calculated for 962 cf (88% of inflow)
Center-of-Mass det. time= 125.4 min (884.9 - 759.5)

Volume	Invert	Avail.Storage	Storage Description
#1	38.00'	127 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	36.00'	169 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#3	32.00'	129 cf	**10.67'W x 10.50'L x 4.00'H Prismatoid**
			448 cf Overall - 127 cf Embedded = 321 cf x 40.0% Voids
#4	32.50'	127 cf	**Cultec R-330XLHD** x 2 Inside #3
			Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
			Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
			Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#5	37.00'	1 cf	**1.00'W x 1.00'L x 1.10'H Prismatoid**
#6	37.00'	154 cf	**6.87'W x 22.42'L x 1.00'H Prismatoid**
		706 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
38.00	99	0	0
39.00	154	127	127

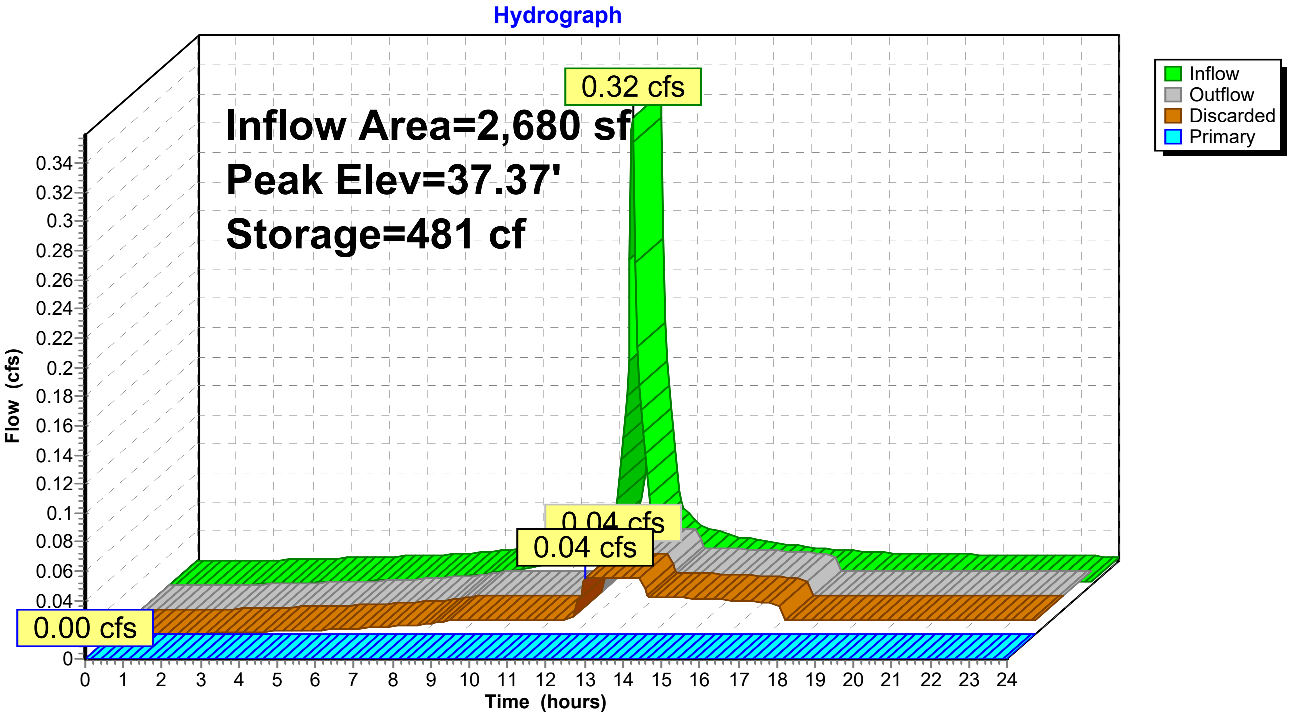
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
36.00	143	0	0
37.00	195	169	169

Device	Routing	Invert	Outlet Devices
#1	Discarded	32.00'	**3.600 in/hr Exfiltration over Surface area**
#2	Primary	38.00'	**12.0" x 12.0" Horiz. Orifice/Grate** C= 0.600
			Limited to weir flow at low heads

Discarded OutFlow Max=0.04 cfs @ 12.30 hrs HW=37.10' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=32.00' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Drainage Basins & Cultecs

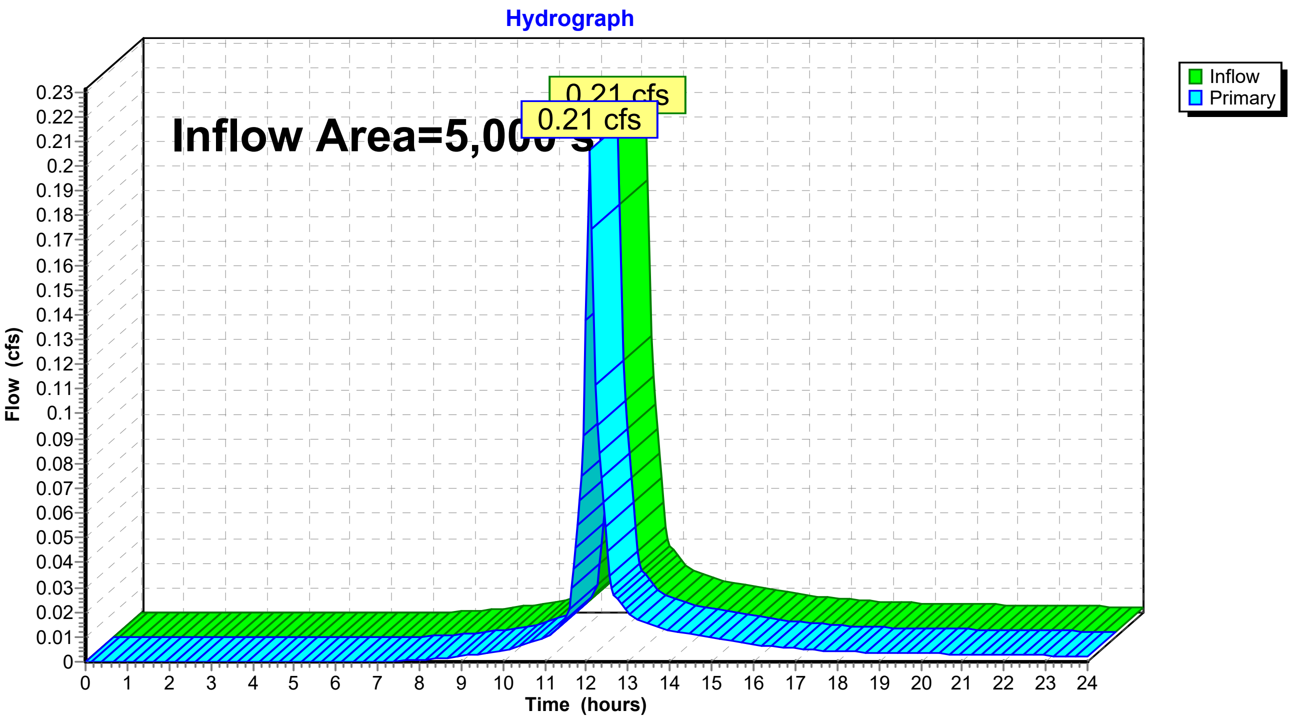


Summary for Link 1L: Proposed Offsite Flows

Inflow Area = 5,000 sf, 51.08% Impervious, Inflow Depth > 1.54" for 10 Year Frequency event
Inflow = 0.21 cfs @ 12.08 hrs, Volume= 640 cf
Primary = 0.21 cfs @ 12.08 hrs, Volume= 640 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1SA: Existing Conditions Runoff Area=5,000 sf 0.00% Impervious Runoff Depth>5.27"
Tc=5.0 min CN=89 Runoff=0.68 cfs 2,194 cf

Subcatchment 2SA: Captured Roof & Lawn Runoff Area=2,680 sf 86.98% Impervious Runoff Depth>6.07"
Tc=5.0 min CN=96 Runoff=0.39 cfs 1,356 cf

Subcatchment 3SA: Un-Captured Pavement Runoff Area=2,320 sf 9.61% Impervious Runoff Depth>4.39"
Tc=5.0 min UI Adjusted CN=81 Runoff=0.27 cfs 848 cf

Pond 1P: Drainage Basins & Cultecs Peak Elev=38.03' Storage=583 cf Inflow=0.39 cfs 1,356 cf
Discarded=0.05 cfs 1,155 cf Primary=0.10 cfs 37 cf Outflow=0.15 cfs 1,192 cf

Link 1L: Proposed Offsite Flows Inflow=0.27 cfs 885 cf
Primary=0.27 cfs 885 cf

Total Runoff Area = 10,000 sf Runoff Volume = 4,398 cf Average Runoff Depth = 5.28"
74.46% Pervious = 7,446 sf 25.54% Impervious = 2,554 sf

Summary for Subcatchment 1SA: Existing Conditions

[49] Hint: Tc<2dt may require smaller dt

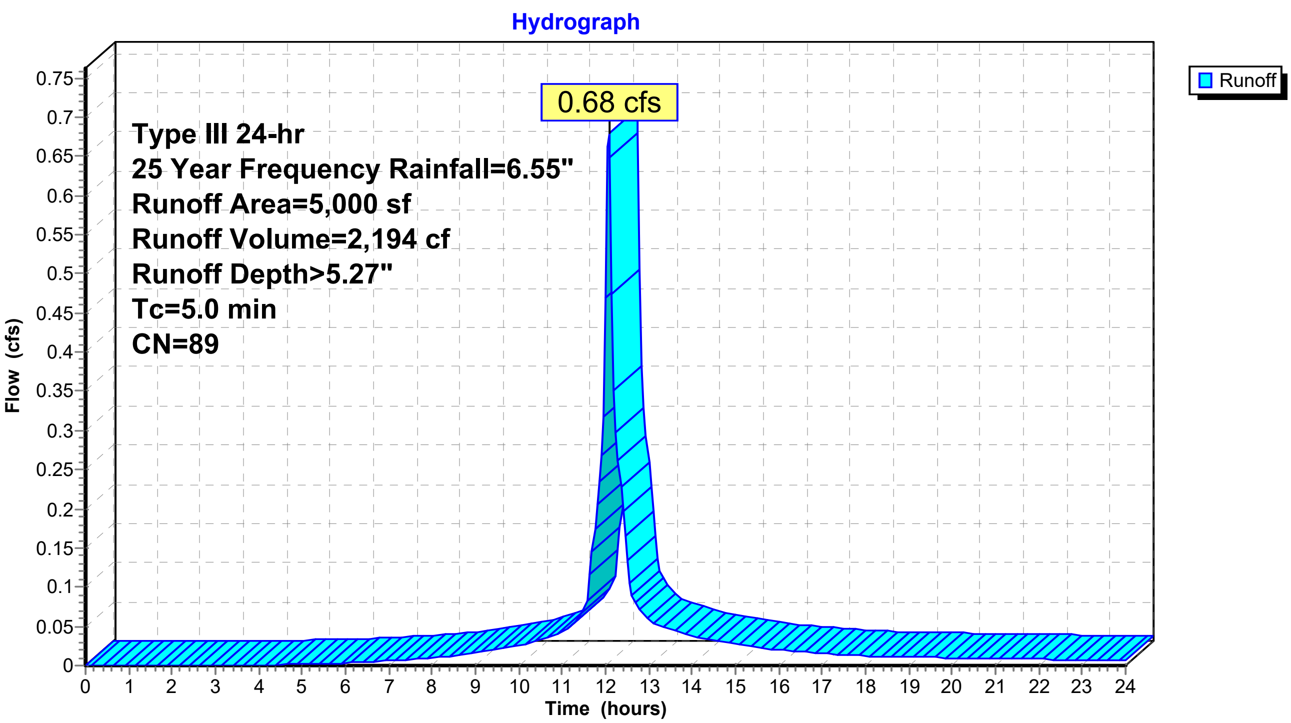
Runoff = 0.68 cfs @ 12.07 hrs, Volume= 2,194 cf, Depth> 5.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.55"

Area (sf)	CN	Description
5,000	89	<50% Grass cover, Poor, HSG D
5,000		100.00% Pervious Area

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

Subcatchment 1SA: Existing Conditions



Summary for Subcatchment 2SA: Captured Roof & Lawn

[49] Hint: Tc<2dt may require smaller dt

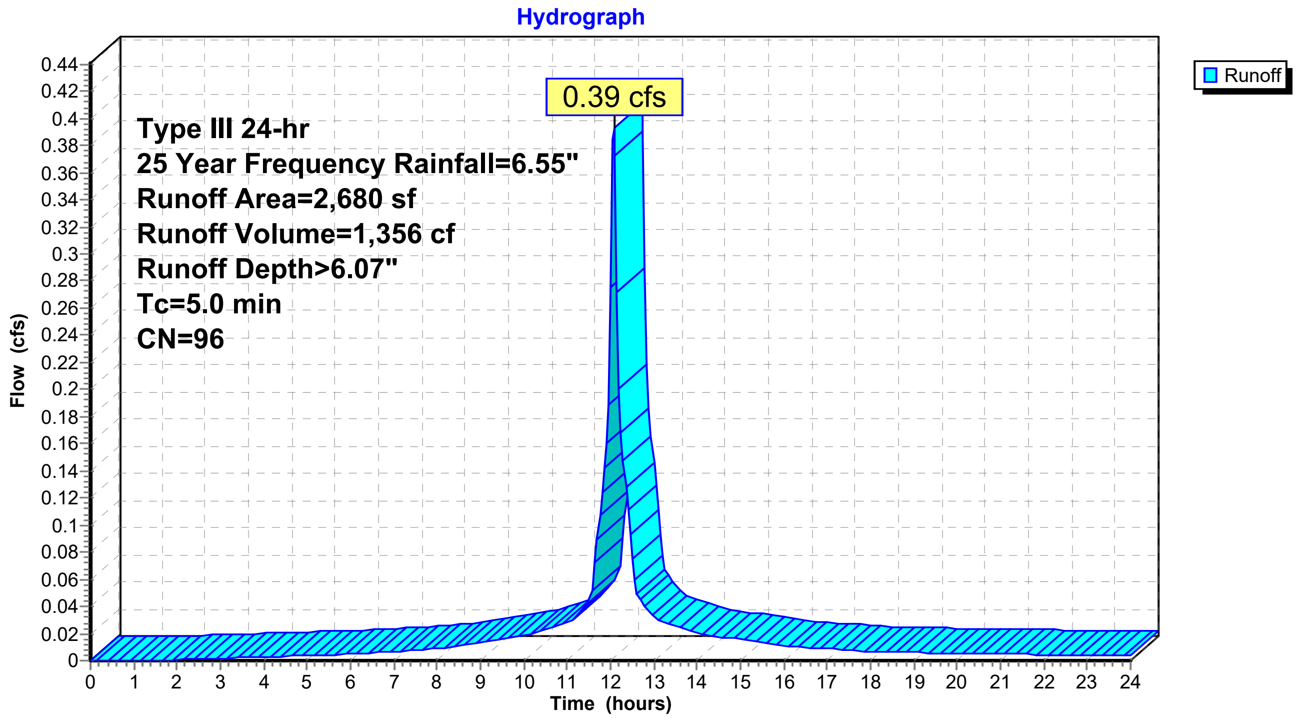
Runoff = 0.39 cfs @ 12.07 hrs, Volume= 1,356 cf, Depth> 6.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.55"

Area (sf)	CN	Description
1,647	98	Roofs, HSG D
684	98	Roofs, HSG D
195	80	>75% Grass cover, Good, HSG D
154	80	>75% Grass cover, Good, HSG D
2,680	96	Weighted Average
349		13.02% Pervious Area
2,331		86.98% Impervious Area

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

Subcatchment 2SA: Captured Roof & Lawn



Summary for Subcatchment 3SA: Un-Captured Pavement & Lawn

[49] Hint: Tc<2dt may require smaller dt

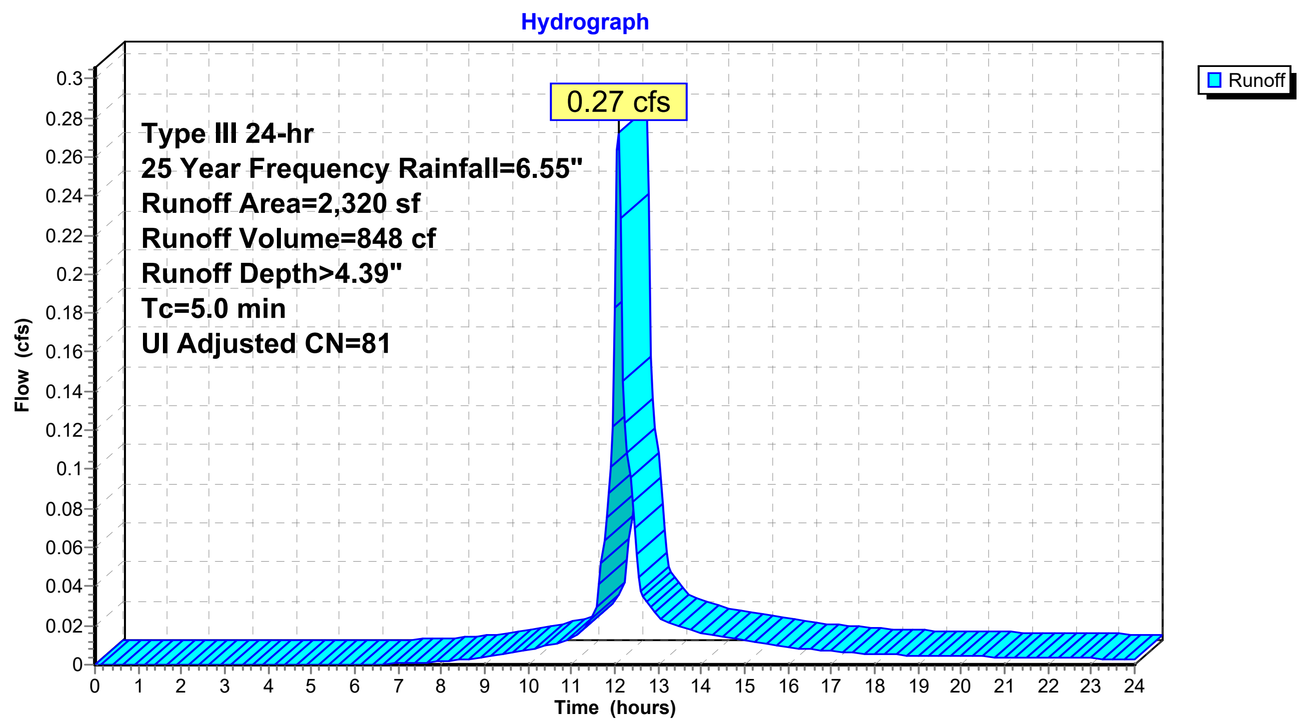
Runoff = 0.27 cfs @ 12.07 hrs, Volume= 848 cf, Depth> 4.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.55"

	Area (sf)	CN	Adj	Description
*	98	98		Unconnected Impervious, HSG D
*	125	98		Unconnected Impervious, HSG D
	2,097	80		>75% Grass cover, Good, HSG D
	2,320	82	81	Weighted Average, UI Adjusted
	2,097			90.39% Pervious Area
	223			9.61% Impervious Area
	223			100.00% Unconnected

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

Subcatchment 3SA: Un-Captured Pavement & Lawn



Summary for Pond 1P: Drainage Basins & Cultecs

Inflow Area = 2,680 sf, 86.98% Impervious, Inflow Depth > 6.07" for 25 Year Frequency event
Inflow = 0.39 cfs @ 12.07 hrs, Volume= 1,356 cf
Outflow = 0.15 cfs @ 12.40 hrs, Volume= 1,192 cf, Atten= 62%, Lag= 19.9 min
Discarded = 0.05 cfs @ 12.40 hrs, Volume= 1,155 cf
Primary = 0.10 cfs @ 12.40 hrs, Volume= 37 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 38.03' @ 12.40 hrs Surf.Area= 563 sf Storage= 583 cf

Plug-Flow detention time= 173.9 min calculated for 1,189 cf (88% of inflow)
Center-of-Mass det. time= 118.3 min (873.4 - 755.1)

Volume	Invert	Avail.Storage	Storage Description
#1	38.00'	127 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	36.00'	169 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#3	32.00'	129 cf	**10.67'W x 10.50'L x 4.00'H Prismatoid**
			448 cf Overall - 127 cf Embedded = 321 cf x 40.0% Voids
#4	32.50'	127 cf	**Cultec R-330XLHD** x 2 Inside #3
			Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
			Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
			Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#5	37.00'	1 cf	**1.00'W x 1.00'L x 1.10'H Prismatoid**
#6	37.00'	154 cf	**6.87'W x 22.42'L x 1.00'H Prismatoid**
		706 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
38.00	99	0	0
39.00	154	127	127

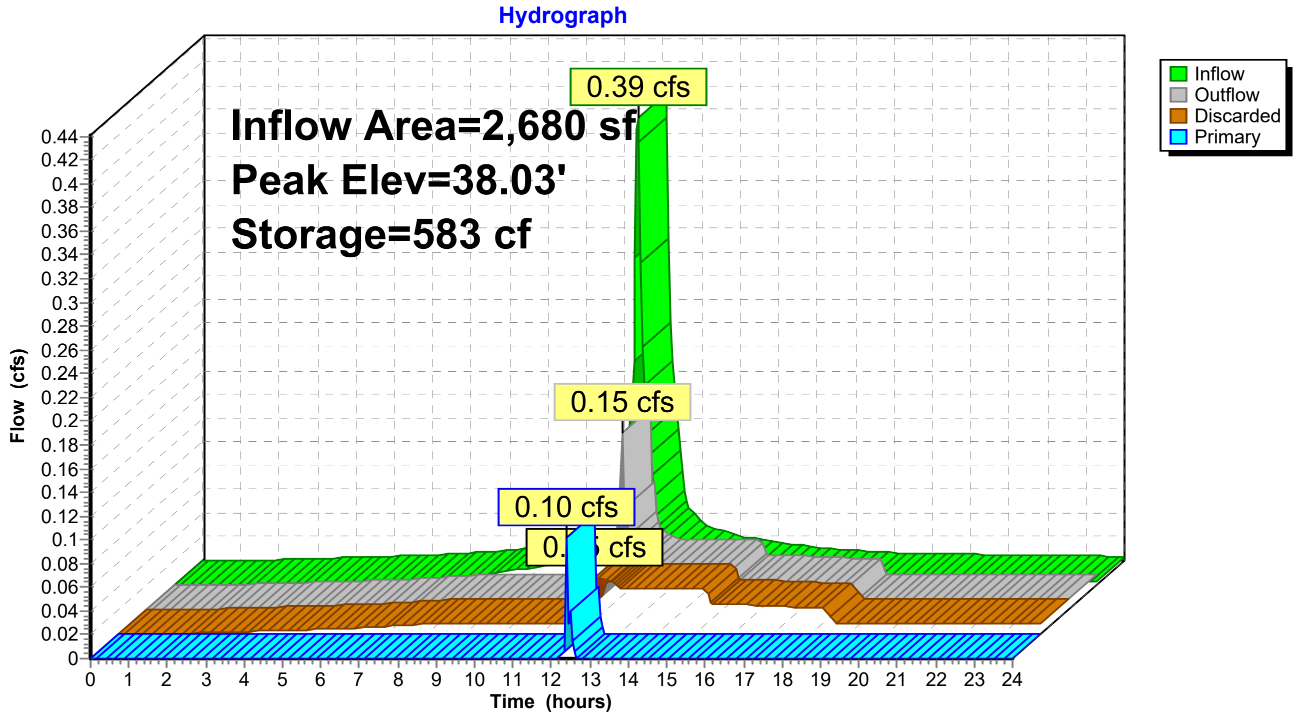
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
36.00	143	0	0
37.00	195	169	169

Device	Routing	Invert	Outlet Devices
#1	Discarded	32.00'	**3.600 in/hr Exfiltration over Surface area**
#2	Primary	38.00'	**12.0" x 12.0" Horiz. Orifice/Grate** C= 0.600
			Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 12.40 hrs HW=38.03' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.08 cfs @ 12.40 hrs HW=38.03' (Free Discharge)
└─**2=Orifice/Grate** (Weir Controls 0.08 cfs @ 0.60 fps)

Pond 1P: Drainage Basins & Cultecs

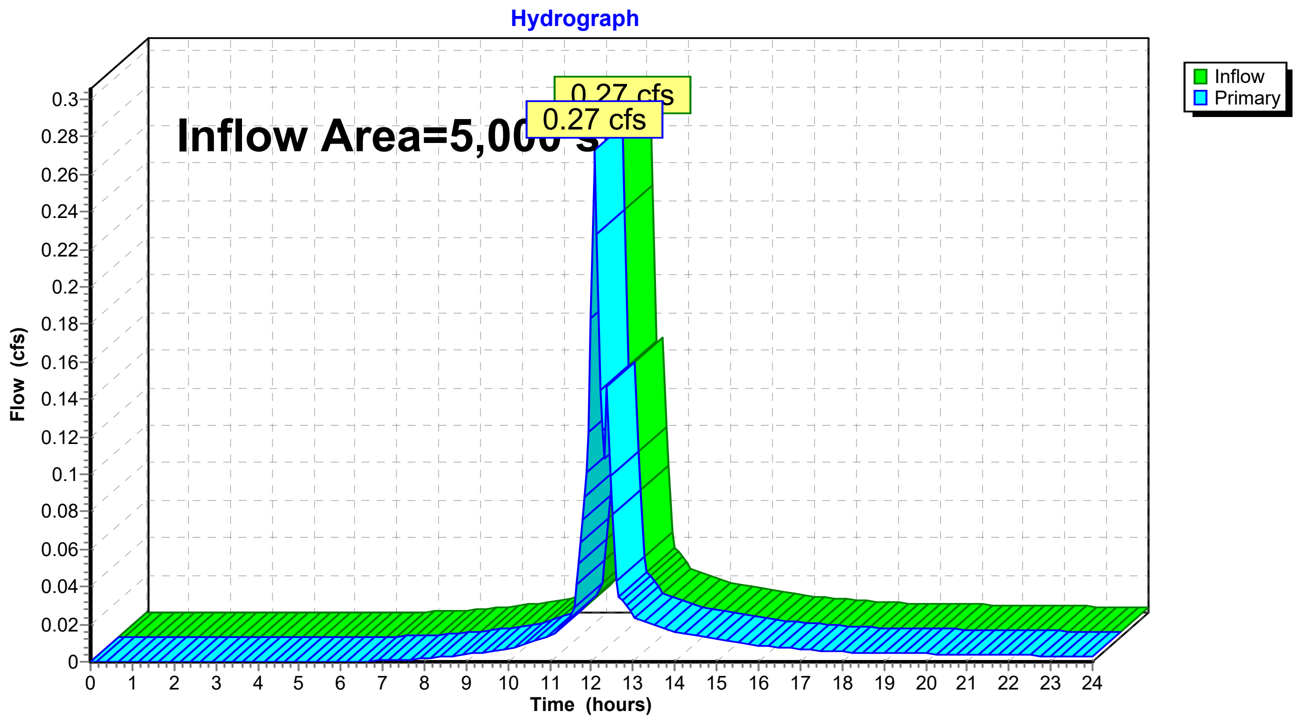


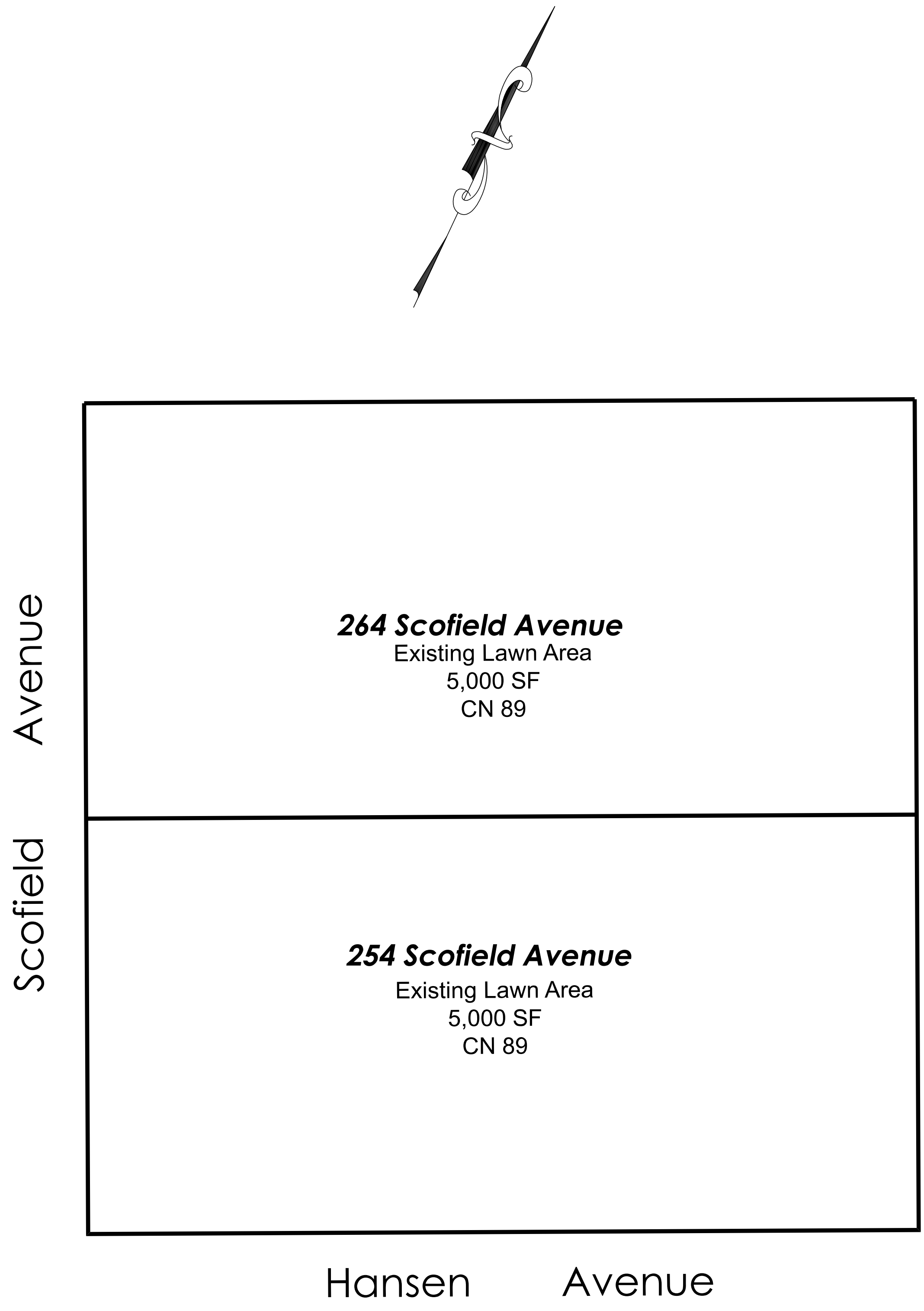
Summary for Link 1L: Proposed Offsite Flows

Inflow Area = 5,000 sf, 51.08% Impervious, Inflow Depth > 2.12" for 25 Year Frequency event
Inflow = 0.27 cfs @ 12.07 hrs, Volume= 885 cf
Primary = 0.27 cfs @ 12.07 hrs, Volume= 885 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows





Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

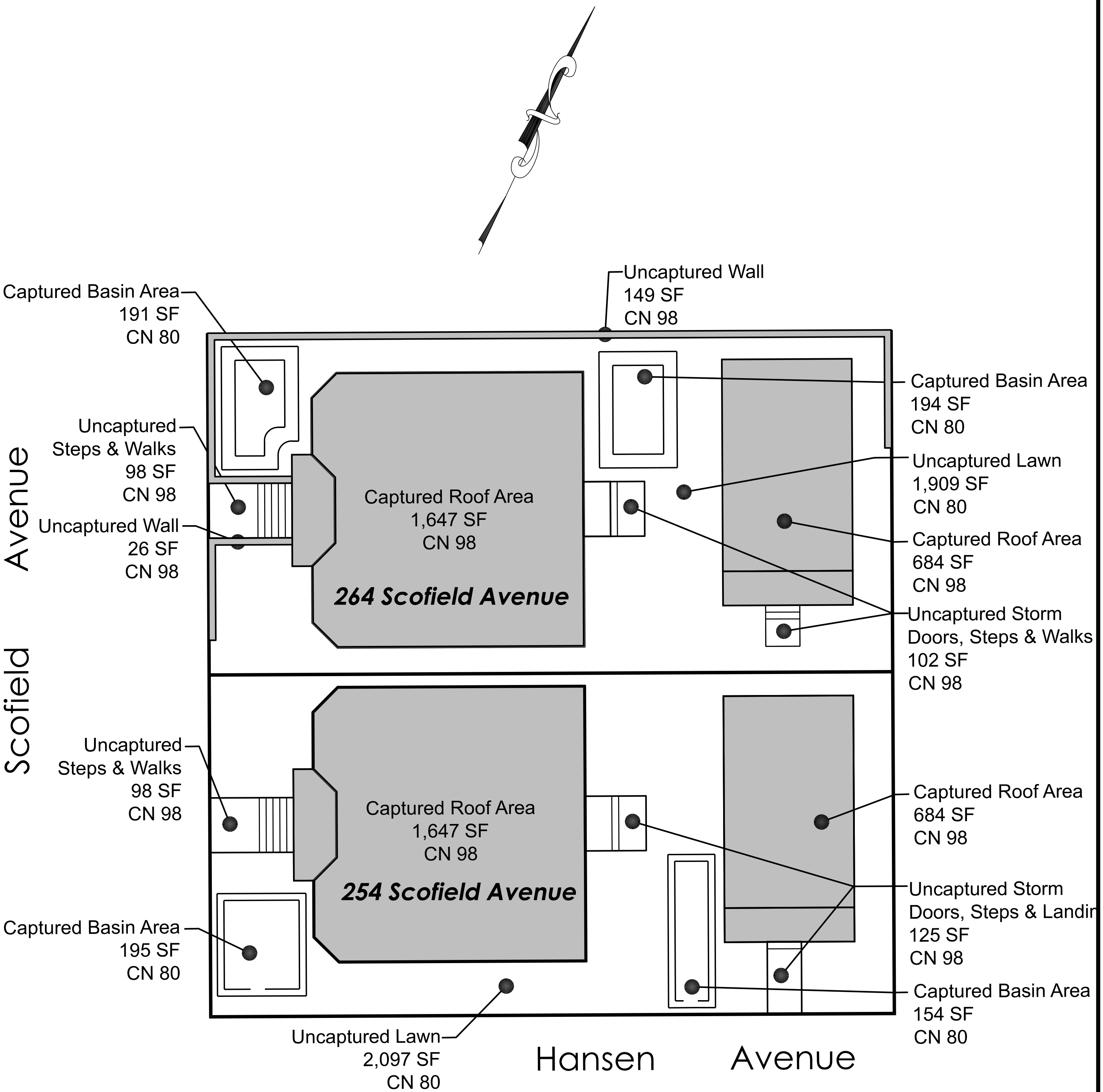
SCALE: 1"=20'
FIELD FILE: 254&264 Scofield Ave.rw5
PROJECT NO. CD1110
DATE: March 11, 2024
CAD FILE: 254 & 264 Scofield Ave.dwg
SHEET 1 OF 1
REV:

EXISTING DRAINAGE FIGURES

PREPARED FOR

JIJR REAL ESTATE HOLDINGS, LLC

254 & 264 SCOFIELD AVENUE
BRIDGEPORT, CONNECTICUT



Cabezas DeAngelis
ENGINEERS & SURVEYORS

78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

SCALE: 1"=20'	
FIELD FILE: 254&264 Scofield Ave.rw5	
PROJECT NO. CD1110	
DATE: March 11, 2024	
CAD FILE: 254 & 264 Scofield Ave.dwg	
SHEET 1 OF 1	
REV:	

PROPOSED DRAINAGE FIGURES

PREPARED FOR

JIJR REAL ESTATE HOLDINGS, LLC

254 & 264 SCOFIELD AVENUE
BRIDGEPORT, CONNECTICUT

NOAA Atlas 14, Volume 10, Version 3
Location name: Bridgeport, Connecticut, USA*
Latitude: 41.1631°, Longitude: -73.2262°
Elevation: 23 ft**
* 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** (0.281-0.439)	**0.420** (0.333-0.522)	**0.529** (0.418-0.660)	**0.619** (0.486-0.777)	**0.743** (0.563-0.972)	**0.837** (0.620-1.12)	**0.935** (0.669-1.29)	**1.04** (0.707-1.48)	**1.20** (0.776-1.75)	**1.32** (0.834-1.97)
10-min	**0.500** (0.398-0.622)	**0.595** (0.472-0.740)	**0.749** (0.592-0.936)	**0.877** (0.689-1.10)	**1.05** (0.798-1.38)	**1.19** (0.878-1.58)	**1.32** (0.948-1.83)	**1.48** (1.00-2.09)	**1.69** (1.10-2.48)	**1.87** (1.18-2.79)
15-min	**0.589** (0.468-0.732)	**0.700** (0.555-0.871)	**0.881** (0.697-1.10)	**1.03** (0.811-1.30)	**1.24** (0.939-1.62)	**1.40** (1.03-1.86)	**1.56** (1.12-2.15)	**1.74** (1.18-2.46)	**1.99** (1.29-2.91)	**2.20** (1.39-3.28)
30-min	**0.821** (0.652-1.02)	**0.976** (0.774-1.21)	**1.23** (0.971-1.53)	**1.44** (1.13-1.80)	**1.73** (1.31-2.26)	**1.94** (1.44-2.59)	**2.17** (1.55-2.99)	**2.42** (1.64-3.42)	**2.76** (1.79-4.04)	**3.04** (1.92-4.53)
60-min	**1.05** (0.837-1.31)	**1.25** (0.993-1.56)	**1.58** (1.24-1.97)	**1.84** (1.45-2.31)	**2.21** (1.68-2.89)	**2.50** (1.85-3.32)	**2.78** (1.99-3.83)	**3.10** (2.10-4.38)	**3.53** (2.30-5.16)	**3.88** (2.46-5.78)
2-hr	**1.36** (1.09-1.68)	**1.63** (1.30-2.02)	**2.07** (1.65-2.57)	**2.44** (1.93-3.04)	**2.94** (2.24-3.82)	**3.32** (2.47-4.40)	**3.72** (2.68-5.11)	**4.16** (2.83-5.85)	**4.80** (3.13-6.97)	**5.32** (3.38-7.87)
3-hr	**1.57** (1.26-1.93)	**1.89** (1.52-2.33)	**2.41** (1.92-2.98)	**2.84** (2.25-3.53)	**3.43** (2.63-4.45)	**3.88** (2.90-5.13)	**4.35** (3.15-5.97)	**4.88** (3.33-6.83)	**5.66** (3.69-8.18)	**6.30** (4.00-9.29)
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** (3.37-5.64)	**4.94** (3.73-6.51)	**5.55** (4.05-7.59)	**6.25** (4.28-8.69)	**7.29** (4.77-10.5)	**8.15** (5.20-11.9)
12-hr	**2.44** (1.98-2.96)	**2.95** (2.40-3.58)	**3.78** (3.06-4.61)	**4.47** (3.60-5.48)	**5.42** (4.21-6.95)	**6.13** (4.65-8.03)	**6.89** (5.06-9.37)	**7.78** (5.34-10.7)	**9.10** (5.98-13.0)	**10.2** (6.53-14.8)
24-hr	**2.84** (2.33-3.42)	**3.47** (2.84-4.18)	**4.50** (3.67-5.44)	**5.35** (4.33-6.51)	**6.53** (5.10-8.32)	**7.40** (5.65-9.64)	**8.34** (6.17-11.3)	**9.47** (6.52-13.0)	**11.2** (7.37-15.8)	**12.7** (8.12-18.3)
2-day	**3.16** (2.61-3.78)	**3.93** (3.24-4.70)	**5.18** (4.25-6.22)	**6.22** (5.07-7.50)	**7.65** (6.02-9.70)	**8.70** (6.70-11.3)	**9.85** (7.37-13.4)	**11.3** (7.80-15.4)	**13.5** (8.95-19.0)	**15.5** (9.98-22.2)
3-day	**3.42** (2.83-4.07)	**4.26** (3.52-5.07)	**5.63** (4.63-6.73)	**6.76** (5.53-8.13)	**8.33** (6.58-10.5)	**9.48** (7.33-12.3)	**10.7** (8.07-14.5)	**12.3** (8.54-16.7)	**14.8** (9.83-20.8)	**17.0** (11.0-24.3)
4-day	**3.66** (3.04-4.35)	**4.55** (3.77-5.40)	**5.99** (4.95-7.14)	**7.19** (5.90-8.62)	**8.84** (7.00-11.1)	**10.0** (7.78-13.0)	**11.4** (8.56-15.3)	**13.0** (9.06-17.6)	**15.7** (10.4-21.9)	**18.0** (11.6-25.5)
7-day	**4.38** (3.66-5.17)	**5.33** (4.44-6.30)	**6.88** (5.72-8.16)	**8.17** (6.74-9.74)	**9.95** (7.91-12.4)	**11.3** (8.75-14.4)	**12.7** (9.55-16.9)	**14.4** (10.1-19.4)	**17.2** (11.4-23.8)	**19.5** (12.6-27.6)
10-day	**5.07** (4.25-5.96)	**6.06** (5.08-7.14)	**7.68** (6.40-9.07)	**9.03** (7.48-10.7)	**10.9** (8.67-13.5)	**12.3** (9.53-15.6)	**13.7** (10.3-18.2)	**15.5** (10.8-20.7)	**18.2** (12.1-25.1)	**20.5** (13.3-28.8)
20-day	**7.15** (6.04-8.35)	**8.24** (6.95-9.63)	**10.0** (8.42-11.8)	**11.5** (9.59-13.6)	**13.5** (10.8-16.6)	**15.1** (11.7-18.9)	**16.7** (12.5-21.6)	**18.5** (13.0-24.5)	**21.0** (14.1-28.8)	**23.1** (15.0-32.2)
30-day	**8.87** (7.52-10.3)	**10.0** (8.50-11.7)	**11.9** (10.1-13.9)	**13.5** (11.3-15.9)	**15.7** (12.6-19.1)	**17.4** (13.5-21.5)	**19.0** (14.2-24.4)	**20.8** (14.7-27.5)	**23.3** (15.6-31.7)	**25.2** (16.4-35.0)
45-day	**11.0** (9.37-12.7)	**12.3** (10.4-14.2)	**14.3** (12.1-16.6)	**16.0** (13.4-18.7)	**18.3** (14.7-22.1)	**20.1** (15.7-24.8)	**21.9** (16.4-27.8)	**23.7** (16.8-31.1)	**26.0** (17.6-35.3)	**27.8** (18.1-38.5)
60-day	**12.8** (10.9-14.8)	**14.1** (12.0-16.3)	**16.3** (13.8-18.8)	**18.0** (15.2-21.0)	**20.5** (16.5-24.6)	**22.4** (17.5-27.4)	**24.3** (18.1-30.6)	**26.1** (18.5-34.1)	**28.4** (19.2-38.3)	**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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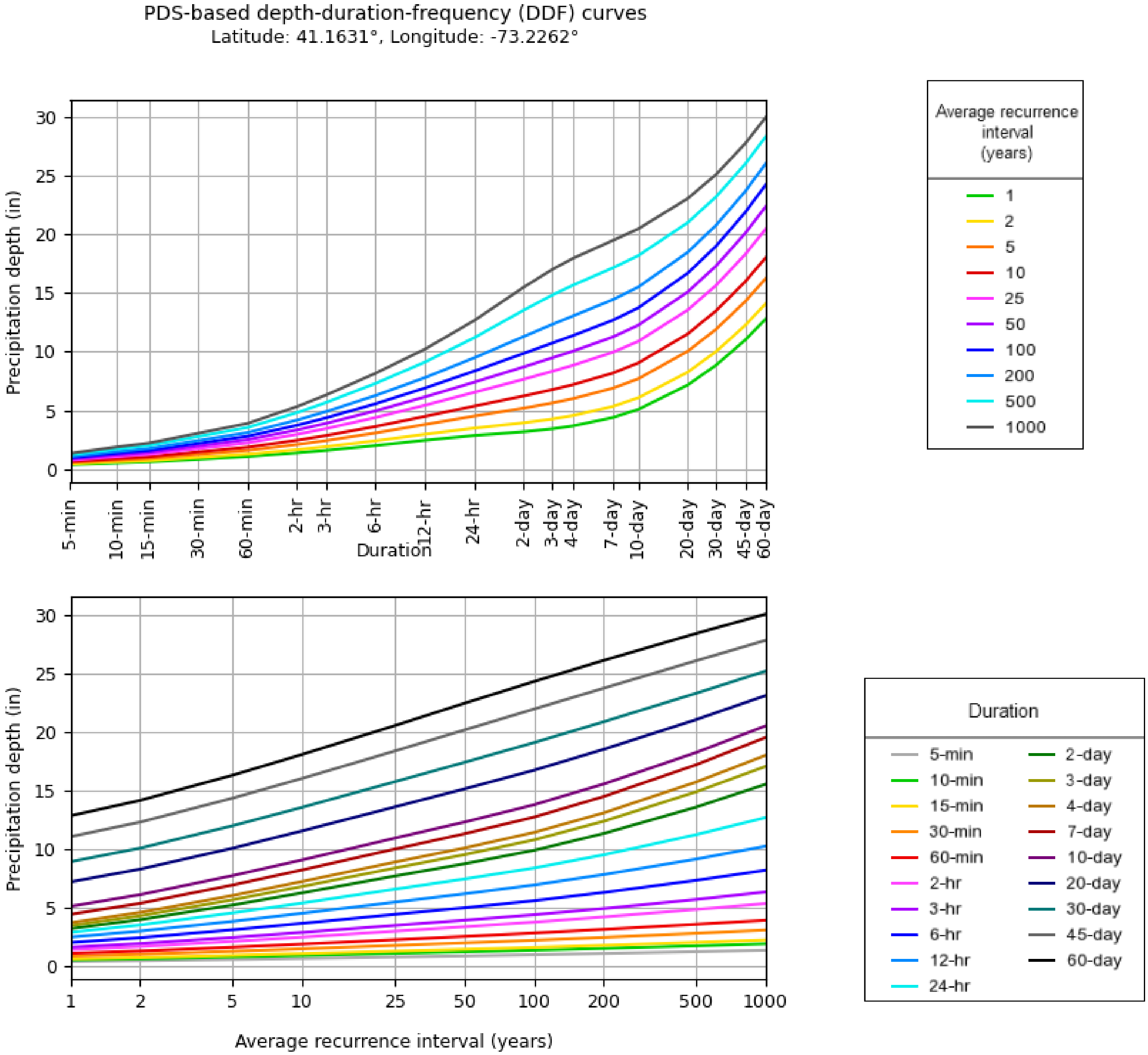
PF graphical



NOAA Atlas 14, Volume 10, Version 3

Created (GMT): Mon Oct 23 19:55:14 2023

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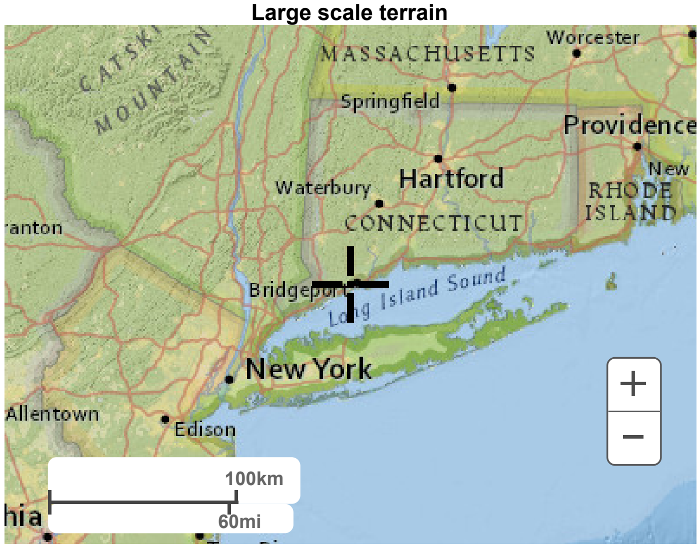
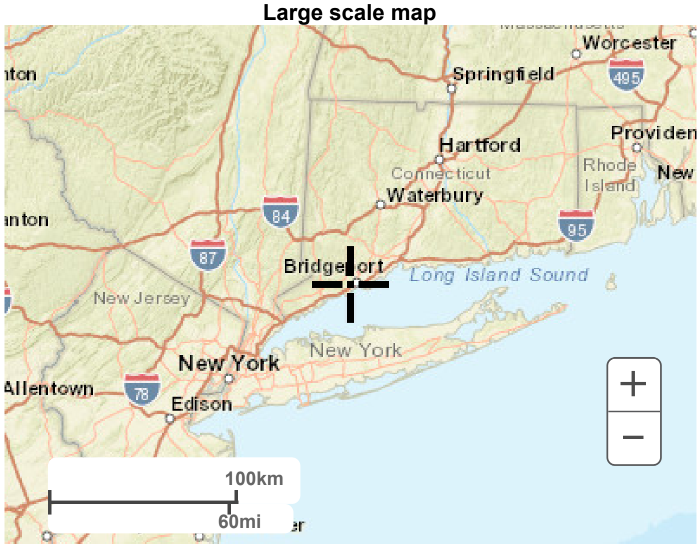
Maps & aerials

Small scale terrain

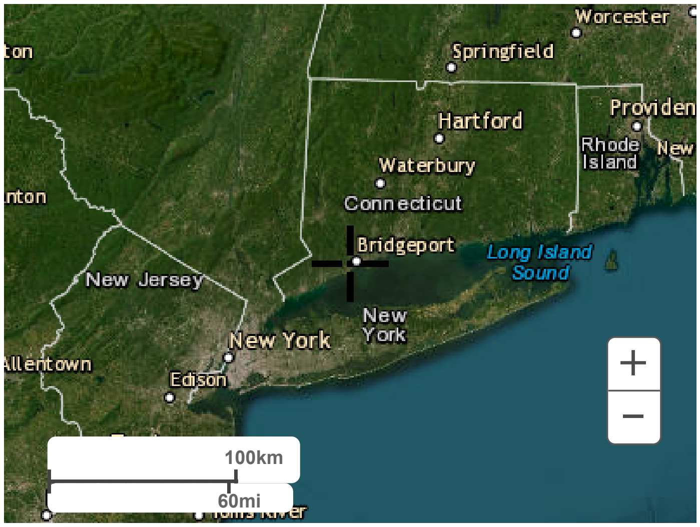
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Secretary of the State of Connecticut
Certificate of Organization
Domestic Limited Liability Company

Filing Details

Filing Number: 0010122296 Number of Pages: 2 Filed On: 09/28/2021 11:47 AM

Primary Details

Name of Limited Liability Company:	JIJR Real Estate Holdings, LLC
Business ALEI:	US-CT.BER:2353134
Business Email Address:	vgonzalez@blumb.com
NAICS Information:	N/A

Business Location

Principal Office Address:	783 Reef Rd, Fairfield, CT, 06824-6547, United States
Mailing Address:	783 Reef Rd, Fairfield, CT, 06824-6547, United States

Appointment of Registered Agent Appointment of Statutory Agent for Service of Process

Type:	Individual
Agent's Name:	Joseph Ianelli
Business Address:	783 Reef Rd, Fairfield, CT, 06824-6547, United States
Residence Address:	783 Reef Rd , Fairfield, CT, 06824-6547, United States
Mailing Address:	783 Reef Rd, Fairfield, CT, 06824-6547, United States

Agent Appointment Acceptance

Agent Signature: Joseph Ianelli
This signature has been executed electronically

Secretary of the State of Connecticut
Certificate of Organization
Domestic Limited Liability Company

Manager or Member Information

Name	*Title*	*Business Address*	*Residence Address*
Joseph Ianelli	Member	783 Reef Rd, Fairfield, CT, 06824-6547 United States	783 Reef Rd, Fairfield, CT, 06824-6547 United States

Acknowledgement

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Organizer: Joseph Ianelli
Organizer Title: Member

Filer Name: VERONICA GONZALEZ
Filer Signature: VERONICA GONZALEZ
Execution Date: 09/28/2021
This signature has been executed electronically

254 SCOFIELD AVENUE – 100-FOOT ABUTTERS

LOCATION	OWNER NAME	CO-OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIPCODE
237 SCOFIELD AV	STEVENS DAVID J		PO BOX 7082 N/A	WILTON	CT	06897
247 SCOFIELD AV	KELLY MOLLY & TRITTY		247 SCOFIELD AV	BRIDGEPORT	CT	06605-2929
232 SCOFIELD AV	FRENCH SPEAKING BAPT CHURCH	OF BPT	155 SCOFIELD AVENUE	BRIDGEPORT	CT	06605
257 SCOFIELD AV	NEW WAVE HOLDING LLC		82 UNION AVENUE	NEW ROCHELLE	NY	10801
287 HANSEN AV	WANDURAGALA MALALA ET AL	(SURV OF THEM)	287 HANSEN AVENUE	BRIDGEPORT	CT	06605
271 HANSEN AV	CRUZ HANDERSON DE LA		271 HANSEN AV	BRIDGEPORT	CT	06605-2539
267 SCOFIELD AV	MIKOS GREGORY ETAL		62 SIGWIN DR	FAIRFIELD	CT	06284
277 SCOFIELD AV	W & M PROPERTIES 2 LLC		4640 MAIN ST	BRIDGEPORT	CT	06606
290 HANSEN AV	SIMON RAMON ETAL		290 HANSEN AVE	BRIDGEPORT	CT	06605
276 HANSEN AV	VARELA DANIEL S	LISABETE BARREIRA	276 HANSEN AV	BRIDGEPORT	CT	06605-2538
270 HANSEN AV	YAREMA MICHAEL S JR		270 HANSEN AVENUE	BRIDGEPORT	CT	06605
282 SCOFIELD AV	YAZBAK ALFRED		170 MIDLAND ST	BRIDGEPORT	CT	06605
139 DAVIS AV	179 ORLAND ST LLC		139 DAVIS AVE	BRIDGEPORT	CT	06605-2558
127 DAVIS AV	MAHR ANDRAS		606 POST RD EAST	WESTPORT	CT	06880
264 SCOFIELD AV	JIJR REAL ESTATE HOLDINGS LLC		357 COMMERCE DRIVE SUITE 320904	FAIRFIELD	CT	06825

Scofield Multi-Family

254 Scofield Ave
Bridgeport, Ct

PROJECT STATUS:

Schematic Design

SCOPE OF WORK:

PROJECT TEAM:

Architect

Wiles+Architects, LLC
257 Naugatuck Avenue,
Milford, CT 06460
ph | 203-366-6003
fax | 203-583-3557
www.wilesarch.com

Owner

JIJR Real Estate Holdings, LLC
357 Commerce Drive
Suite 320904
Fairfield, Ct 06825

Civil Engineer

Cabezas-DeAngelis. llc
Engineering & Surveying
79 Elm Street
Bridgeport, CT 06604
ph 203-330-8700
fax 203-33-8701

PROJECT DATA

PROJECT DATA FOR 254 SCOFIELD AVE PARCEL

DOUBLE HOUSE A - BLDG AREA

BASEMENT "NON - OCCUPIABLE"	1,303.21 SQFT
FIRST FLOOR	1,303.21 SQFT
SECOND FLOOR	1,303.21 SQFT
THIRD FLOOR	868.69 SQFT
TOTAL OCCUPIABLE SPACE =	3,465.11 SQFT

NOTE : DOUBLE HOUSE A & BACKYARD COTTAGE WILL BE CONSTRUCTION TYPE VB & SPRINKLED NFPA 13R

DOUBLE HOUSE A - LIVING UNITS INFORMATION

FIRST FLOOR -	2 ONE BEDROOM
SECOND FLOOR -	2 ONE BEDROOM

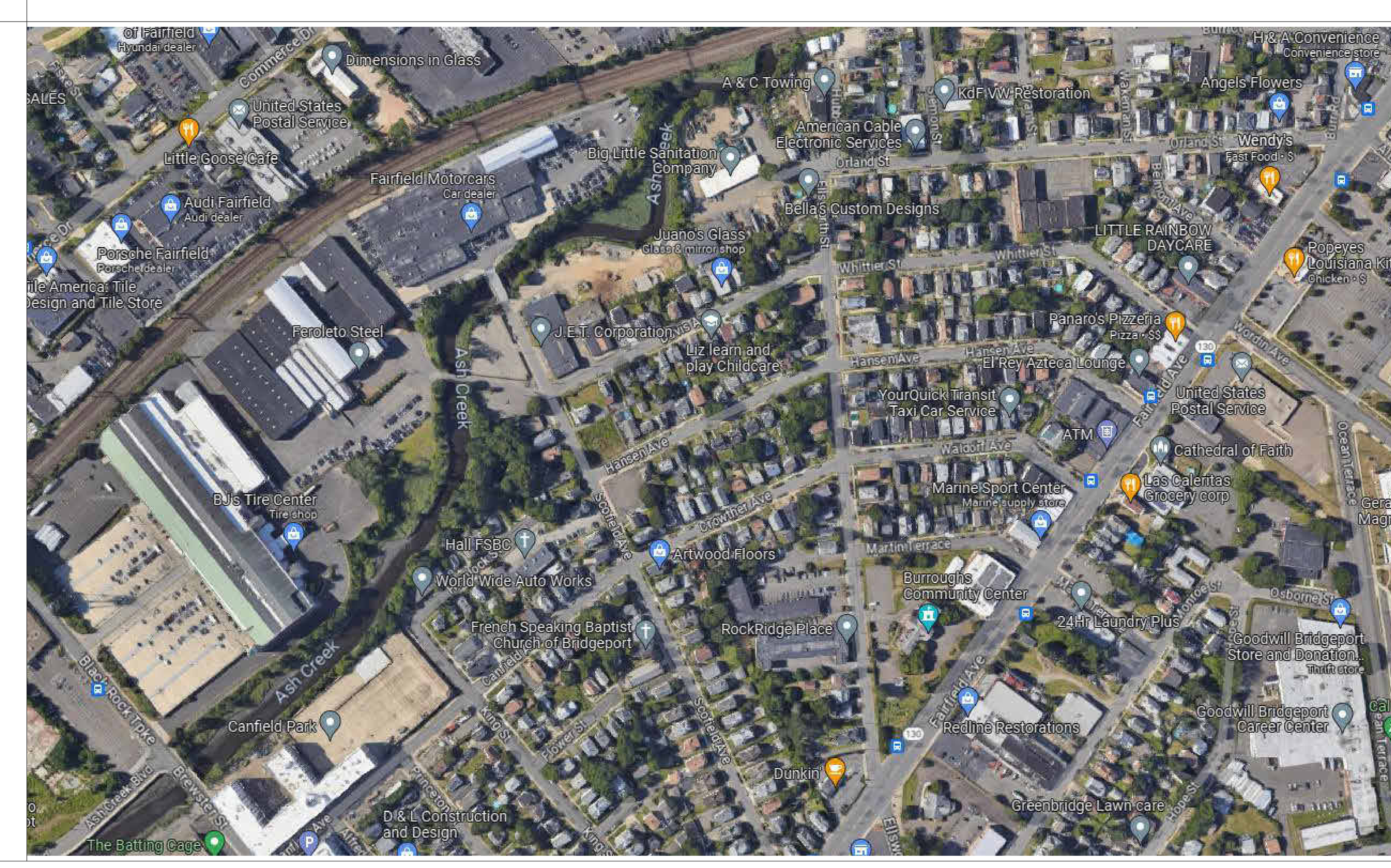
BACKYARD COTTAGE - OCCUPIABLE BLDG AREA

FIRST FLOOR	500 SQFT
TOTAL OCCUPIABLE SPACE =	500 SQFT

BACKYARD COTTAGE - LIVING UNITS INFORMATION

FIRST FLOOR -	1 ONE BEDROOM

VICINITY MAP:



SHEET LIST

254 Scofield Ave - Sheet List

Sheet Number	Sheet Name
INFORMATION	
G001	TITLE PAGE
CIVIL	
C1	Site Development & Drainage Plan
C2	Site, Drainage, Sanitary and Soil Erosion & Sediment Control Details
ARCHITECTURAL	
A101	254 Scofield Ave - Double House A - Basement
A102	254 Scofield Ave - Double House A - First Floor
A103	254 Scofield Ave - Double House A - Second Floor
A104	254 Scofield Ave - Double House A - Third Floor / Attic
A105	254 Scofield Ave - Double House A - Roof Plan
A106	254 Scofield Ave - Backyard Cottage - Floor Plan
A107	254 Scofield Ave - Backyard Cottage - Roof Plan
A201	254 Scofield Ave - Double House A - West & East Exterior Elevations
A202	254 Scofield Ave - Double House A - North & South Exterior Elevations
A203	254 Scofield Ave - Backyard Cottage - Exterior Elevations
A301	254 Scofield Ave - Double House A - Building Sections
A302	254 Scofield Ave - Backyard Cottage - Building Sections

Grand total: 15

wiles + Architects

NOTES

1. THIS PLAN IS INTENDED FOR **SITE PLANNING** PURPOSES.
2. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
3. ALL IMPROVEMENTS SHOWN BASED ON EXISTING CONDITIONS SURVEY AND TOPOGRAPHIC SURVEY PREPARED FOR MARK L. TESTANI, 254 SCOFIELD AVENUE AND 264 SCOFIELD AVENUE, BRIDGEPORT, CONNECTICUT, SCALE: 1" = 10', JUNE 25, 2017, UPDATED OCTOBER 23, 2023 AND PREPARED BY CABEZAS DeANGELIS, LLC.
4. PARCEL INFORMATION:

   254 SCOFIELD AVENUE
   ASSESSOR'S REFERENCE: BLOCK 213 | LOT 3
   PARCEL AREA = **5,000**± SQ. FT., **0.115**± AC.
   RECORD OWNER: JIJR REAL ESTATE HOLDINGS, LLC; VOL. 11015, PG. 43

   264 SCOFIELD AVENUE
   ASSESSOR'S REFERENCE: BLOCK 213 | LOT 2
   PARCEL AREA = **5,000**± SQ. FT., **0.115**± AC.
   RECORD OWNER: JIJR REAL ESTATE HOLDINGS, LLC; VOL. 11015, PG. 43
5. PARCELS ARE LOCATED WITHIN THE '**NX1**' ZONING DISTRICT.
6. SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL **436** OF 626, COMMUNITY **BRIDGEPORT**, CITY OF, NUMBER **090002** PANEL **0436** SUFFIX **G**, MAP NUMBER **09001C0436G**, MAP REVISED JULY 8, 2013. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X** (**UNSHADED**).
7. THE SUBJECT AREA IS LOCATED WITHIN THE **ASH CREEK** COASTAL BOUNDARY - **RESIDENTIAL ZONE**. SEE COASTAL MASTER PLAN OF BRIDGEPORT, CONNECTICUT SHEET 2 OF 4, SCALE: 1"=500', DATED AUGUST 1982, LAST REVISED NOVEMBER 18, 1982 AND PREPARED BY KASPER ASSOCIATES, INC.
8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DeANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DeANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DeANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (**1-800-922-4455**).

Percolation Test P1 (10/16/2023)

Time	Measurement to Water Surface	Drop in Water Level (0.01')	Rate (Min./Inch)
11:39 AM	4.70		
11:44 AM	4.75	0.05	8.33
11:49 AM	4.79	0.04	10.42
11:54 AM	4.81	0.02	20.83
12:00 PM	4.82	0.01	50.00
12:05 PM	4.84	0.02	20.83
12:10 PM	4.87	0.03	13.89
12:15 PM	4.89	0.02	20.83
12:20 PM	4.94	0.05	8.33
Overall Percolation Rate (Min/Inch)		14.24	
Overall Percolation Rate (Inch/Hour)		4.2	
63" tall system will drains in (Hours):		14.9	

Percolation Test P2 (10/16/2023)

Time	Measurement to Water Surface	Drop in Water Level (0.01')	Rate (Min./Inch)
11:44 AM	3.40		
11:49 AM	3.45	0.05	8.33
11:54 AM	3.49	0.04	10.42
12:00 PM	3.53	0.04	12.50
12:05 PM	3.56	0.03	13.89
12:10 PM	3.58	0.02	20.83
12:15 PM	3.60	0.02	20.83
12:20 PM	3.61	0.01	41.67
12:25 PM	3.62	0.01	41.67
12:30 PM	3.63	0.01	41.67
Overall Percolation Rate (Min/Inch)		16.67	
Overall Percolation Rate (Inch/Hour)		3.6	
63" tall system will drains in (Hours):		17.5	

Percolation Test P3 (10/16/2023)

Time	Measurement to Water Surface	Drop in Water Level (0.01')	Rate (Min./Inch)
11:41 AM	4.70		
11:48 AM	4.76	0.06	9.72
11:53 AM	4.82	0.06	6.94
11:58 AM	4.87	0.05	8.33
12:08 PM	4.92	0.05	16.67
12:13 PM	4.96	0.04	10.42
12:28 PM	4.98	0.02	62.50
12:33 PM	5.00	0.02	20.83
Overall Percolation Rate (Min/Inch)		14.44	
Overall Percolation Rate (Inch/Hour)		4.2	
63" tall system will drains in (Hours):		15.2	

Percolation Test P4 (10/16/2023)

Time	Measurement to Water Surface	Drop in Water Level (0.01')	Rate (Min./Inch)
11:37 AM	4.15		
11:42 AM	4.22	0.07	5.95
11:47 AM	4.28	0.06	6.94
11:52 AM	4.33	0.05	8.33
11:57 AM	4.36	0.03	13.89
12:03 PM	4.39	0.03	16.67
12:08 PM	4.42	0.03	13.89
12:13 PM	4.44	0.02	20.83
12:18 PM	4.46	0.02	20.83
12:23 PM	4.48	0.02	20.83
12:28 PM	4.49	0.01	41.67
Overall Percolation Rate (Min/Inch)		12.50	
Overall Percolation Rate (Inch/Hour)		4.8	
63" tall system will drains in (Hours):		13.1	

TEST PIT DATA

Observed by Cabezas DeAngelis, LLC on October 16, 2023

TEST PIT: PT-1	TEST PIT: TP-2	TEST PIT: PT-3	TEST PIT: TP-4
0" - 8" TOP SOIL	0" - 8" TOP SOIL	0" - 6" TOP SOIL	0" - 8" TOP SOIL
8" - 36" LIGHT MEDIUM BROWN, COARSE SAND, SMALL TO MEDIUM STONES	8" - 22" DARK BROWN, SANDY LOAM, SMALL STONES	6" - 15" LIGHT BROWN, COARSE SAND, MEDIUM STONES	8" - 31" DARK BROWN, COARSE SAND, MEDIUM STONES
36" - 60" DARK BROWN, COURSE SAND, MEDIUM STONES	22" - 32" LIGHT BROWN, FINE SAND, SMALL STONES	15" - 64" MEDIUM BROWN, FINE SAND, SMALL STONES	31" - 62" LIGHT BROWN, FINE SAND, LARGE STONES
	32" - 59" MEDIUM BROWN, FINE SAND, MEDIUM STONES		
GW: NONE	GW: NONE	GW: NONE	GW: NONE
LEDGE: NONE	LEDGE: NONE	LEDGE: NONE	LEDGE: NONE
ROOTS: 0 - 8"	ROOTS: 0 - 8"	ROOTS: 0 - 6"	ROOTS: 0 - 8"
RESTRICTIVE LAYER: NONE VISIBLE	RESTRICTIVE LAYER: NONE VISIBLE	RESTRICTIVE LAYER: NONE VISIBLE	RESTRICTIVE LAYER: NONE VISIBLE

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

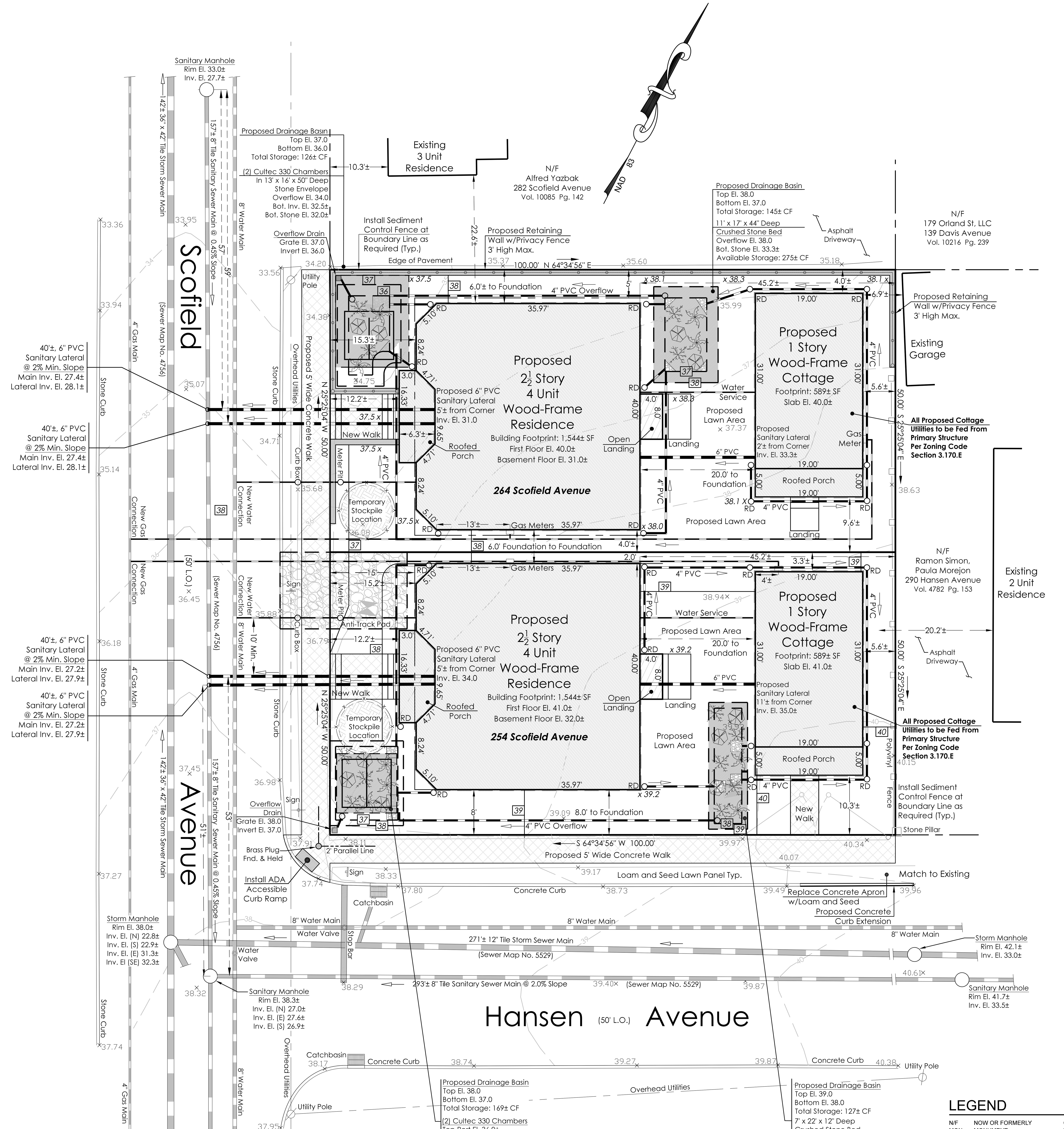
SCALE: 1"=10'
FIELD FILE: scofld-hansen bpt.rw5
PROJECT NO. CD1110
DATE:February 07, 2024
FILE: 254 & 264 Scofield Avenue.dwg
SHEET 1 OF 1
REV:

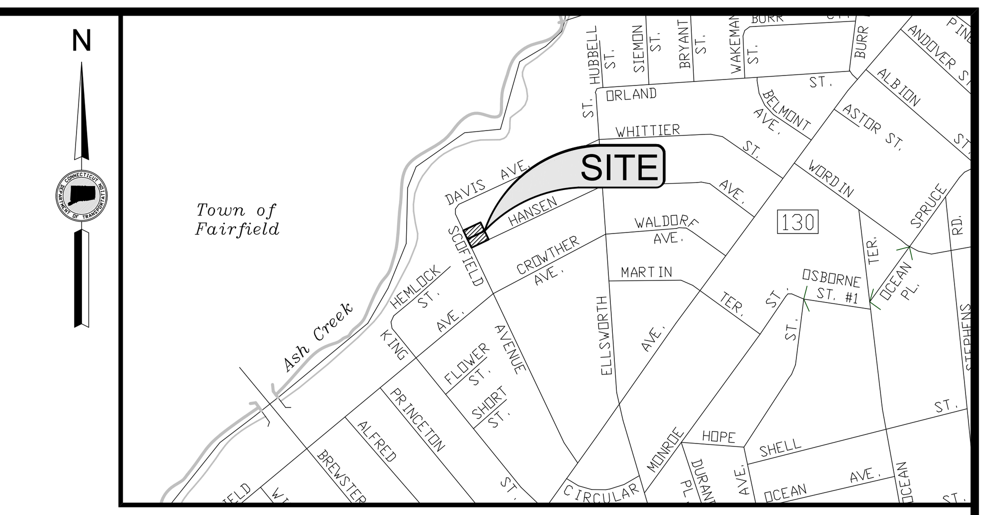
STATE OF CONNECTICUT — WASHINGTON CABEZAS JR. — No. 70210 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — WASHINGTON CABEZAS JR. — No. 70210 — LICENSED LAND SURVEYOR

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

WASHINGTON CABEZAS, JR, PEL 70210
PROFESSIONAL ENGINEER & LAND SURVEYOR





LOCATION MAP

SCALE: 1" = 800'

NX1 Zone Development Standards

Double House 'A' Building Type

3.80.4. BUILDING LOCATION SEE FIGURE 3.80-B	REQUIRED	254 SCOFIELD AVENUE	264 SCOFIELD AVENUE
1) LOT WIDTH	50 FT MINIMUM	50.00 FT	50.00 FT
2) PRIMARY STREETWALL	50 FT MAXIMUM *(MEASURED IN BUILD-TO-ZONE ALONG ANY PRIMARY STREET)*	40± FT	40± FT
3) PRIMARY STREET BUILD-TO-LINE	**15 FT.**; *(PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.80.10 FOR ALLOWED ENCROACHMENTS.)*	15.2± FT	15.3± FT
4) PORCH, ENCLOSED PORCH, BAY SETBACK	**7 FT. MINIMUM**; *(PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.80.10 FOR ALLOWED ENCROACHMENTS)*	12.2± FT	12.2± FT
5) NON-PRIMARY STREET SETBACK	**8 FT. MINIMUM**; *(PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.80.10 FOR ALLOWED ENCROACHMENTS)*	8.0 FT	N/A
6) SIDE SETBACK	2 FT MIN.; 8 FT. MIN. TOTAL BOTH SIDES	2.0 FT CORNER LOT	4.0± FT 10.0 FT TOTAL
SPACE BETWEEN ADJACENT BUILDINGS	6 FT MINIMUM	6.0 FT	6.6± FT
7) REAR SETBACK	20 FT MINIMUM	45.2± FT	45.2± FT
8) SITE COVERAGE	80% MAXIMUM *(SEE 14.20.7 FOR MEASURING SITE COVERAGE)*	60%	60%
3.80.5. PARKING AND ACCESSORY STRUCTURES SEE FIGURE 3.80-C			
1) PARKING AND DRIVEWAY ACCESS	NON-PRIMARY STREET; IF NO NON-PRIMARY STREET; PRIMARY STREET MAX. 9 FT. WIDTH AT SIDEWALK; MAX ONE DRIVEWAY PER BUILDING *(SEE 8.0 FOR PARKING)*	N/A	N/A
2) ATTACHED GARAGE SETBACK	50 FT MIN. BEHIND PRIMARY FACADE IN REAR OF BUILDING, GROUND STORY ONLY	N/A	N/A
ALLOWED GARAGE DOOR LOCATION	REAR OR NON-PRIMARY FACADE	N/A	N/A
3) PARKING LOT AND ACCESSORY STRUCTURE LOCATION	REAR YARD ONLY *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	COMPLIES	COMPLIES
STREET SIDE SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	COMPLIES	COMPLIES
SIDE AND REAR SETBACK	3 FT. MINIMUM *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	3.3± FT (SIDE) 5.6± FT (REAR)	4.0± FT (SIDE) 5.6± FT (REAR)
ALLOWED ACCESSORY STRUCTURES	*(SEE 3.170 FOR ACCESSORY STRUCTURES AND 4.70 FOR ACCESSORY USES)*		
BACKYARD COTTAGE	ALLOWED	COMPLIES	COMPLIES
OUTBUILDINGS AND GARAGES	ALLOWED	COMPLIES	COMPLIES
OUTBUILDINGS AND GARAGES *(HEIGHT)*	ONE STORY MAX. OR, WHERE PRINCIPAL BUILDINGS ARE 2 OR MORE STORIES, 1.5 STORIES, CALCULATED BASED UPON THE FLOOR-TO-FLOOR HEIGHTS USED ON THE PRINCIPAL BUILDING.	ONE STORY	ONE STORY
OUTBUILDINGS AND GARAGES *(FLOOR AREA)*	THE MAXIMUM FLOOR AREA IS 650 SQUARE FEET OR 50% OF THE REAR YARD AREA, WHICHEVER IS SMALLER	597± SF	627± SF
3.80.6. HEIGHT SEE FIGURE 3.80-D			
1) HEIGHT	2 STORIES MIN.; 2.5 STORIES MAX. *(SEE 3.80.10 FOR HALF STORY REGULATIONS. SEE 14.20.10 FOR MEASURING HEIGHT.)*	2.5 STORIES	2.5 STORIES
2) STORY HEIGHT	9 FT. MINIMUM; 11 FT. MAXIMUM *(MEASURED FLOOR-TO-FLOOR)*	9.0 FT	9.0 FT
3) HEIGHT TO EAVES	20 FT. MAXIMUM *(HEIGHT TO EAVE IS MEASURED FROM THE FIRST FLOOR TO THE BOTTOM OF THE EAVE. SEE 14.20.10 FOR MEASURING HEIGHT TO EAVES.)*	20 FT	20 FT
3.80.7. ROOFS SEE FIGURE 3.80-D			
1) ROOF TYPES	PITCHED *(SEE 6.20 FOR ROOF TYPES)*	PITCHED	PITCHED
2) TOWER	NOT ALLOWED	N/A	N/A
3.80.9. ALLOWED USES SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS			
RESIDENTIAL			
NUMBER OF PRINCIPAL UNITS	UP TO 4, 6 WITH SPECIAL PERMIT IN HOUSE; PLUS 1 UNIT IN BACKYARD COTTAGE	4 UNITS (HOUSE) 1UNIT (COTTAGE) **COMPLIES**	4 UNITS (HOUSE) 1UNIT (COTTAGE) **COMPLIES**
NUMBER OF ACCESSORY APARTMENTS	NOT ALLOWED	N/A	N/A
HOUSEHOLD LIVING	ALLOWED	COMPLIES	COMPLIES

LEGEND

N/F	NOW OR FORMERLY	CB	CATCH BASIN
MON.	MONUMENT	WM	WATER METER
I.P.	IRON PIPE	WV	WATER VALVE
FND.	FOUND	GV	GAS VALVE
S.F.	SQUARE FEET	RET.	RETAINING
CONC.	CONCRETE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
BIT.	BITUMINOUS	UI	UNITED ILLUMINATING COMPANY
OHU	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
U/G	UNDER GROUND	INT.	INTERSECTION
MH	MANHOLE	INV.	INVERT
ELEC.	ELECTRIC	C.I.	CAST IRON
Ø	UTILITY POLE	V.C.	VITRIFIED CLAY
DYL	DOUBLE YELLOW LINE	RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE	RD	ROOF DRAIN
BWL	BROKEN WHITE LINE	MW	MONITOR WELL
EOP	EDGE OF PAVEMENT	x 8.65	EXISTING SPOT GRADE
RET.	RETAINING	——100——	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FFE	FINISHED FLOOR ELEVATION	(2)	PARKING SPACES
C.O.	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
LP	LIGHT POST	PVC	POLYVINYL CHLORIDE
	EXISTING CONIFER TREE		EXISTING DECIDUOUS TREE

0 10 20 30 50
SCALE

SITE DEVELOPMENT PLAN AND DRAINAGE PLAN

- PREPARED FOR -

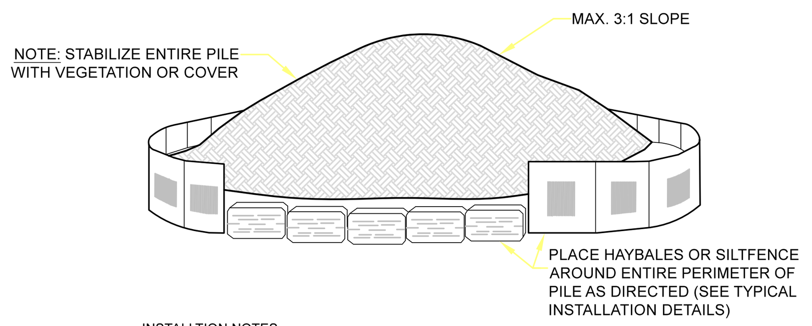
JIJR REAL ESTATE HOLDINGS, LLC

254 SCOFIELD AVENUE
ASSESSOR'S REFERENCE: MAP 11 | BLOCK 213 | LOT 3
- AND -
264 SCOFIELD AVENUE
ASSESSOR'S REFERENCE: MAP 11 | BLOCK 213 | LOT 2

BRIDGEPORT, CONNECTICUT

SHEET 1 OF 2

FEBRUARY 07, 2024 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1"=10'



INSTALLTION NOTES:
1. AREA CHOSEN FOR STOCKPILE OPERATION SHALL BE DRY AND STABLE.
2. THE GROUND SURFACE SHALL SLOPE AWAY FROM THE STOCK PILE.
3. IF NECESSARY, PLACE TARP OR IMPERVIOUS MATERIAL BENEATH STOCKPILE TO PREVENT MIXING OF SOIL.
4. COVER STOCKPILE WITH FABRIC OR VEGETATION AS DIRECTED.
5. MAX. SLOPE OF STOCKPILE SHALL BE 3:1 (H:V) UNLESS OTHERWISE APPROVED.

TEMPORARY SOIL STOCKPILE
NOT TO SCALE

SANITARY SEWER NOTES

1. SADDLE TO BE SEALTITE TYPE 'E' MULTI-RANGE WYE SEWER SADDLE. (TO BE USED IF CONNECTION IS NOT FOUND)

2. 6" PVC SEWER CONNECTION TO BE INSTALLED ON CRUSHED STONE BASE. CRUSHED STONE TO EXTEND FROM 6" BELOW PIPE TO 3" ABOVE PIPE. FILTER FABRIC TO BE INSTALLED ON TOP SURFACE OF CRUSHED STONE.

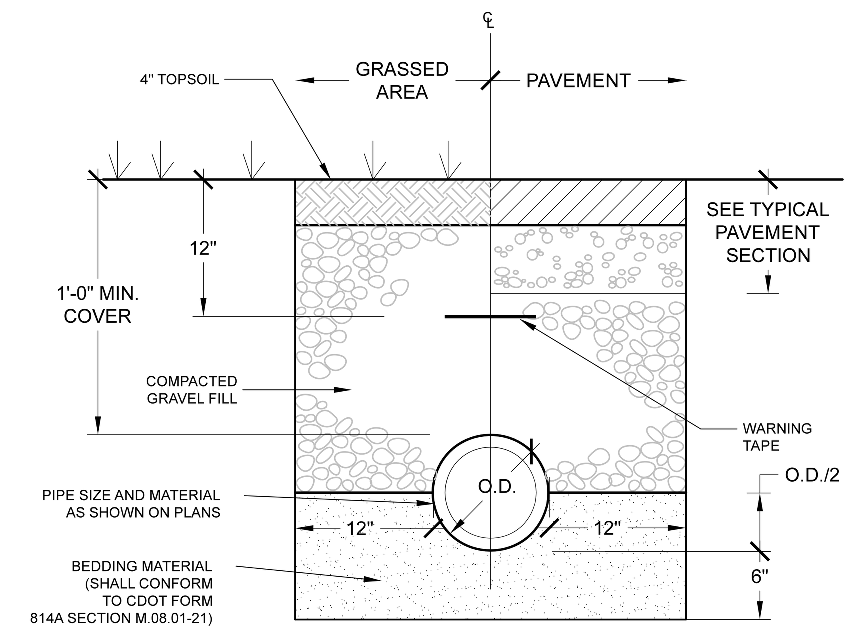
3. SERVICE LATERALS TO CROSS SANITARY LINE. VERIFY ELEVATIONS AT CROSSINGS WITH TEST PITS.

NOTE
1. PIPE TO BE BEDDED IN CRUSHED STONE.

SEALTITE TYPE "E" MULTI-RANGE WYE SEWER SADDLE
VARIOUS CONTOURS TO FIT 6.00" THROUGH 30.00" O.D. GRAVITY SEWER MAINS

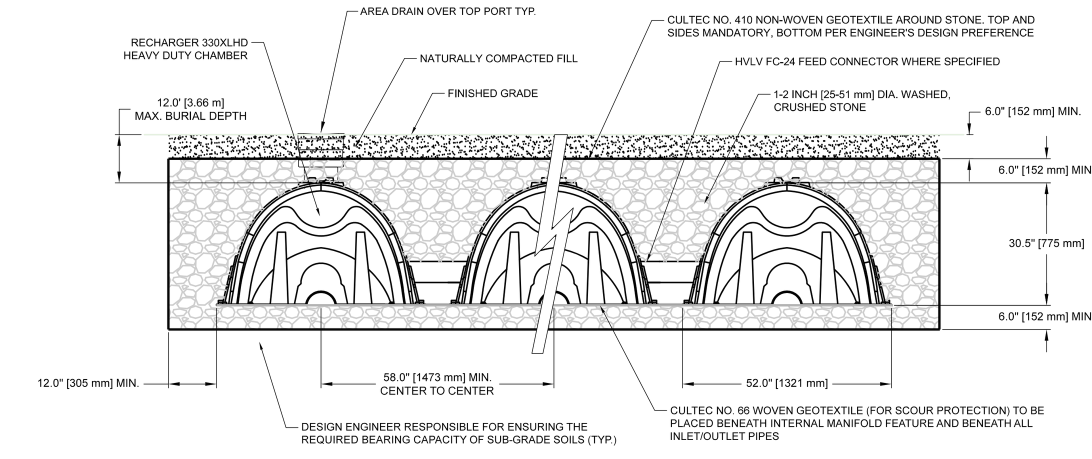
Models Available:

EH	4" & 6" Gasketed Bell to accept SDR-35
E40P	4" & 6" Solvent Weld PVC Hub to accept SCH 40
ES	4" & 6" Spigot Can Connect Any Lateral with Proper FERNCO Coupling
EA	4" & 6" Spigot of SDR 35-PVC
EEX	4" & 6" Hub to accept Extra Heavy CI (Gasket Included)
ESV	4" & 6" Hub to accept Service Weight CI (Gasket Included)
E40	4" & 6" Gasketed Bell to accept SCH 40
E40A	4" & 6" Spigot - SCH 40 PVC O.D.
E90A	4" & 6" Spigot - C900 O.D.
E90P	4" & 6" Solvent Weld PVC Hub to accept C900



Typical Trench Section
(Sanitary Sewer)
NTS

NOTES:
1. Storm drain pipe shall be P.E. Pipe type N-12 w/ water tight couplings, by ads or equal.
2. Sewer gravity main shall be PVC SH-40, 8 inch diameter.
3. Sewer force main shall be C-900 PVC.



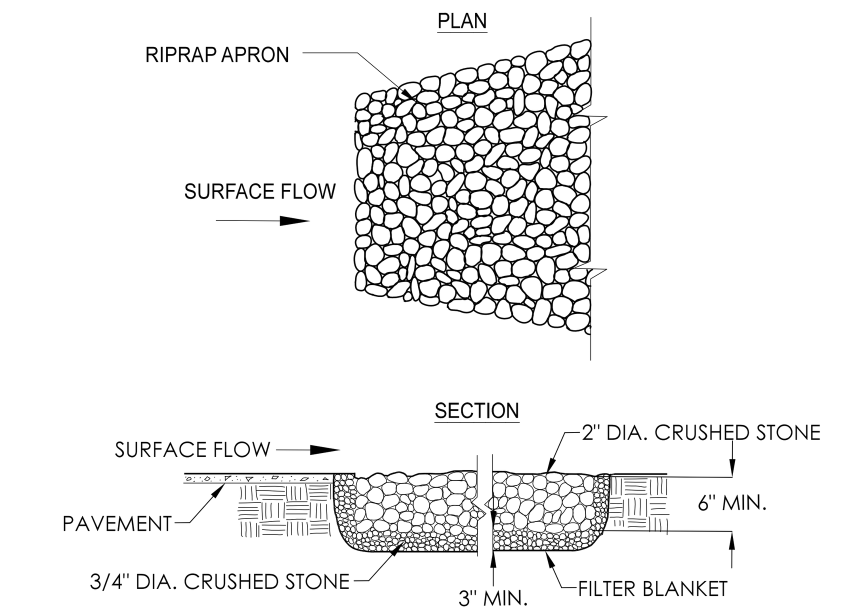
GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.

THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.

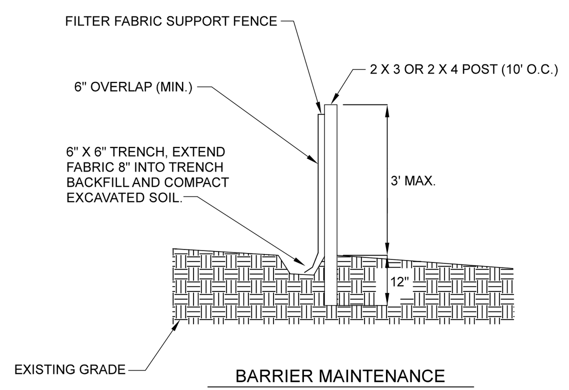
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

CULTEC RECHARGER 330XLHD HEAVY DUTY
TYPICAL CROSS SECTION
SCALE: NTS



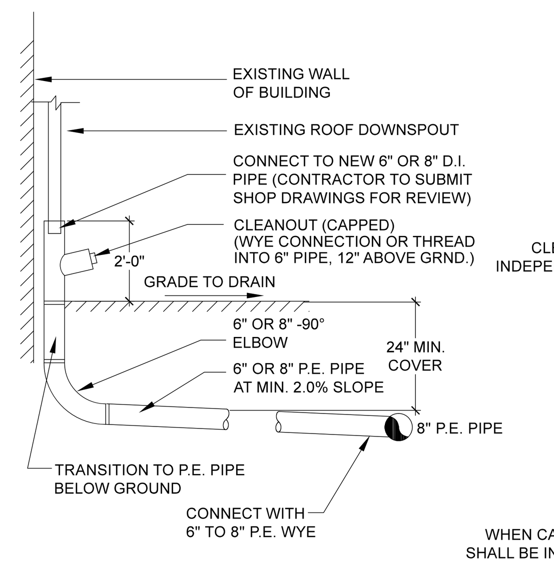
A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

RIPRAP SURFACE
NTS

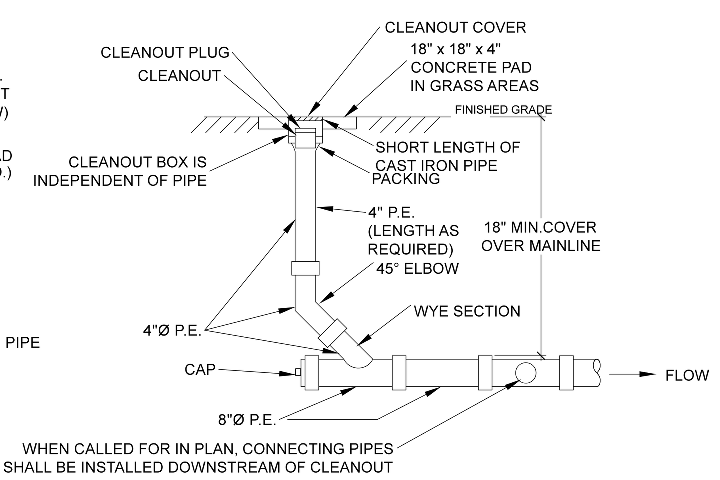


BARRIER MAINTENANCE
1. INSPECT FENCE AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. REPAIR WHERE REQUIRED.
2. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH 1/8 OF THE BARRIER

FILTER FENCE DETAIL
(N.T.S.)



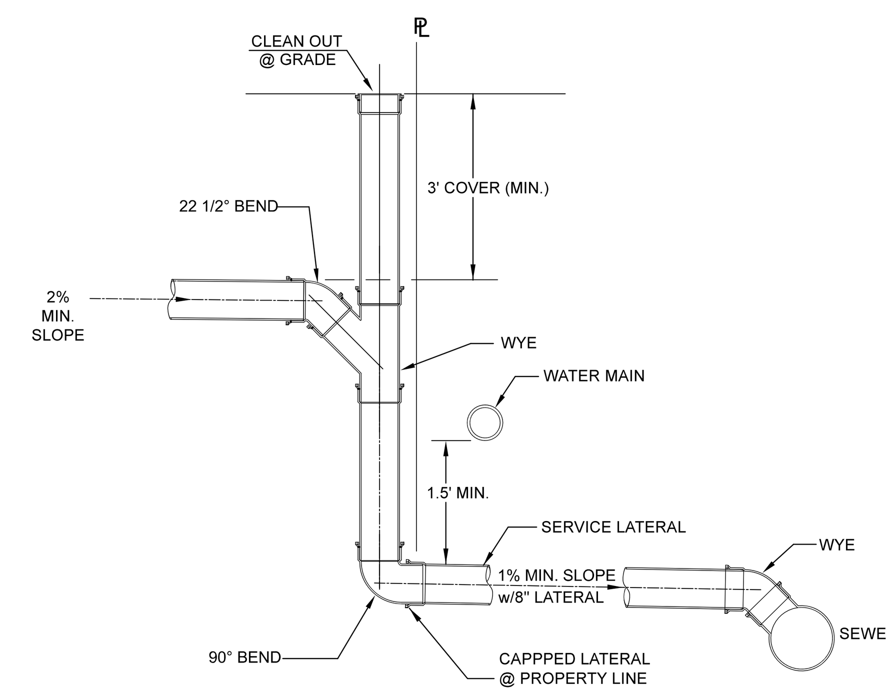
TYPICAL ROOF LEADER CONNECTION



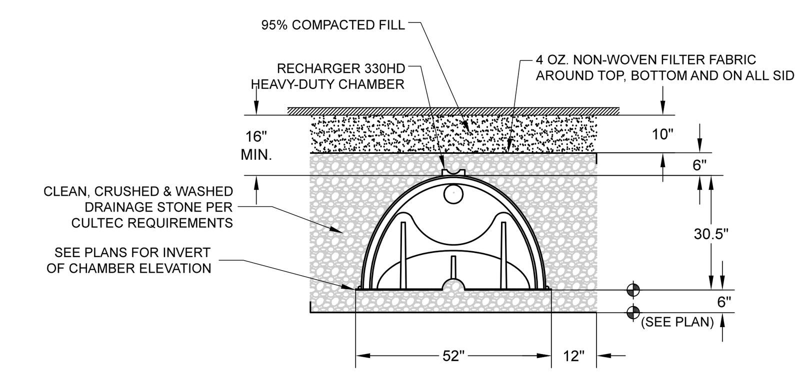
WHEN CALLED FOR IN PLAN, CONNECTING PIPES SHALL BE INSTALLED DOWNSTREAM OF CLEANOUT

TYPICAL CLEANOUT
(AT GRASS AND PARKING LOT AREAS)

TYPICAL ROOF LEADER AND CLEANOUT
NOT TO SCALE

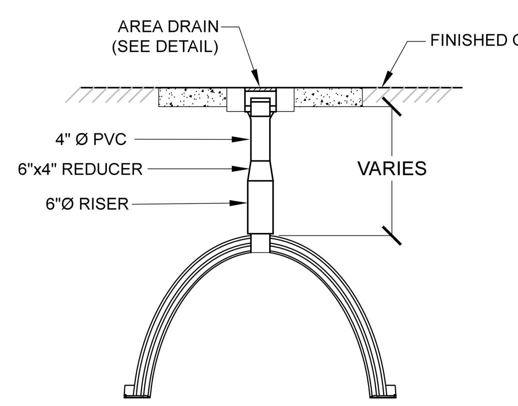


STANDARD LATERAL
NTS

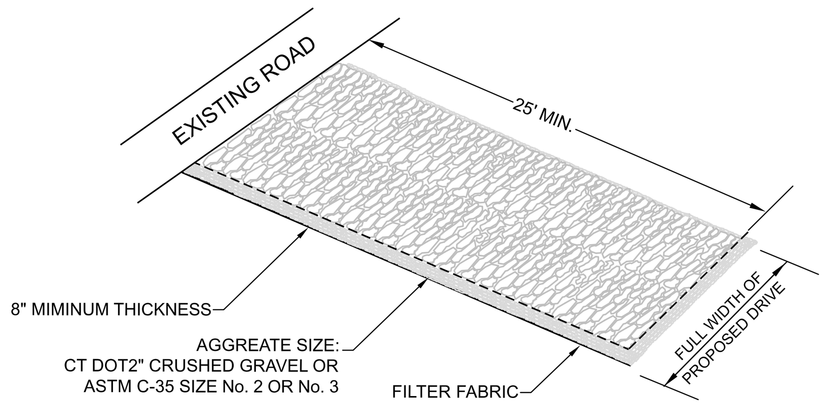


GENERAL NOTES
RECHARGER 330HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 330HD HEAVY DUTY FOR TRAFFIC AND/ OR H20 APPLICATIONS.
ALL RECHARGER 330HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

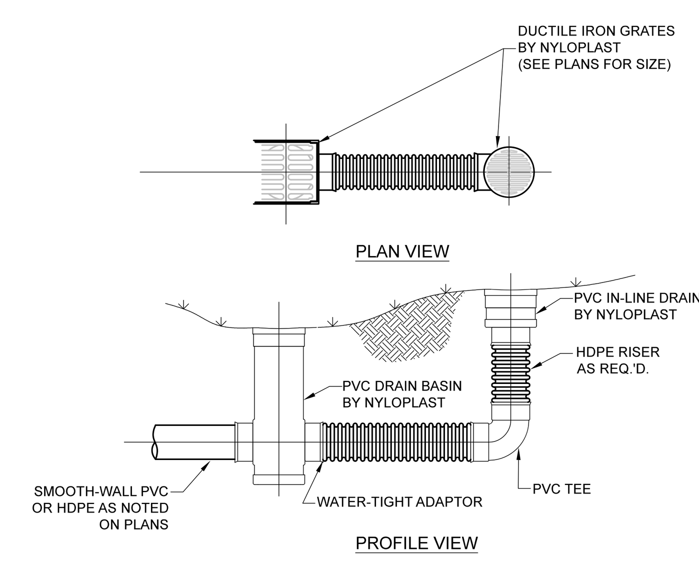
CULTEC 330XL (HEAVY DUTY)
SCALE: NTS



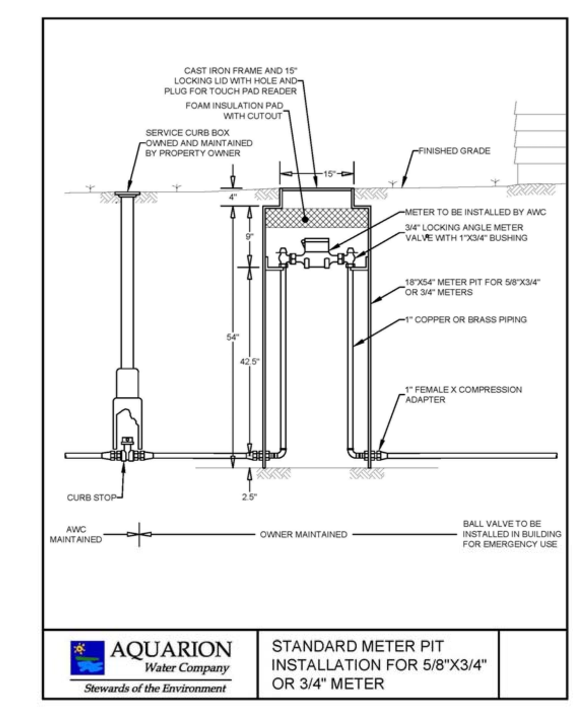
TYPICAL OVERFLOW CONNECTION
N.T.S.



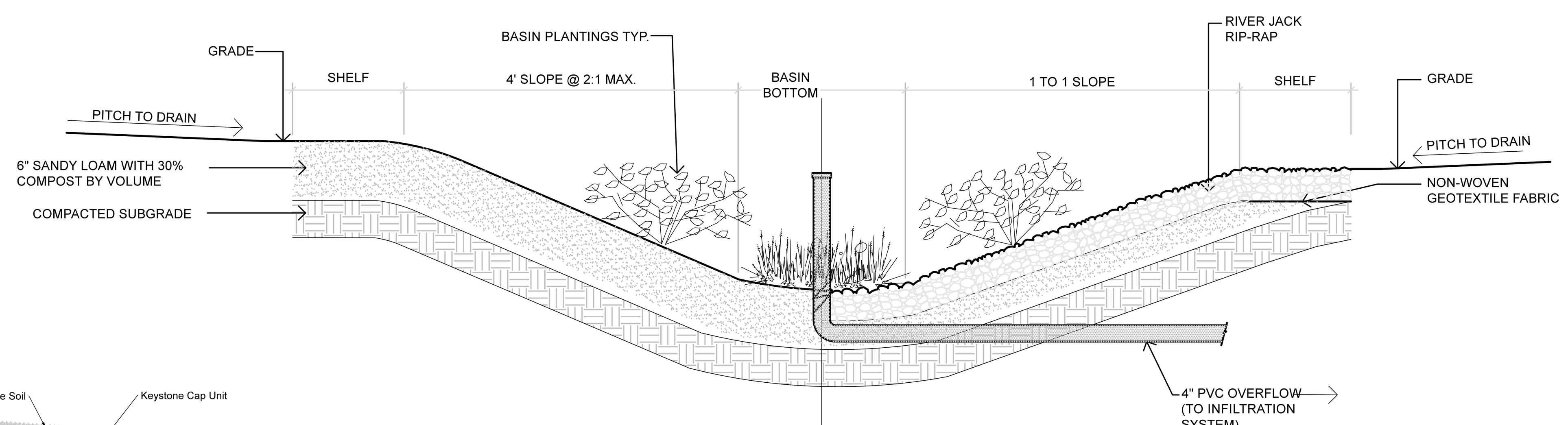
ANTI-TRACKING PAD
NTS



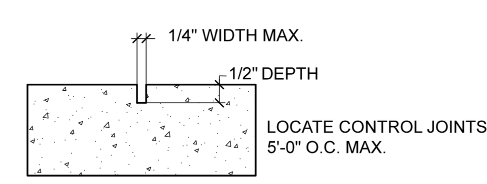
TYPICAL DRAIN BASIN STRUCTURE
NOT TO SCALE



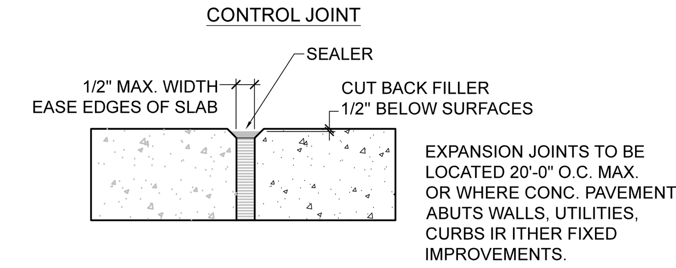
STANDARD METER PIT
NTS



DRAINAGE BASIN (TYP.)
NOT TO SCALE

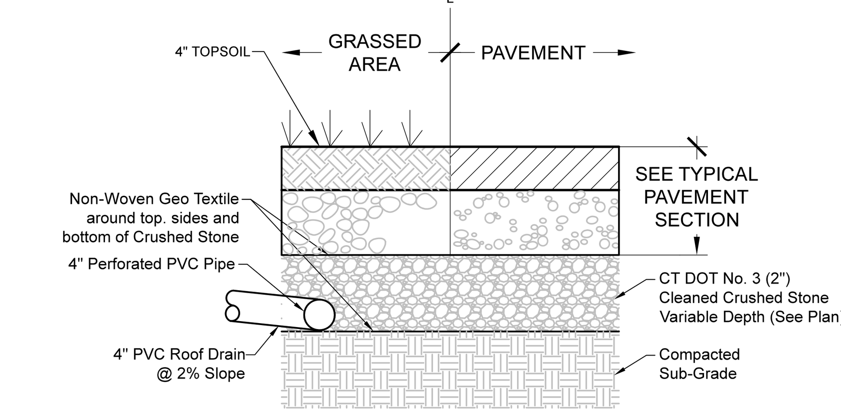


CONTROL JOINT

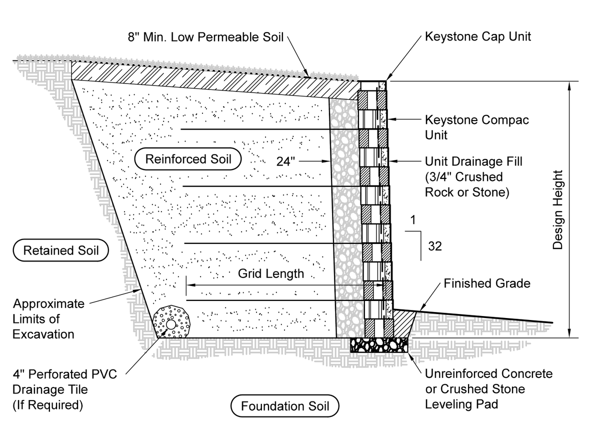


EXPANSION JOINT

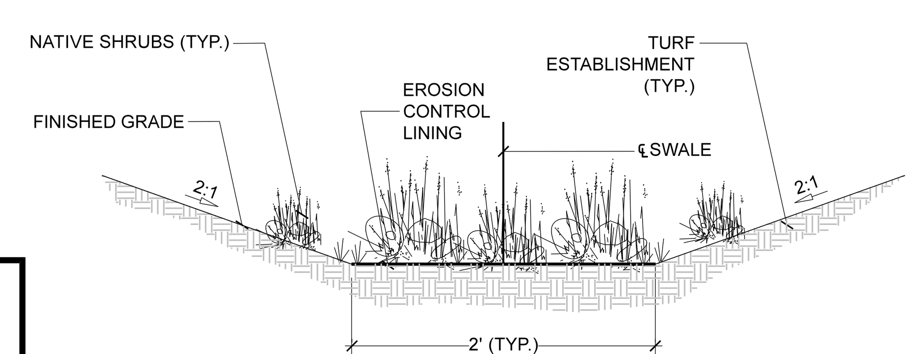
EXPANSION JOINT
NOT TO SCALE



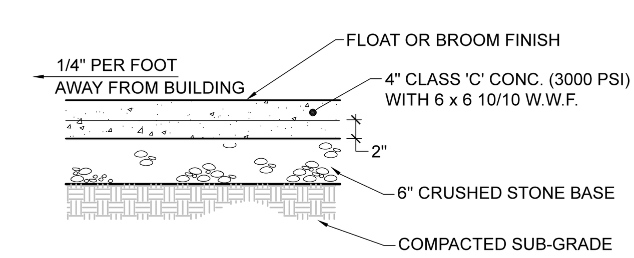
PAVEMENT AND CRUSHED STONE BED
NTS



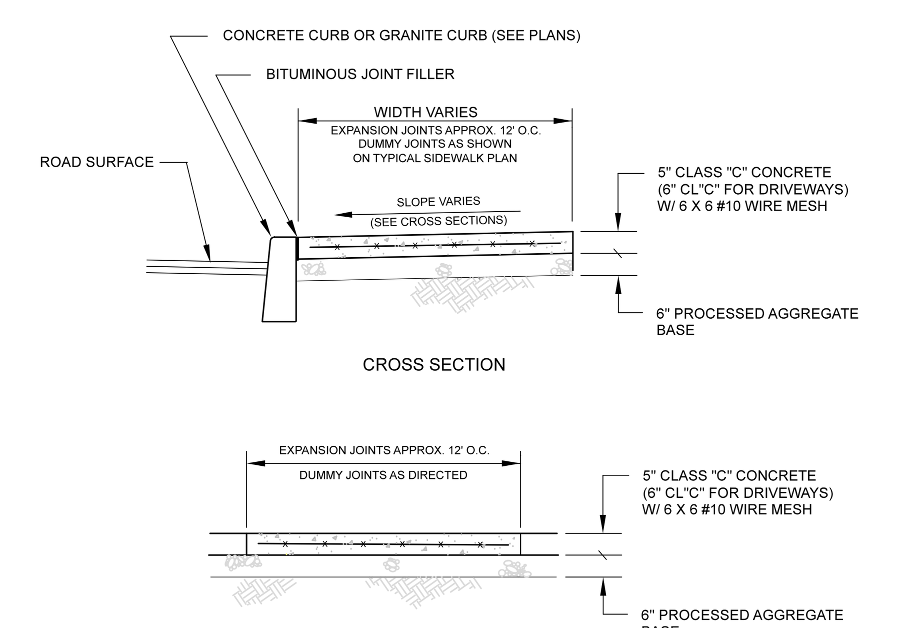
TYPICAL REINFORCED WALL SECTION
Compac Unit - Near Vertical Setback



GRASS SWALE WITH EROSION CONTROL LINING
NOT TO SCALE



CONCRETE PAVEMENT
NOT TO SCALE



CONCRETE SIDEWALK
SCALE: NTS

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

SCALE: AS NOTED
FIELD FILE: scofld-hansen bpt.rw5
PROJECT NO. CD1110
DATE: January 24, 2024
FILE: 254 & 264 Scofield Avenue.dwg
SHEET 1 OF 1
REV:

SITE, DRAINAGE, SANITARY AND SOIL EROSION & SEDIMENT CONTROL DETAILS

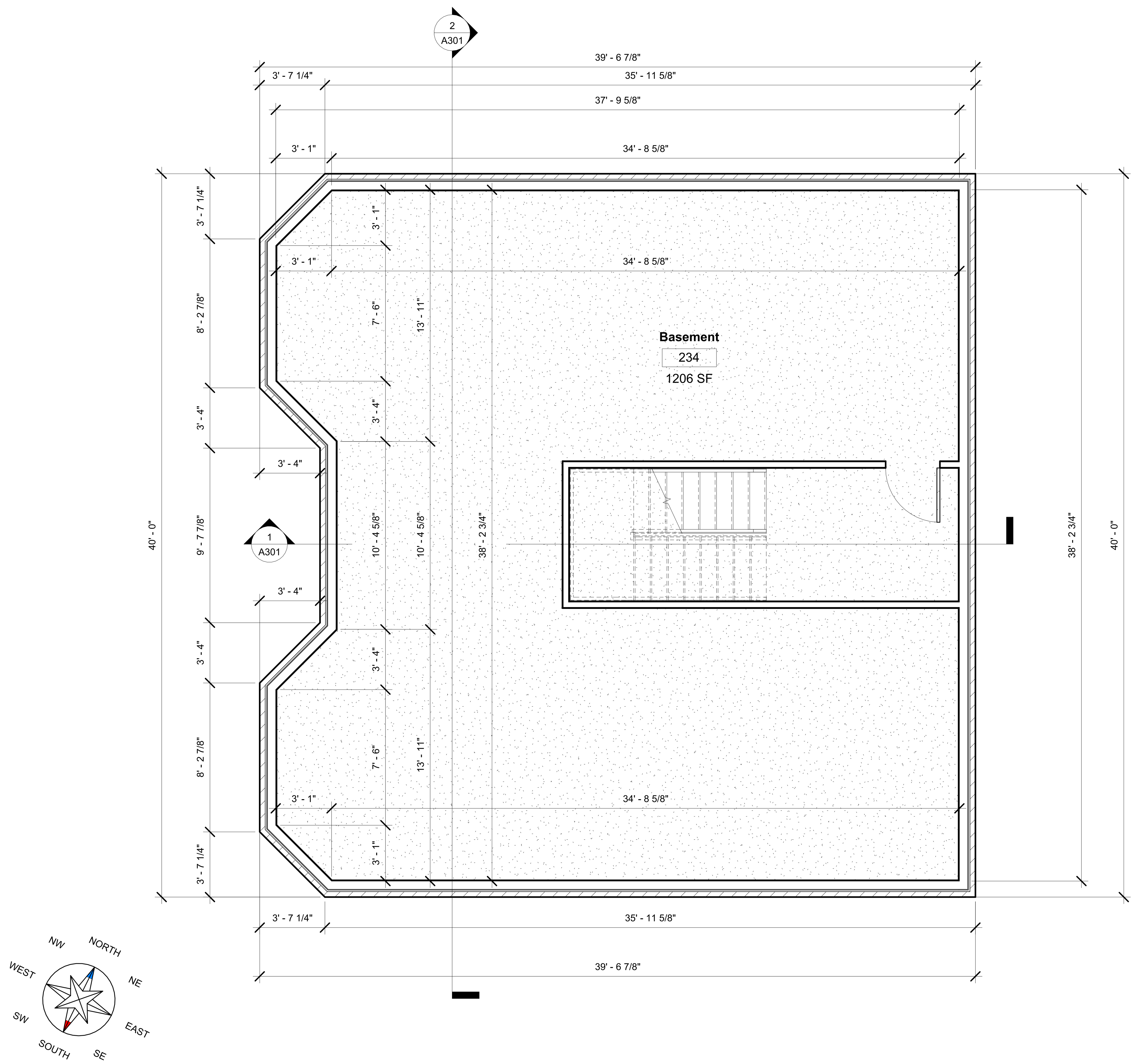
- PREPARED FOR -
JIJR REAL ESTATE HOLDINGS, LLC

254 SCOFIELD AVENUE
ASSESSOR'S REFERENCE: MAP 11 | BLOCK 213 | LOT 3
- AND -
264 SCOFIELD AVENUE
ASSESSOR'S REFERENCE: MAP 11 | BLOCK 213 | LOT 2

BRIDGEPORT, CONNECTICUT

SHEET 2 OF 2

JANUARY 24, 2024 | WASHINGTON CABEZAS, JR., PE, LS | SCALE: 1"=10'



1 254 Scofield Ave - Double House A - Basement
1/4" = 1'-0"

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Scofield Multi-Family

254 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

No.	Description	Date

254 Scofield Ave - Double House A - Basement

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

A101

Scale 1/4" = 1'-0"

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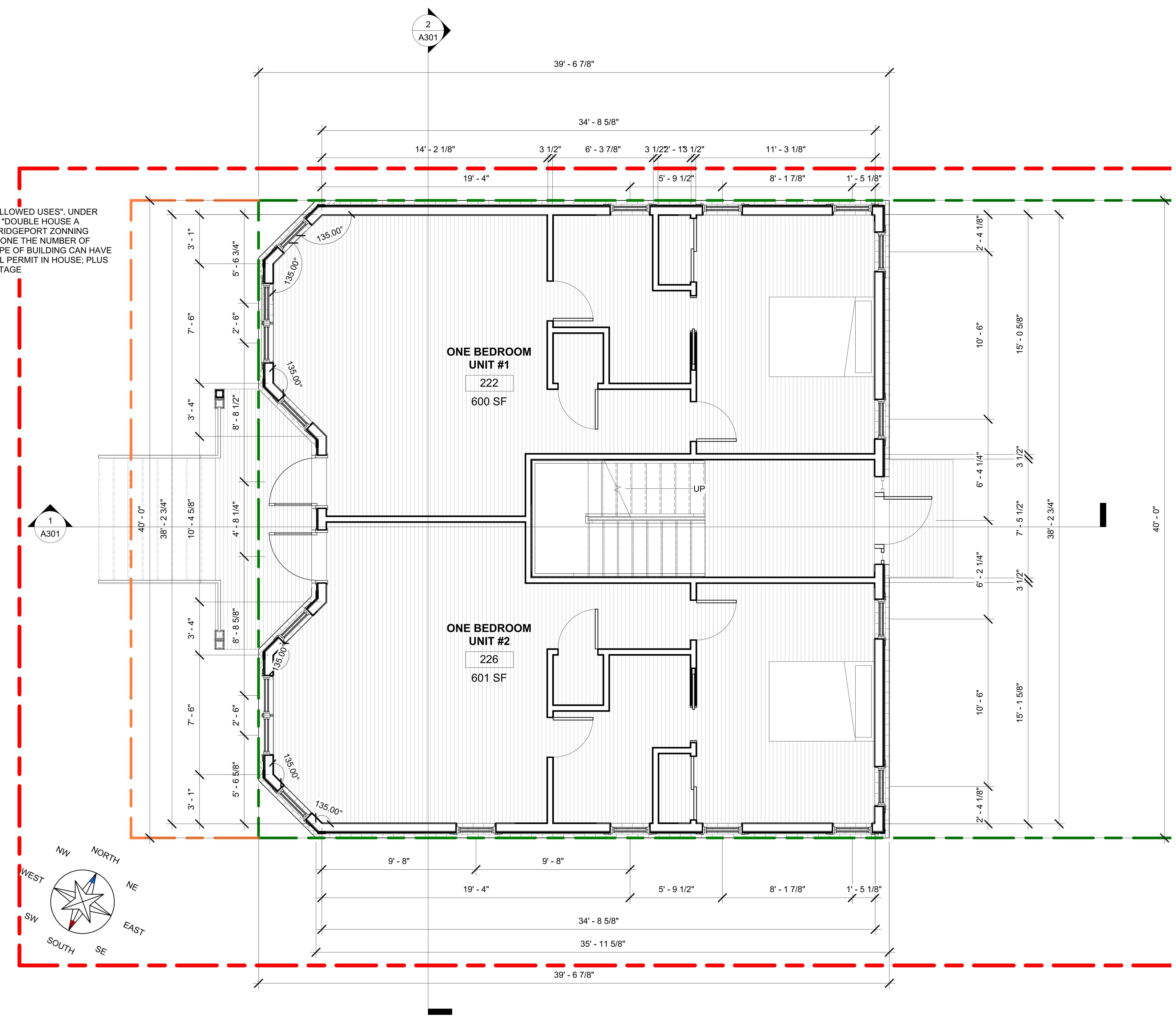

NOTE : IN "TABLE 3.80.9. ALLOWED USES". UNDER THE SECTION 3.80 TITLED "DOUBLE HOUSE A BUILDING TYPE" IN THE BRIDGEPORT ZONNING REGULATIONS. IN A NX1 ZONE THE NUMBER OF PRINCIPAL UNITS THIS TYPE OF BUILDING CAN HAVE IS UP TO 4,6 WITH SPECIAL PERMIT IN HOUSE; PLUS 1 UNIT IN BACKYARD COTTAGE

1 254 Scofield Ave - Double House A - First Floor
1/4" = 1'-0"

Scofield Multi-Family

254 Scofield Ave
Bridgeport, Ct

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Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

No.	Description	Date

254 Scofield Ave - Double House A - First Floor

Project number	23-325
Date	March 01, 2024
Drawn by	Author
Checked by	Checker
	Designer

A102

Scale 1/4" = 1'-0"

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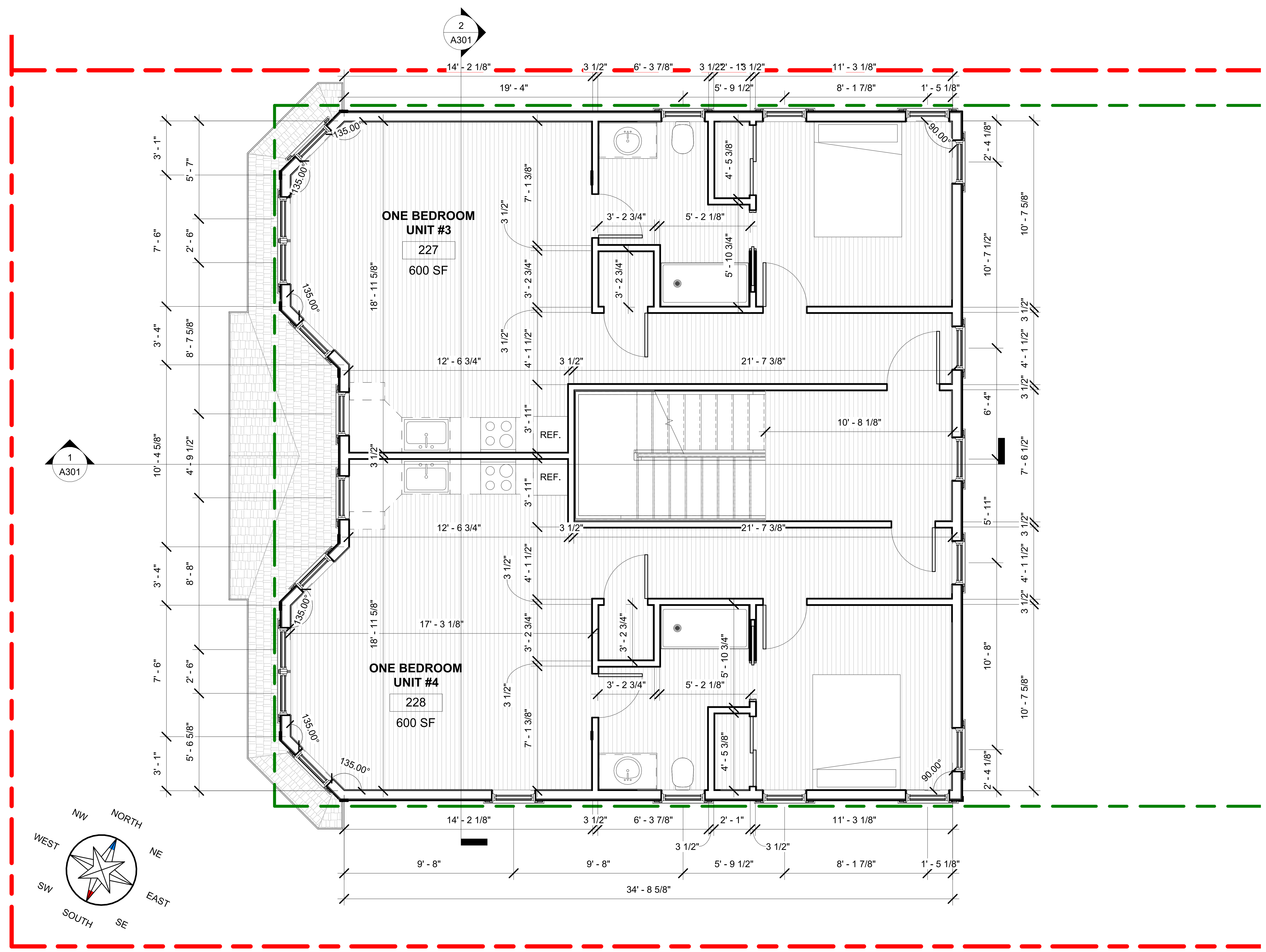

1 254 Scofield Ave - Double House A - Second Floor
1/4" = 1'-0"

Scofield Multi-Family

254 Scofield Ave
Bridgeport, Ct

Professional Seal:

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f: 203.583.3557
www.wilesarch.com

No.	Description	Date

254 Scofield Ave - Double House A - Second Floor

Project number	23-325
Date	March 01, 2024
Drawn by	Author
Checked by	Checker
	Designer

A103

Scale 1/4" = 1'-0"

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Note : In Section 3.80.10 "SUPPLEMENTAL REGULATIONS"

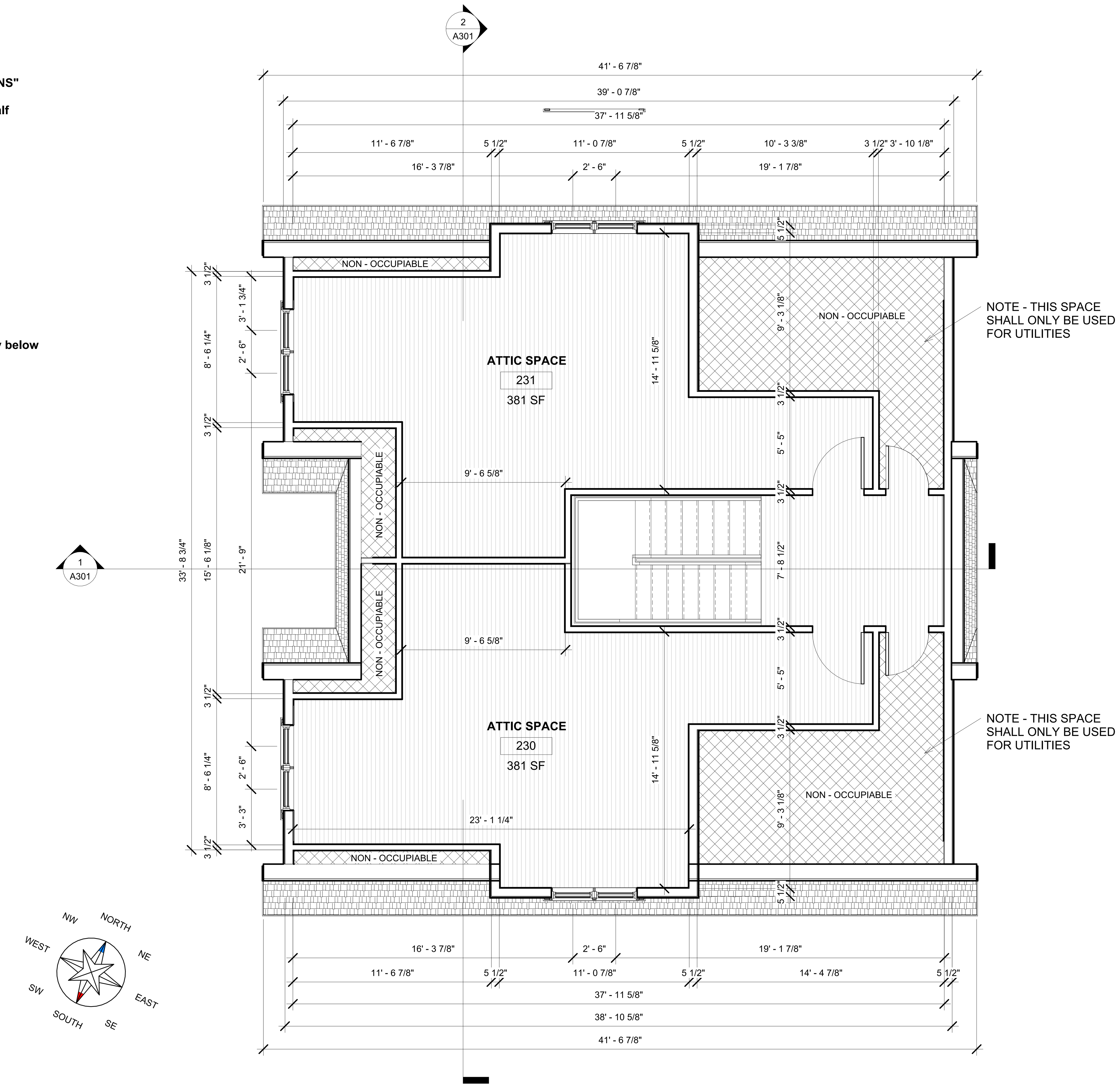
C. Half Stories in Roof. See 14.20.10.F for definition of half story.

(1) The occupiable footprint of half stories in the roof is limited to no more than ***65%*** of the footprint of story below.

Note : Occupiable Footprint of half story is 55.28%

(2) Dormers or gabled ends of roofs on half stories are limited to no more than 50% of the facade length of the story below, and must be set back from any street facade a minimum of 9 feet. See Figure 3.80-

Note : Dormers are 31% of the Facade length of the story below



1 254 Scofield Ave - Double House A - Third Floor / Attic
1/4" = 1'-0"

PRINTED: 3/4/2024 7:48:33 AM

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f: 203.583.3557
www.wilesarch.com

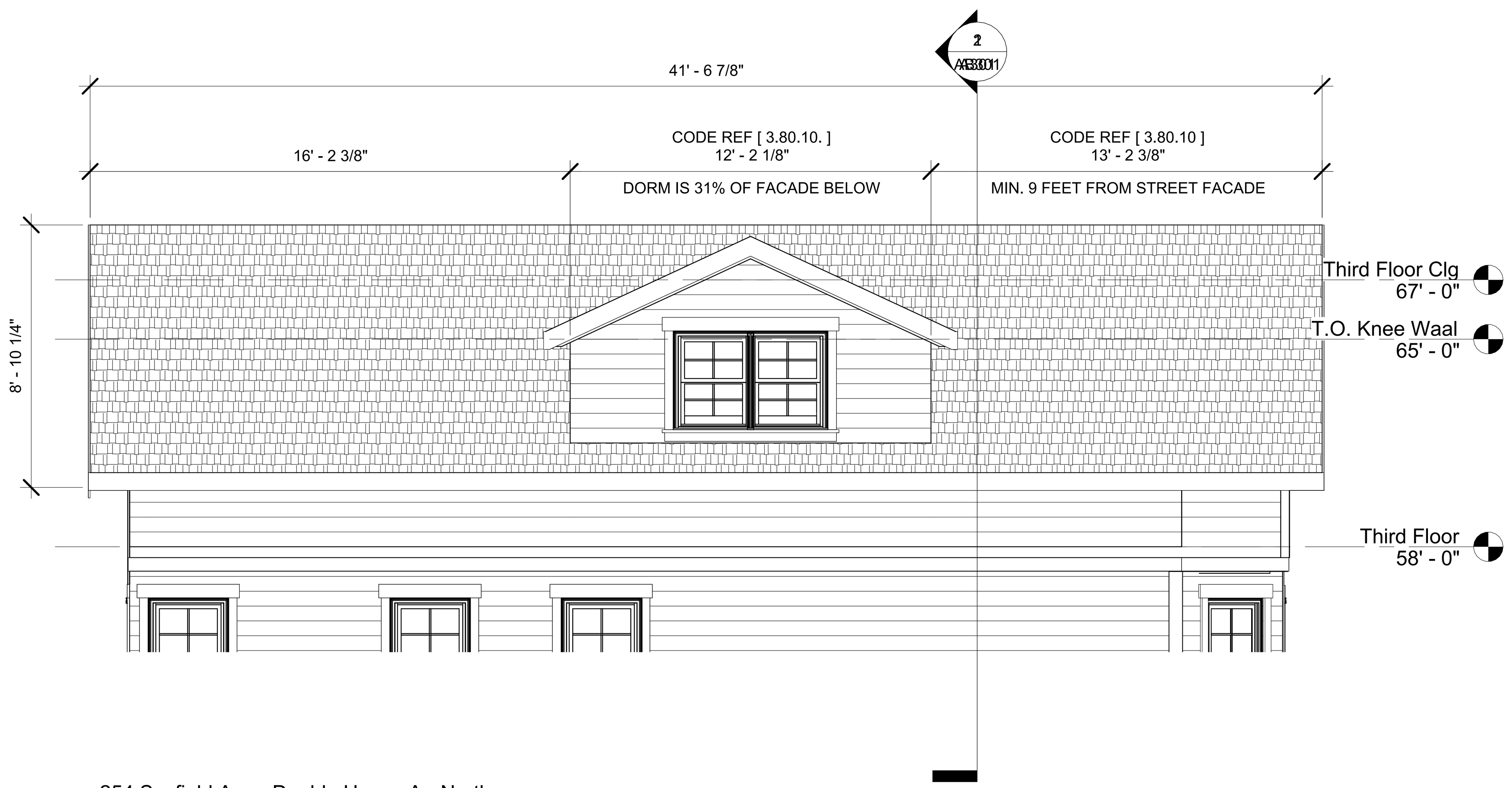
No.	Description	Date

254 Scofield Ave - Double House A - Third Floor / Attic

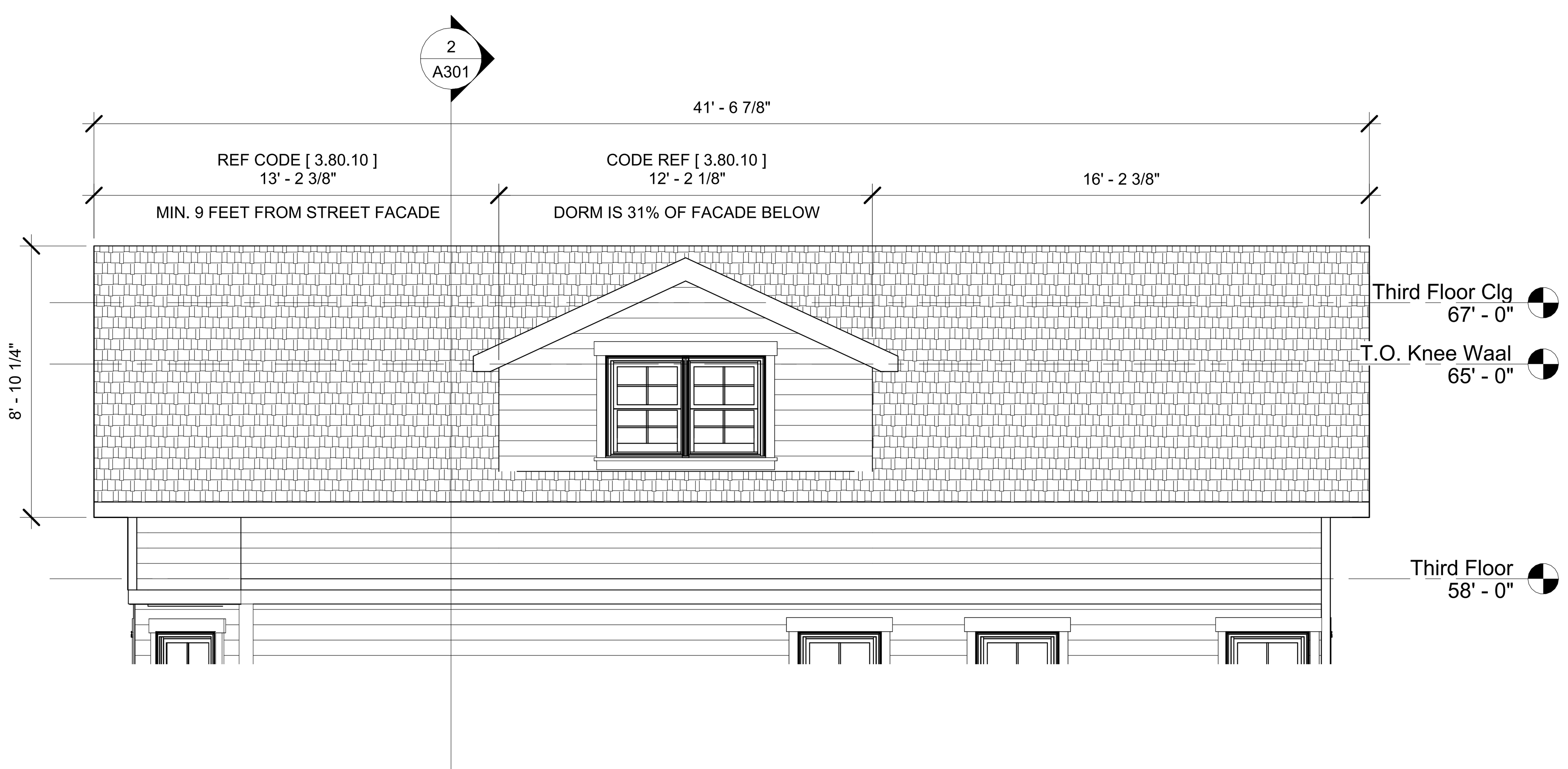
Project number	23-325
Date	March 01, 2024
Drawn by	Author
Checked by	Checker
	Designer

A104

Scale	1/4" = 1'-0"

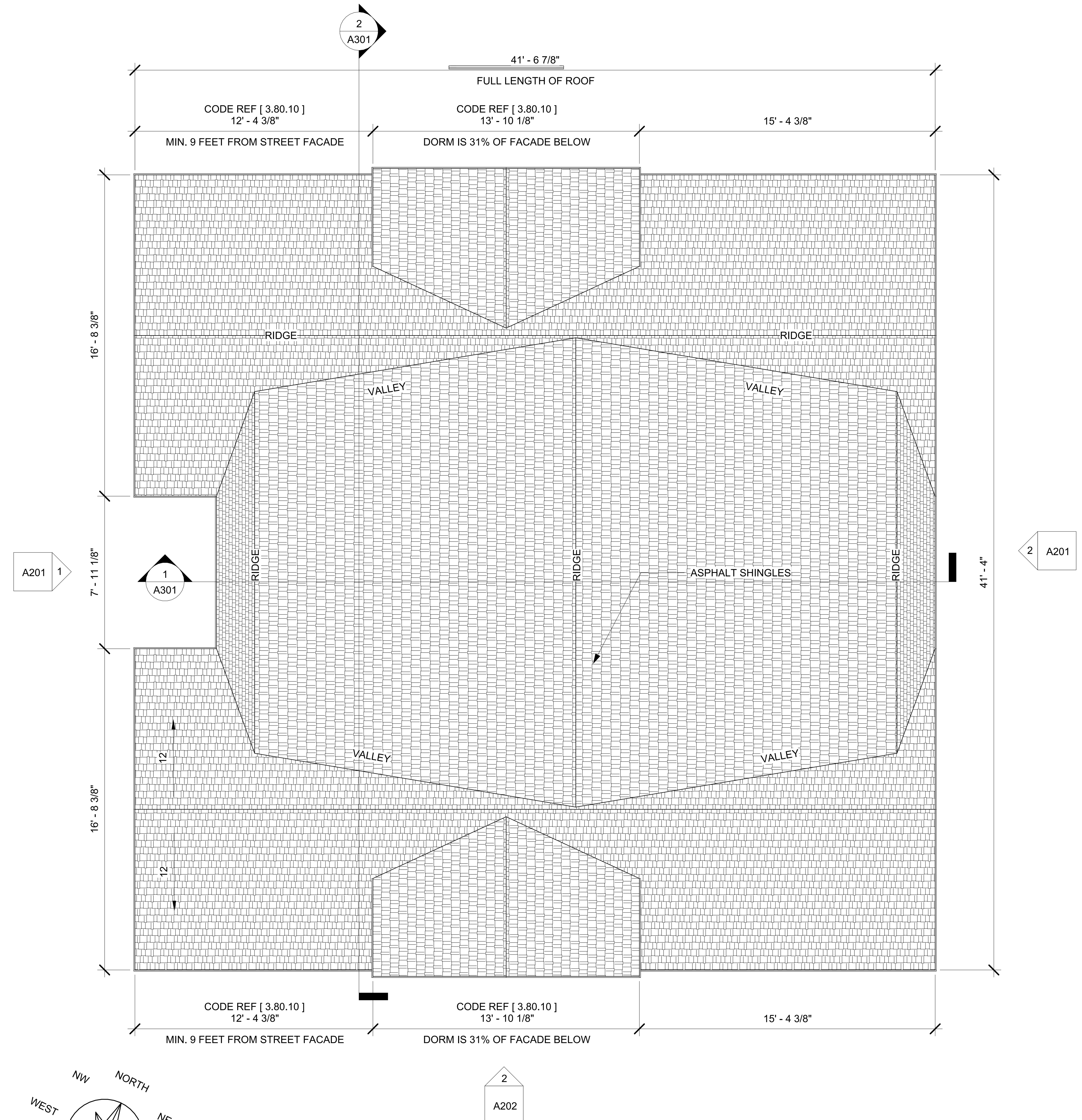


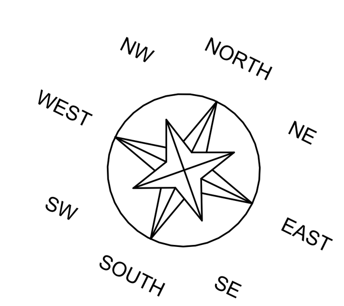
2 254 Scofield Ave - Double House A - North Elevation - Callout 1
1/4" = 1'-0"



3 254 Scofield Ave - Double House A [redacted]th Elevation - Callout 1
1/4" = 1'-0"

NOTE : 6.40.3 PITCHED ROOF MATERIALS ALLOWED PITCHED ROOD MATERIALS INCLUDE DIMENSIONAL ASPHALT COMPOSITE SHINGLES, WOOD SHINGLES AND SHKES, METAL TILES OR STANDING SEAM, SLAT CERAMIC TILE, ENGINEERED WOOD OR SLATE.





1 254 Scofield Ave - Double House A - Roof Plan
1/4" = 1'-0"

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Wiles + Architects, LLC
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ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

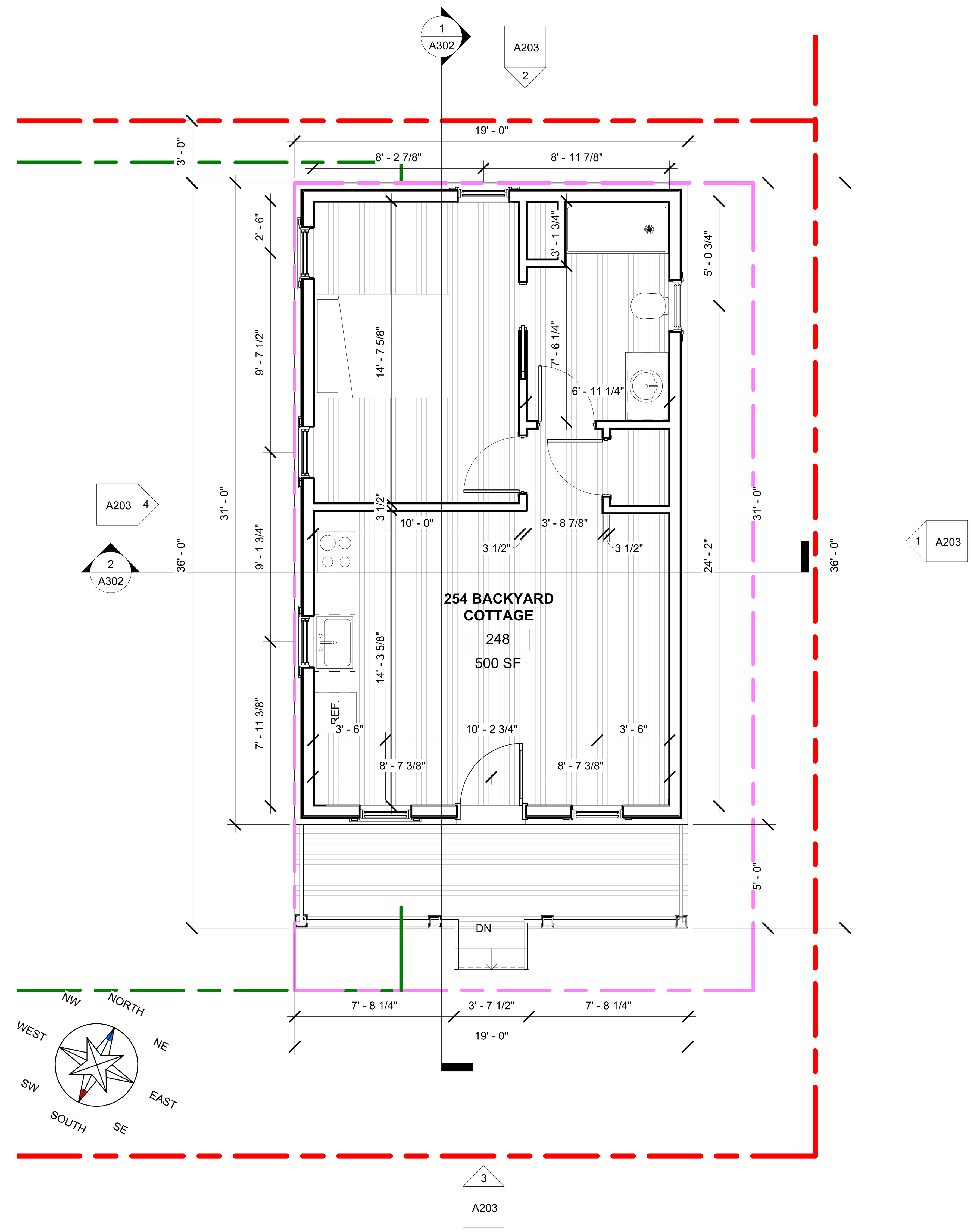
No.	Description	Date

254 Scofield Ave - Double House A - Roof Plan

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

A105

Scale 1/4" = 1'-0"



1 254 Scofield Ave - Backyard Cottage -First Floor
1/4" = 1'-0"

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No.	Description	Date

254 Scofield Ave - Backyard Cottage - Floor Plan

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

A106

Scale	1/4" = 1'-0"

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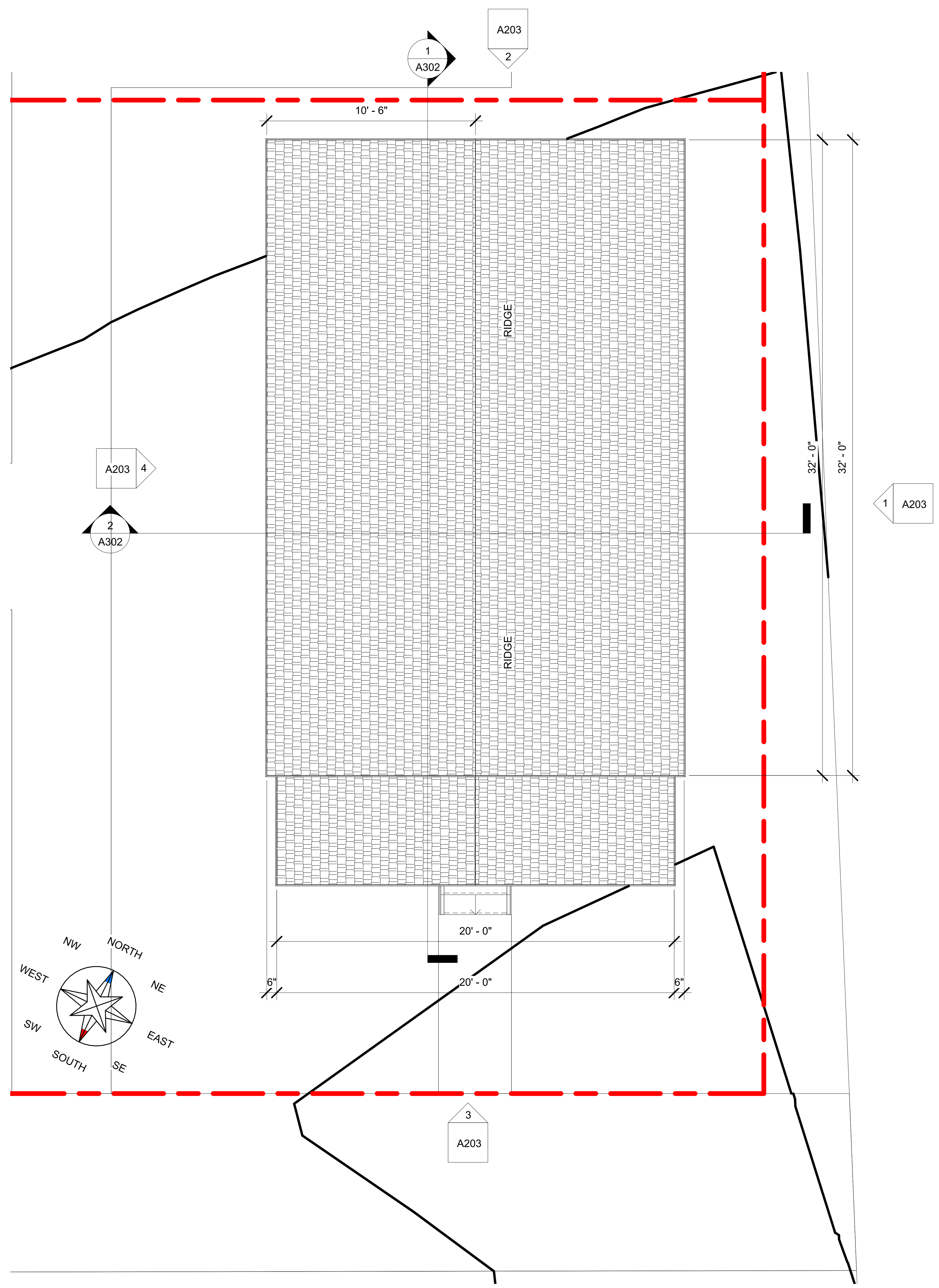

1 254 Scofield Ave - Backyard Cottage - Roof Plan
1/4" = 1'-0"

Scofield Multi-Family

254 Scofield Ave
Bridgeport, Ct

Professional Seal:

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www.wilesarch.com

No.	Description	Date

254 Scofield Ave - Backyard Cottage - Roof Plan

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

A107

Scale 1/4" = 1'-0"

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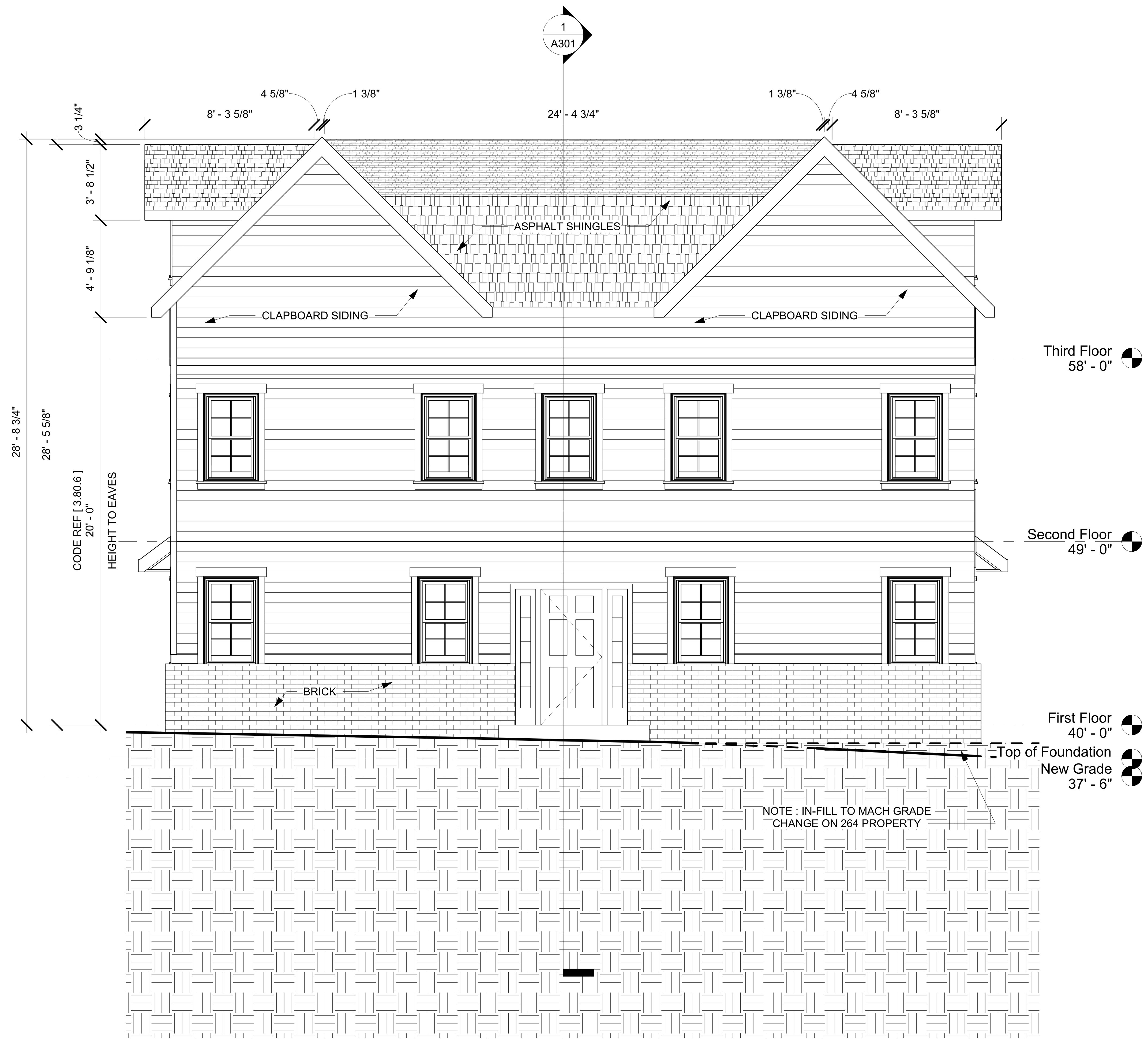
1 254 Scofield Ave - Double House A - West Elevation
1/4" = 1'-0"



2 254 Scofield Ave - Double House A - East Elevation
1/4" = 1'-0"

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Scofield Multi-Family

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No.	Description	Date

254 Scofield Ave - Double House A - West & East Exterior Elevations

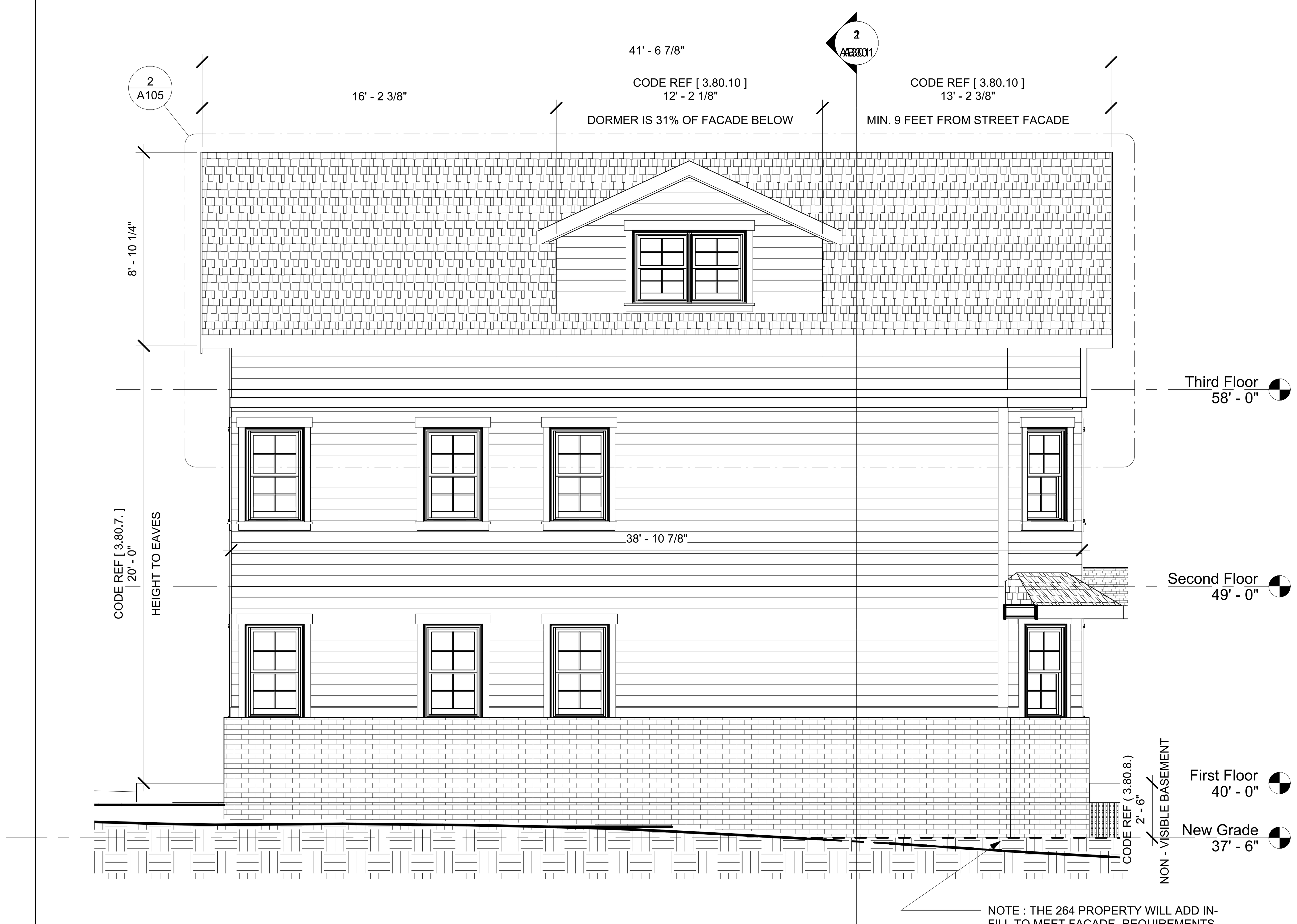
Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

A201

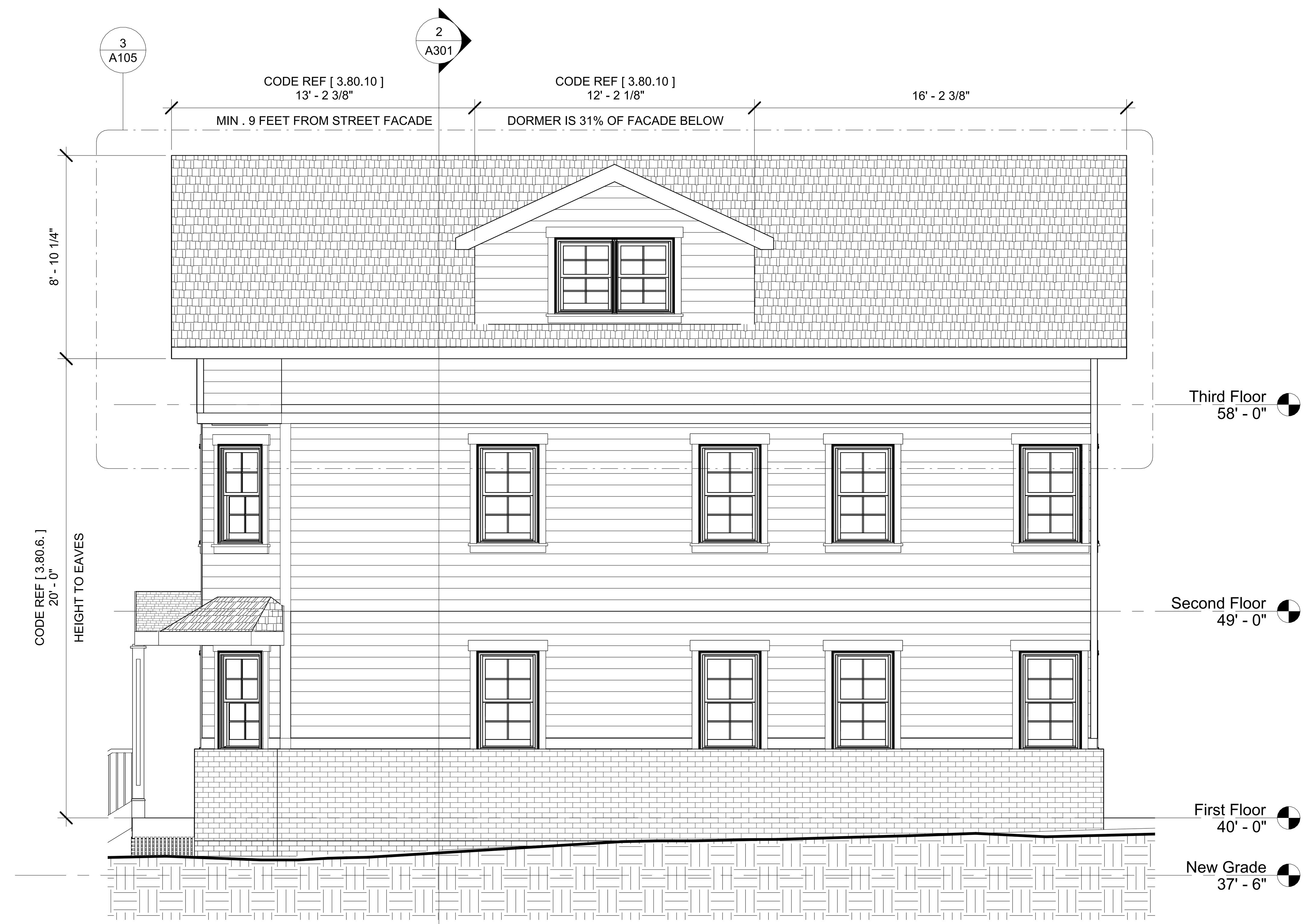
Scale	1/4" = 1'-0"

NOTE : DORMERS OR GABLED ENDS OF ROOFS ON HALF STORIES ARE LIMITED TO NO MORE THAN 50% OF THE FACADE LENGTH OF THE STORY BELOW, AND MUST BE SET BACK FROM ANY STREET FACADE A MINIMUM OF 9 FEET. SEE FIGURE 3.80-

NOTE : DORMERS ARE 31% OF THE FACADE LENGTH OF THE STORY BELOW



1 254 Scofield Ave - Double House A - North Elevation
1/4" = 1'-0"



2 254 Scofield Ave - Double House A - South Elevation
1/4" = 1'-0"

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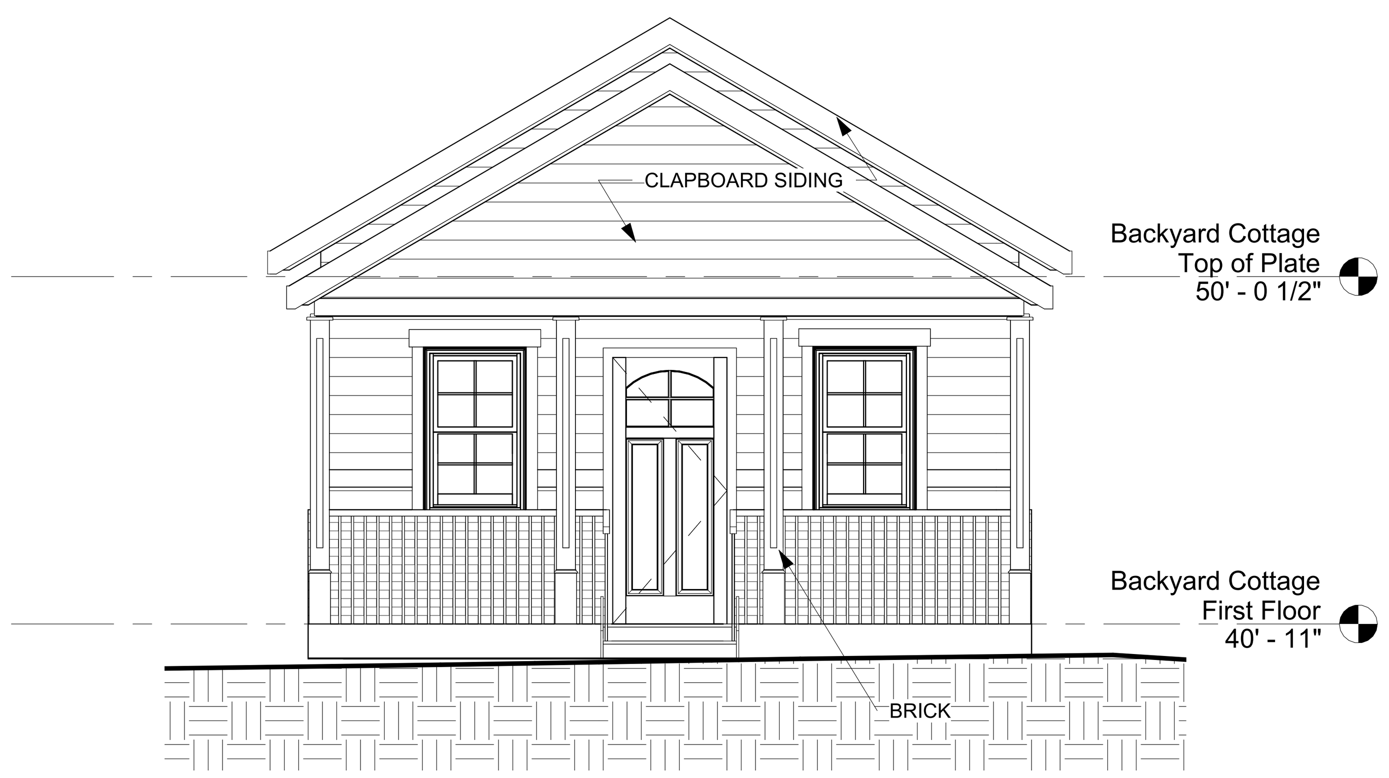
No.	Description	Date

254 Scofield Ave - Double House A - North & South Exterior Elevations

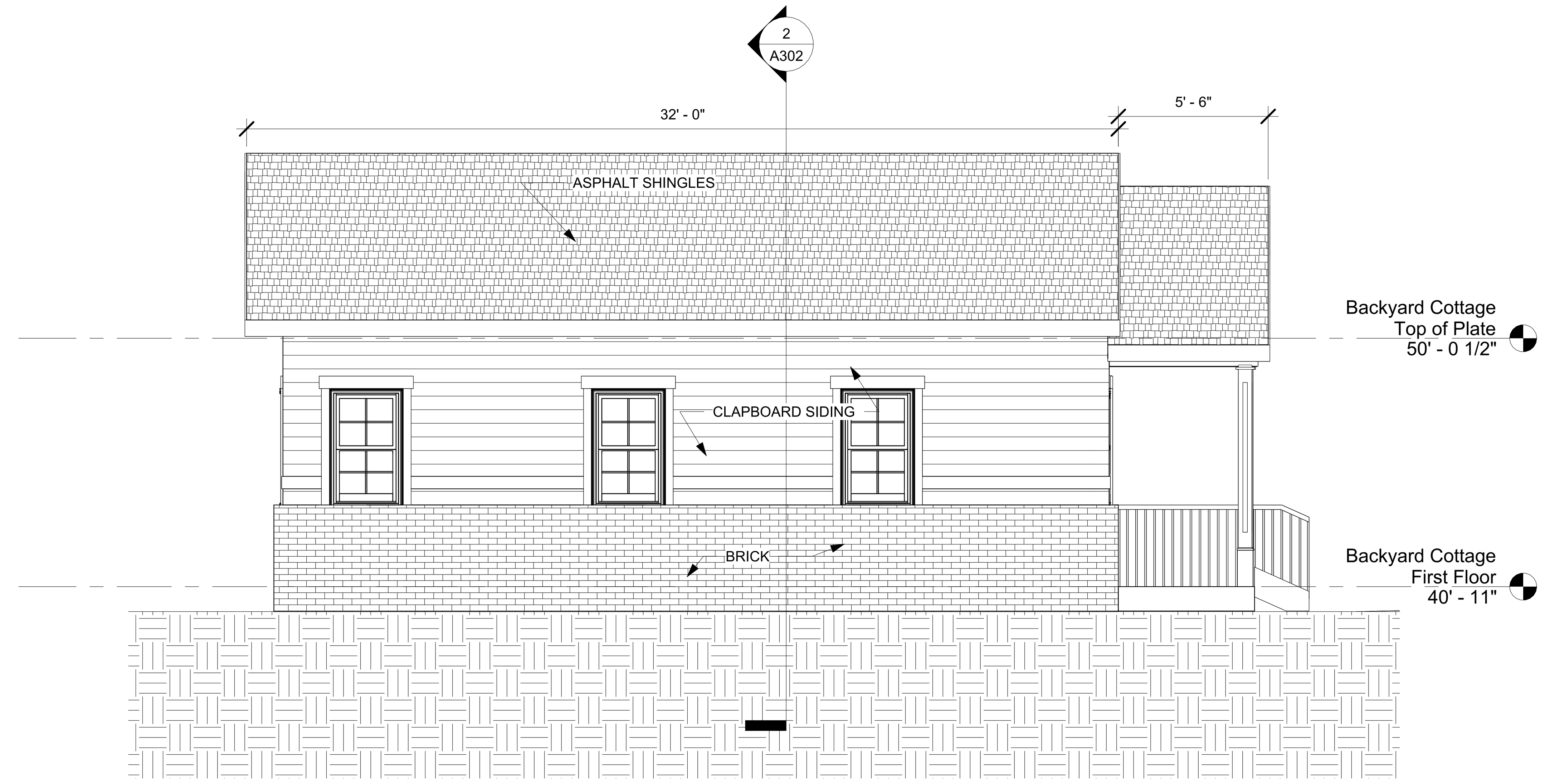
Project number	23-325
Date	March 01, 2024
Drawn by	Author
Checked by	Checker
	Designer

A202

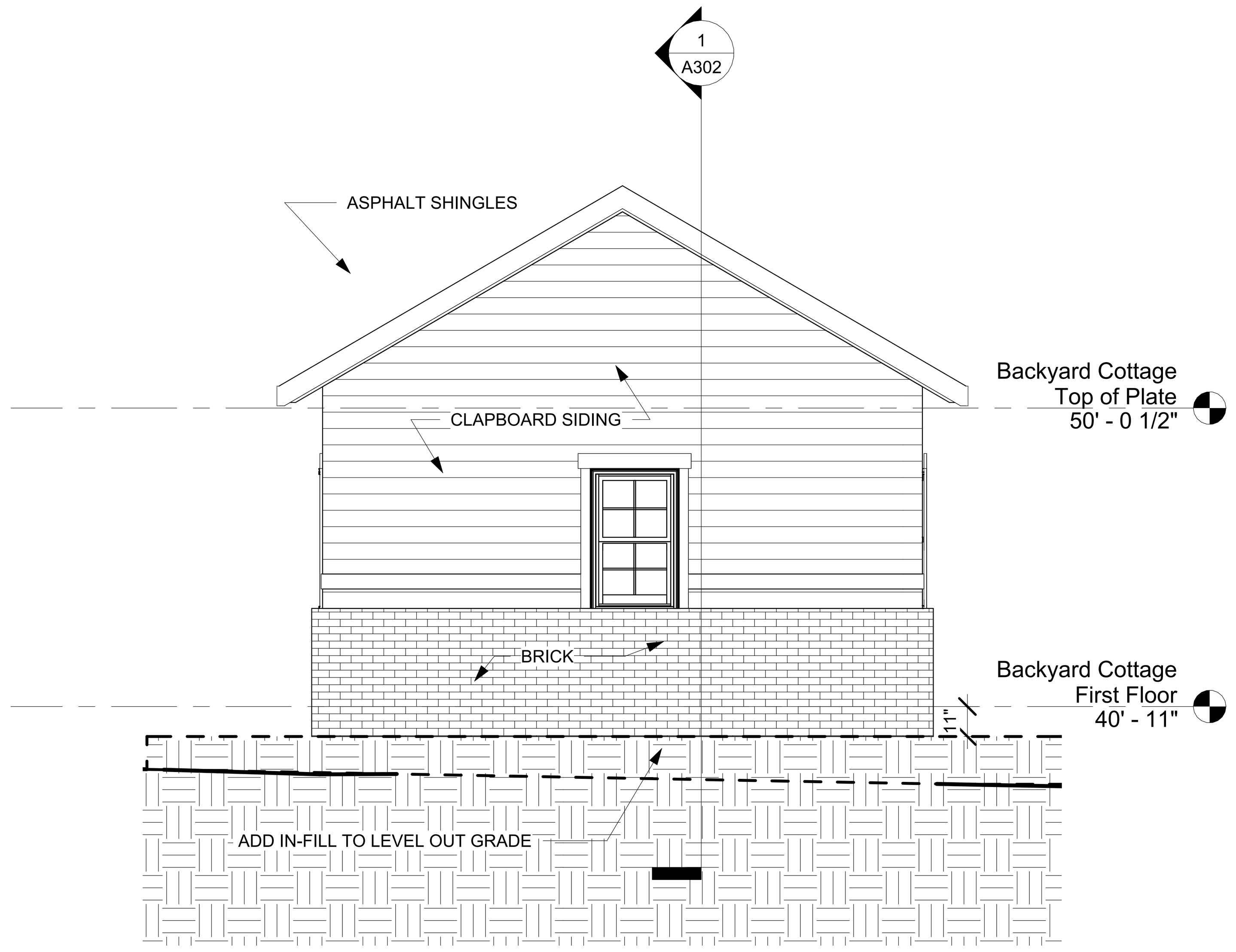
Scale	1/4" = 1'-0"



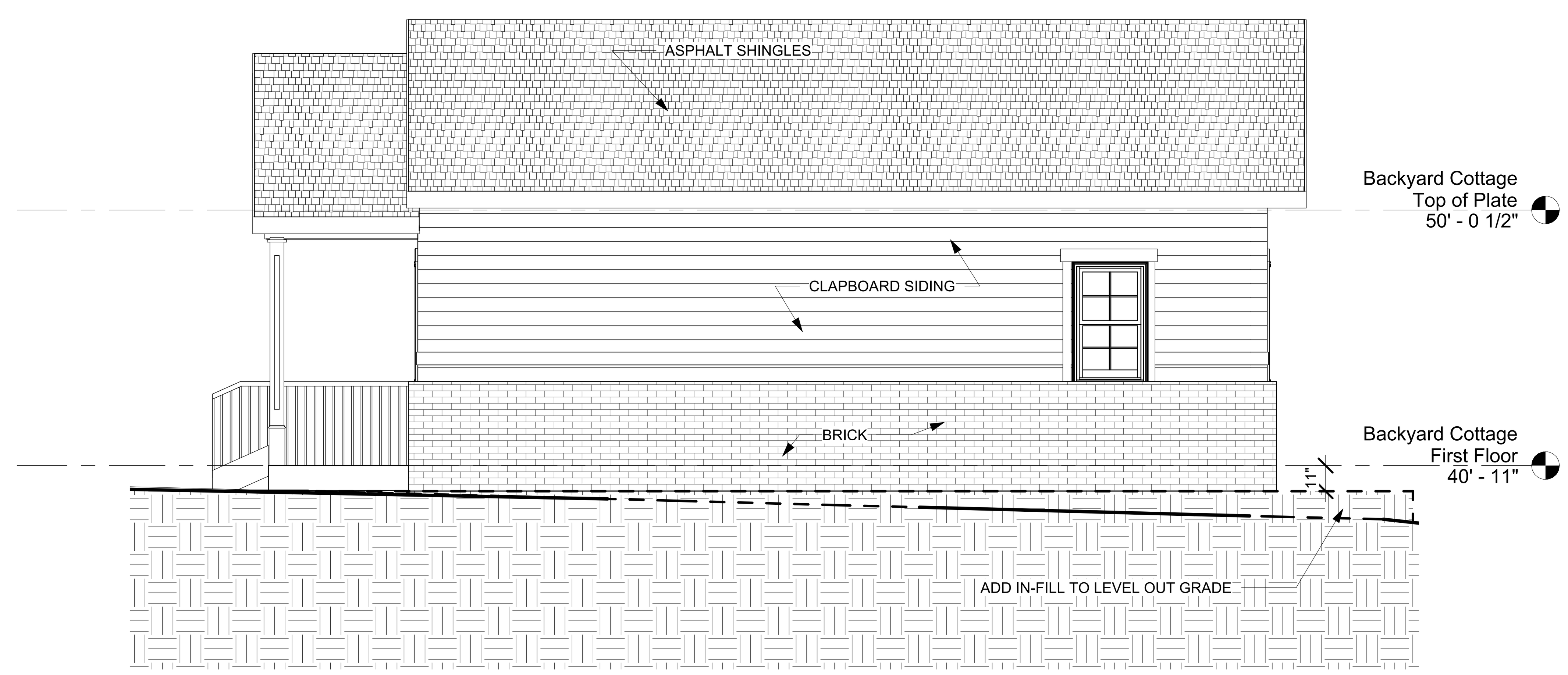
3 254 Scofield Ave - Backyard Cottage - South Elevation
1/4" = 1'-0"



4 254 Scofield Ave - Backyard Cottage - West Elevation
1/4" = 1'-0"



2 254 Scofield Ave - Backyard Cottage - North Elevation
1/4" = 1'-0"



1 254 Scofield Ave - Backyard Cottage - East Elevation
1/4" = 1'-0"

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Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

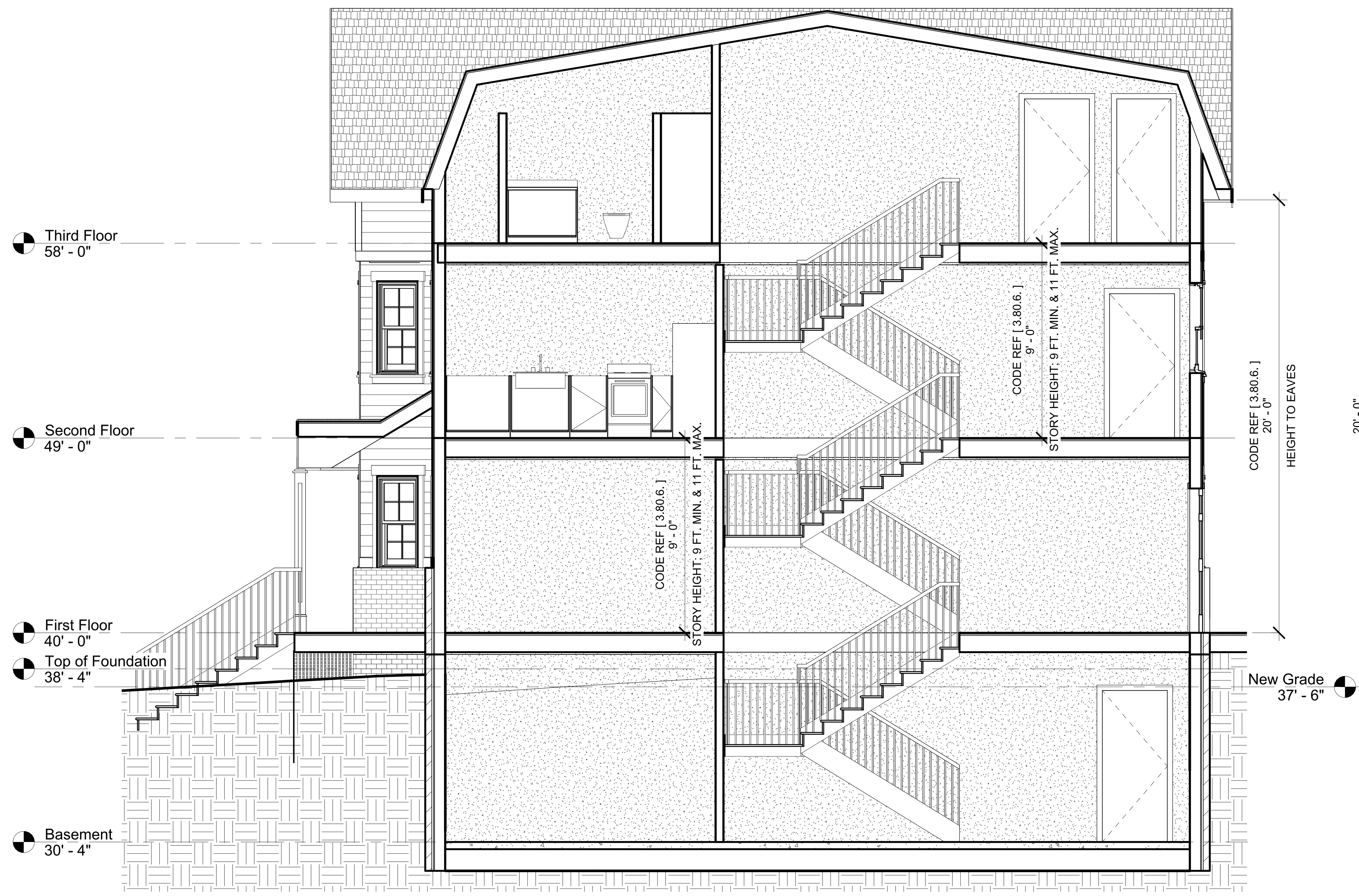
No.	Description	Date

254 Scofield Ave - Backyard Cottage - Exterior Elevations

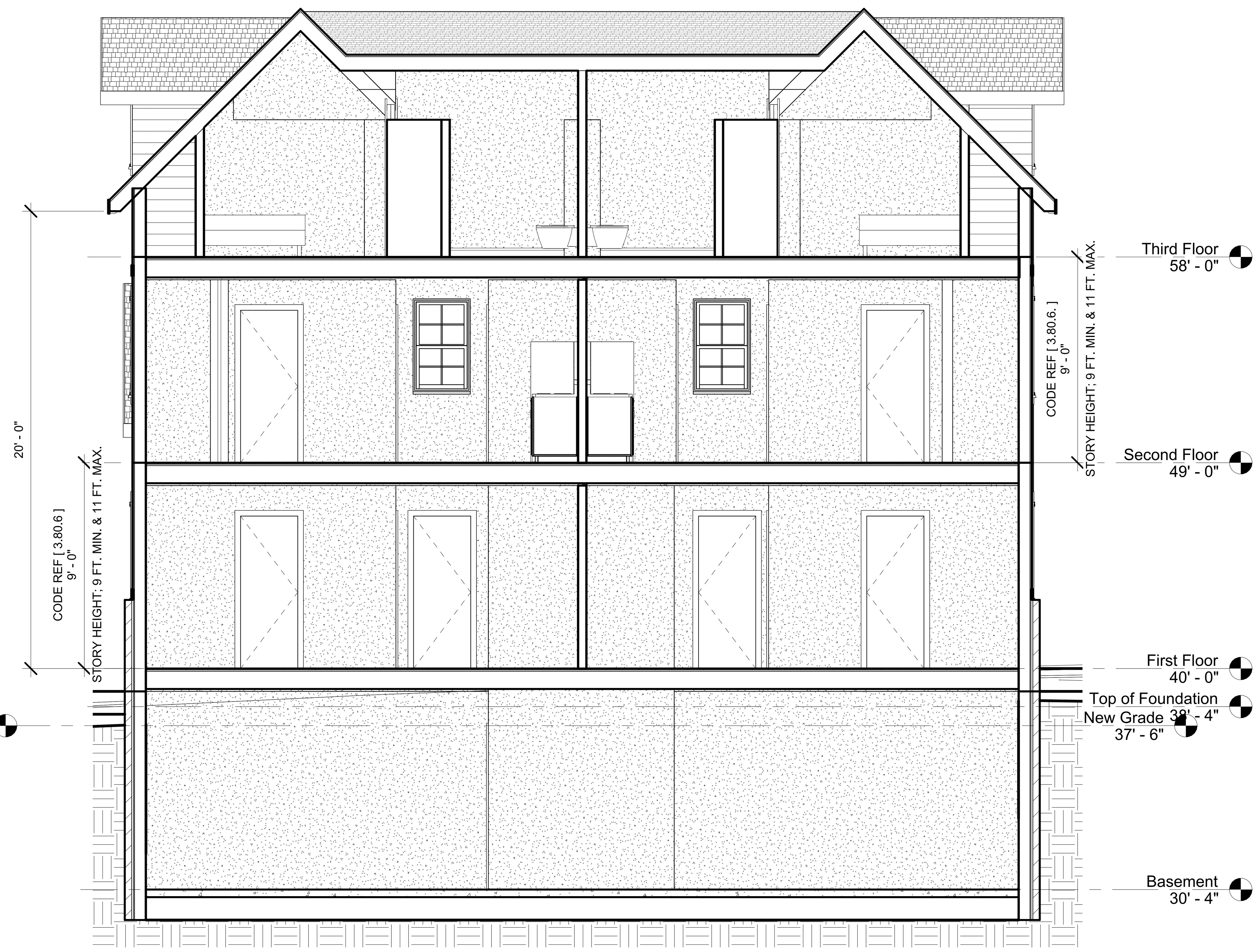
Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

A203

Scale	1/4" = 1'-0"



1 254 Scofield - Double House A - Section 1
1/4" = 1'-0"



2 254 Scofield - Double House A - Section 2
1/4" = 1'-0"

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Scofield Multi-Family

254 Scofield Ave
Bridgeport, Ct

Professional Seal:

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Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

No.	Description	Date

254 Scofield Ave - Double House A - Building Sections

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

A301

Scale	1/4" = 1'-0"

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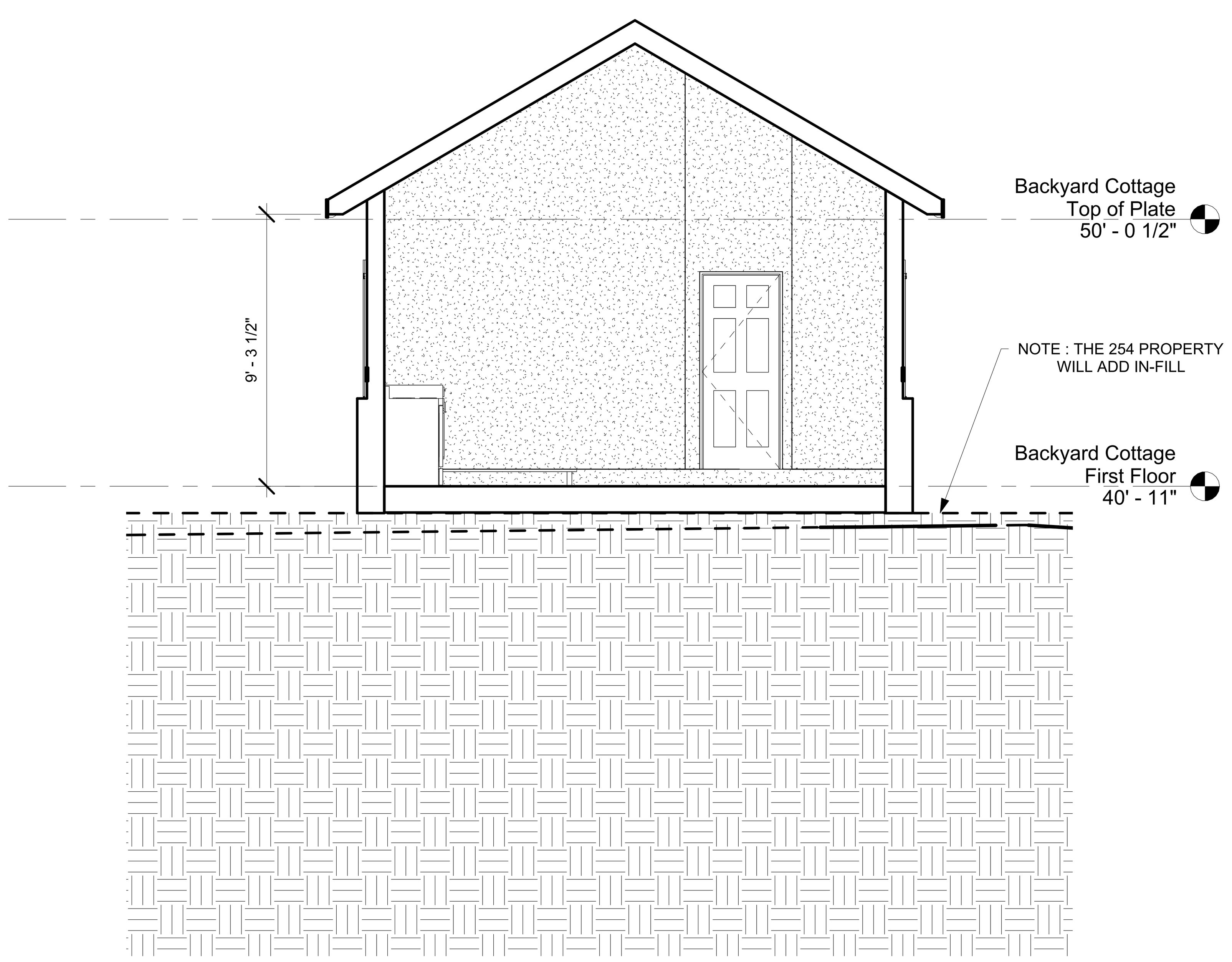
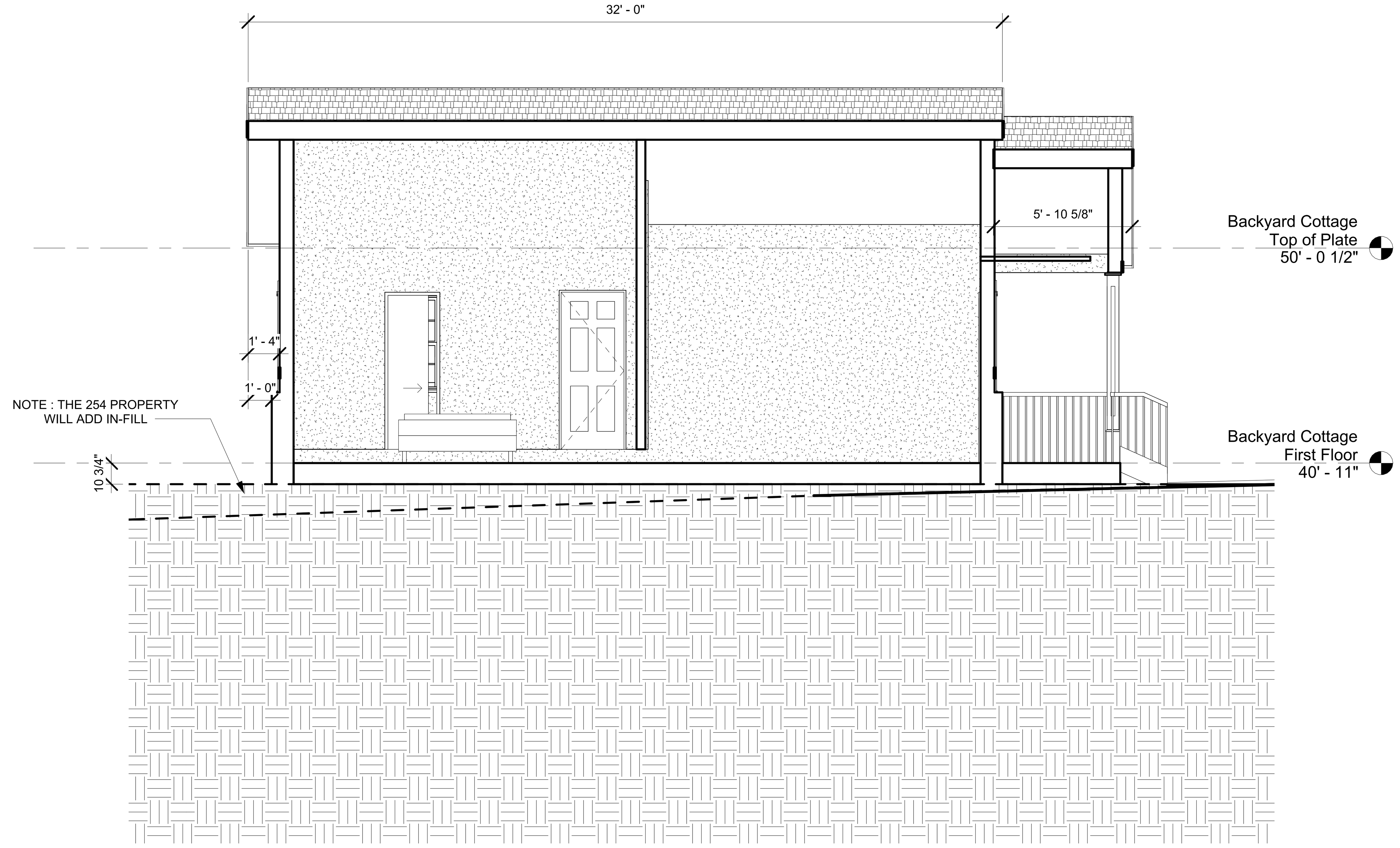


254 Scofield Ave - Backyard Cottage -
Section 1
2 1/4" = 1'-0"



254 Scofield Ave - Backyard Cottage -
Section 2
1 1/4" = 1'-0"

Scofield Multi-Family

254 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects
Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

No.	Description	Date

254 Scofield Ave - Backyard Cottage - Building Sections

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

A302

Scale 1/4" = 1'-0"

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CITY OF BRIDGEPORT

File No. ____________

PLANNING & ZONING COMMISSION APPLICATION

1. **NAME OF APPLICANT:** JIJR Real Estate Holdings , 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: 254 Scofield Avenue, Bridgeport, CT 06604
   (number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 213 Lot No. 3
5. Amendments to Zoning Regulations: (indicate) Article: ____________ Section: ____________
   (Attach copies of Amendment)
6. Description of Property (Metes & Bounds): Rectangular Lot, 100' frontage South on Hansen Avenue, 50' frontage West on Scofield Avenue; 100' at North boundary; 50' at East boundary.
7. Existing Zone Classification: NX1
8. Zone Classification requested: ____________
9. Describe Proposed Development of Property: Proposed use is 2 ½ story Double House A Building with four-units and a one-unit backyard cottage

Approval(s) requested: Coastal Site Plan Approval

Signature: [signature] **Date:** 1/24/24

Print Name: Patricia C. Sullivan, Esq.

If signed by Agent, state capacity (Lawyer, Developer, etc.) **Signature:** [signature]

Print Name: Patricia C. Sullivan, Attorney

Mailing Address: 1115 Broad Street, Bridgeport, CT 06604

Phone: 203-414-6455 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

JIJR Real Estate Holdings , LLC	[signature]	1/25/24
Print Owner's Name	Owner's Signature	Date
Print Owner's Name	Owner's Signature	Date

Rev. 6/18/2016

COHEN and WOLF P.C. ATTORNEYS AT LAW

PATRICIA C. SULLIVAN
Please Reply To Bridgeport
Writer's Direct Dial: (203) 414-6455
E-Mail: psullivan@cohenandwolf.com

January 25, 2024

Via Hand Delivery

Paul Boucher, Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604

Re: JIJR Real Estate Holdings, LLC 254 Scofield Ave.

Dear Mr. Boucher,

Enclosed please find an Application to the Bridgeport Planning and Zoning Commission for property located at 254 Scofield Ave. ("Property"). The Property is in the NX1 Zone. It is owned by JIJR Real Estate Holdings, LLC.

Approval Requested

This Application is filed in connection with a CAM Site Plan Approval to permit the establishment of a four-unit Double House A Building with a one-unit backyard cottage at 254 Scofield Ave.

Narrative-Proposed Development and Use

The owner proposes to develop currently vacant property at 254 Scofield Ave ("Property") into a 2 ½ story Double House A Building with four-units and a one-unit backyard cottage all pursuant to Zoning Regulation 3.80. These units will be attractive, one-bedroom units designed and intended to fill an existing need. This Property is in an NX1 zone. It is located very close to a bus line, train station, and includes neighborhood amenities, including a convenience store, variety of restaurants and a grocery store within walking distance. Adjacent properties are improved with multifamily developments. This development will enhance this area. The improvements are under the Double House A Regulations and are designed to be fully zoning compliant.

Sincerely,

Patricia C. Sullivan

PCS/gpt
Enclosure

Cabezas DeAngelis
ENGINEERS & SURVEYORS · 78 ELM STREET · BRIDGEPORT, CONNECTICUT 06604

APPLICATION FOR REVIEW
OF COASTAL SITE PLANS

PREPARED FOR:

JIJR Real Estate Holdings, LLC

254 Scofield Avenue

BRIDGEPORT, CONNECTICUT

January 24, 2024

Prepared by: Washington Cabezas, Jr., PE, LS
CT License No. PEL 70210

STATE OF CONNECTICUT
WASHINGTON CABEZAS JR.
No. 70210
LICENSED
PROFESSIONAL ENGINEER

TABLE OF CONTENTS

PROJECT NARRATIVE

This proposed development is located at 254 Scofield Avenue and is known as Lot 3 in Block 213 and map 11 per City of Bridgeport Assessor records. This parcel is zoned NX1. FEMA FIRM depicts this parcel within Zone X (Un-Shaded) per FEMA Panel 436 of 626, Map Number 09001C0436G, Map Revised July 8, 2013. Lot area is 5,000± SF.

The parcel is within a Residential Section of the Ash Creek Coastal Area Management Zone per Coastal Master Plan of Bridgeport, Connecticut (Sheet 2 of 4) found on file in the City of Bridgeport Engineering Department.

This site is currently vacant with vegetated surfaces and bounded by a multi-unit residential building on the east. The developer is proposing the construction of a zoning compliant, four-unit, 2½ story, wood-frame residential building, a one-unit, one story, wood-frame cottage, and paved walkways. The remainder of the site is proposed to be lawn and plantings surfaces. A storm drainage system consisting of two water quality basins, infiltration chambers and a crushed stone bed has been designed at the northerly yard areas that will treat the storm water run-off from the new roofed areas. The proposed stormwater system implements best management practices to aid in storm water quality.

This property will be developed in keeping with the integrity of this Zone. Construction is anticipated to have a duration of twelve to twenty-four months.

City of Bridgeport
Zoning Department
PLANNING AND ECONOMIC DEVELOPMENT
45 Lyon Terrace • Bridgeport, Connecticut 06604
Telephone (203) 576-7217
Fax (203) 576-7213

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 and submit it with the appropriate plans to appropriate **municipal agency**.

Section I: Applicant Identification

Applicant: JIJR Real Estate Holdings, LLC Date: 01/19/2024

Address: 357 Commerce Drive, 320904, Fairfield, CT 06825 Phone: 407-301-3940

Project Address or Location: 254 Scofield Avenue, Bridgeport, Connecticut

Interest in Property: ☑ fee simple ☐ option ☐ lessee ☐ easement

☐ other (specify)

List primary contact for correspondence if other than applicant:

Name: Mr. Joseph Ianelli

Address: 783 Reef Road

City/Town: Fairfield State: CT Zip Code: 06824

Business Phone: Mobile: 407-301-3940

e-mail: joe@keengroupinc.com

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:

☑ Project location
☑ Existing and proposed conditions, including buildings and grading
N/A ☐ Coastal resources on and contiguous to the site
N/A ☐ 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)
☑ Soil erosion and sediment controls
☑ Stormwater treatment practices
☑ Ownership and type of use on adjacent properties
☑ 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: 254 Scofield Avenue
   Bridgeport, Connecticut

   City or Town:
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
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:
   Existing land use for this site is a vacant parcel and the proposed use is a residential, four-unit building and a one unit cottage. Present land use within the vicinity of this parcel is a mixture of single to multi-family dwellings, nearby commercial buildings and a religious assemblies. The proposed five-unit development is an allowed use within this zone and building type and fits the general character of the neighborhood.
5. Indicate the area of the project site: 5,000± 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 project consists of the construction of a 2.5 story, four-unit building and an one story, one-unit cottage. Each unit will be served by common access, and public utilities. All construction will be confined to the existing property boundary using perimeter soil and erosion controls as a barrier. Construction is anticipated to be completed within twenty-four (24) months from commencement. Activity will be overseen by the developer - a builder well versed and experienced with new home construction. This property will be developed in keeping with the integrity of this zone. Approvals by the Zoning Planning Commission is required under Coastal Site Plan review.

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 structures and paved areas will be treated by two open basin systems, infiltration units and a crushed stone bed. Primary stormwater treatments will be implemented to comply with Best Management Practices (BMP's). Proposed open basins will provide water quality measures and the infiltration chambers will provide water quantity requirements which will also aid in the attenuation of storm water run-off. Pre- and post-development stormwater run-off rates and volumes were computed using the TR-55 method. Water quality volume (WQV) was determined using methods as outlined in CT DEEP Stormwater Quality Manual (SWQM). Routing of the drainage system demonstrates the reduction in peak flow rates and overall site runoff volumes. This primary treatment method will remove at least 80% of the average annual total suspended solids (TSS) load.

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):

Complies w/ CGS 22a-92(a)(1) "...by promoting economic growth without significantly disrupting the environment..."
Complies w/ CGS 22a-92(b)(2)(F) "...manage coastal hazard areas to minimize hazards to property..."
Complies w/ CGS 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:

- [x] General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- [ ] Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A); Definition CGS Section 22a-93(16)
- [ ] Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- [ ] Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- [ ] Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- [ ] Boating - CGS Section 22a-92(b)(1)(G)
- [ ] Fisheries - CGS Section 22a-92(c)(1)(I)
- [ ] 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)
- [ ] Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- [ ] Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- [ ] Solid Waste - CGS Section 22a-92(a)(2)
- [ ] Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- [ ] Cultural Resources - CGS Section 22a-92(b)(1)(J)
- [ ] 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 off-site 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 areas will be loamed, seeded and planted upon completion of construction. The proposed building will have new laterals to the existing street utilities.

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 Aapplicable≅ 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)		✖
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)		✖
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)		✖
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)		✖
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)		✖
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		✖
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)		✖
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)		✖

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 Aapplicable≅ 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)		✖
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		✖
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)		✖

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.)*:

Not applicable as the parcel is not in the immediate vicinity of the Ash Creek and there is no water dependent use applicable to this site. Proposed development will consist of a four-unit, residential building and a one-unit cottage with paved walkways for accessing each structure.

*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

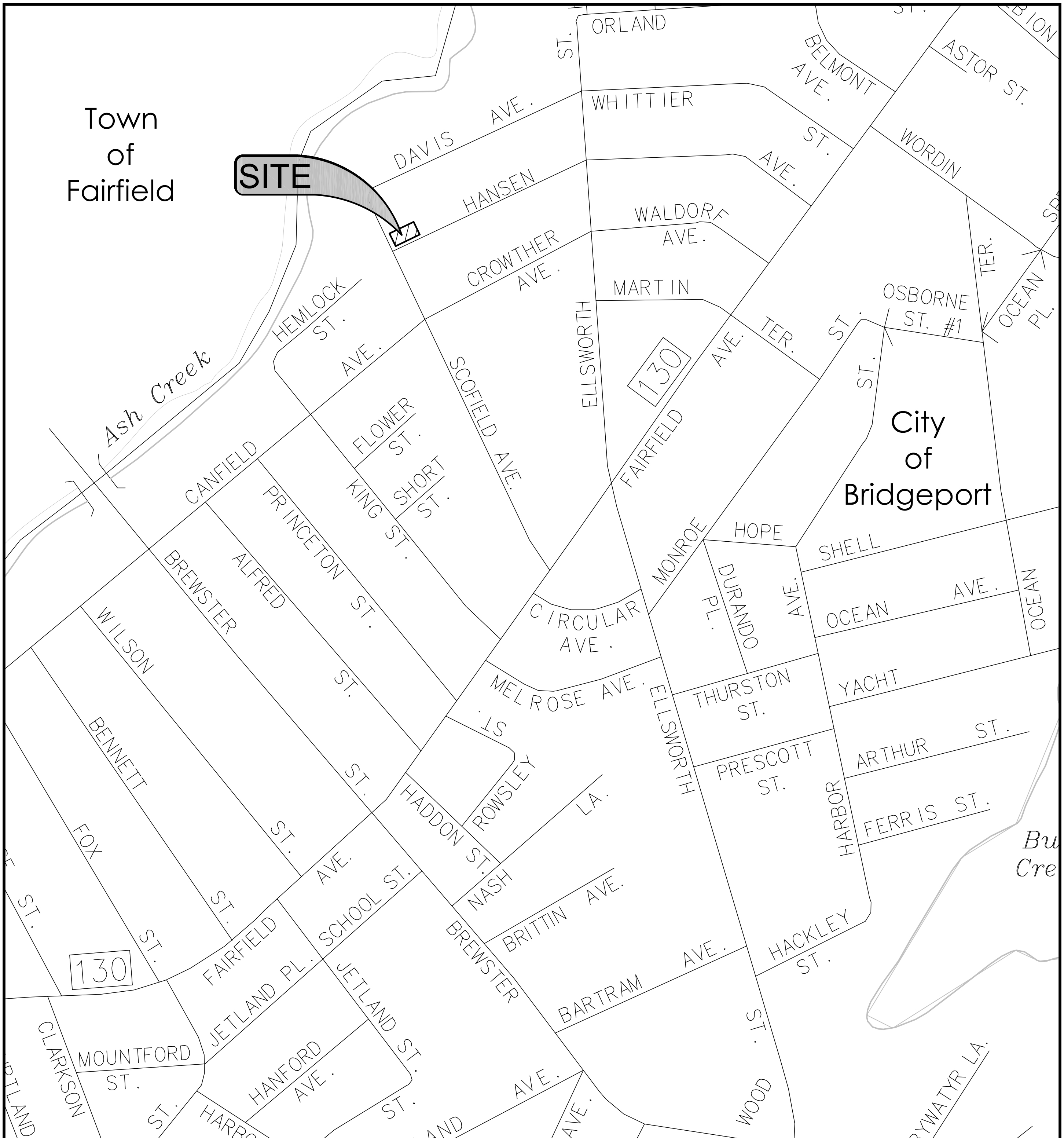
Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

No adverse impacts were determined on adjacent or nearby coastal resources. The proposed activity will be constructed with the appropriate soil erosion and control measures and will include the design of a storm drainage system to ensure there will be no adverse impact on the adjoining properties. New basins will also help reduce erosion and provide storm water quality.

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):

No adverse impacts resulting from the proposed activity is anticipated and appropriate measures will be utilized and designed as outlined above.



SCALE: 1" = 500'

Cabezas DeAngelis
ENGINEERS & SURVEYORS

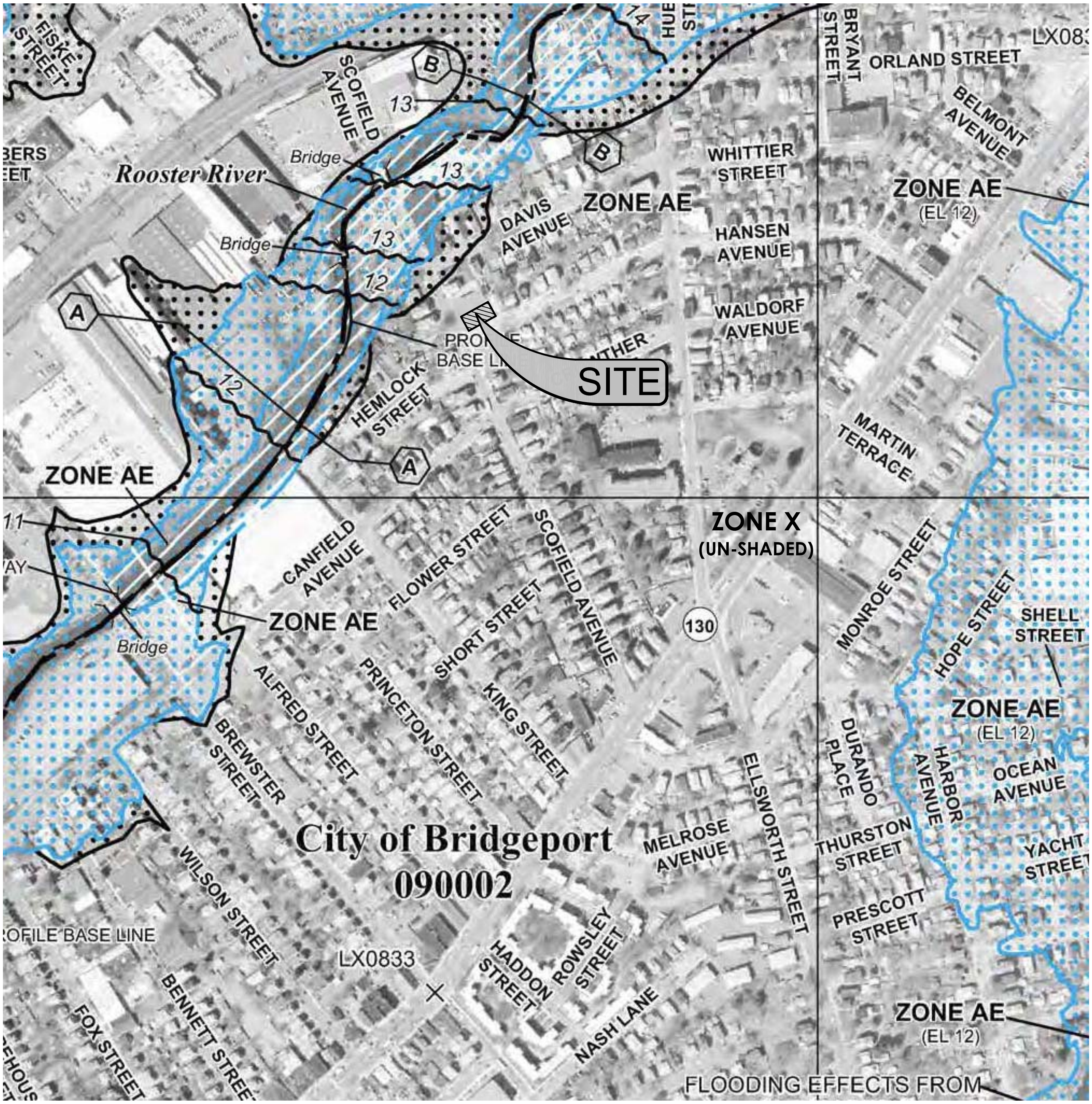
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

LOCATION MAP

JIJR REAL ESTATE HOLDINGS, LLC
254 SCOFIELD AVENUE
BRIDGEPORT, CONNECTICUT

DATE: JANUARY 20, 2024

FIGURE A



SCALE: 1" = 500'

MAP NUMBER 09001C0436G
ZONE X (UN-SHADED)
MAP REVISED JULY 8, 2013

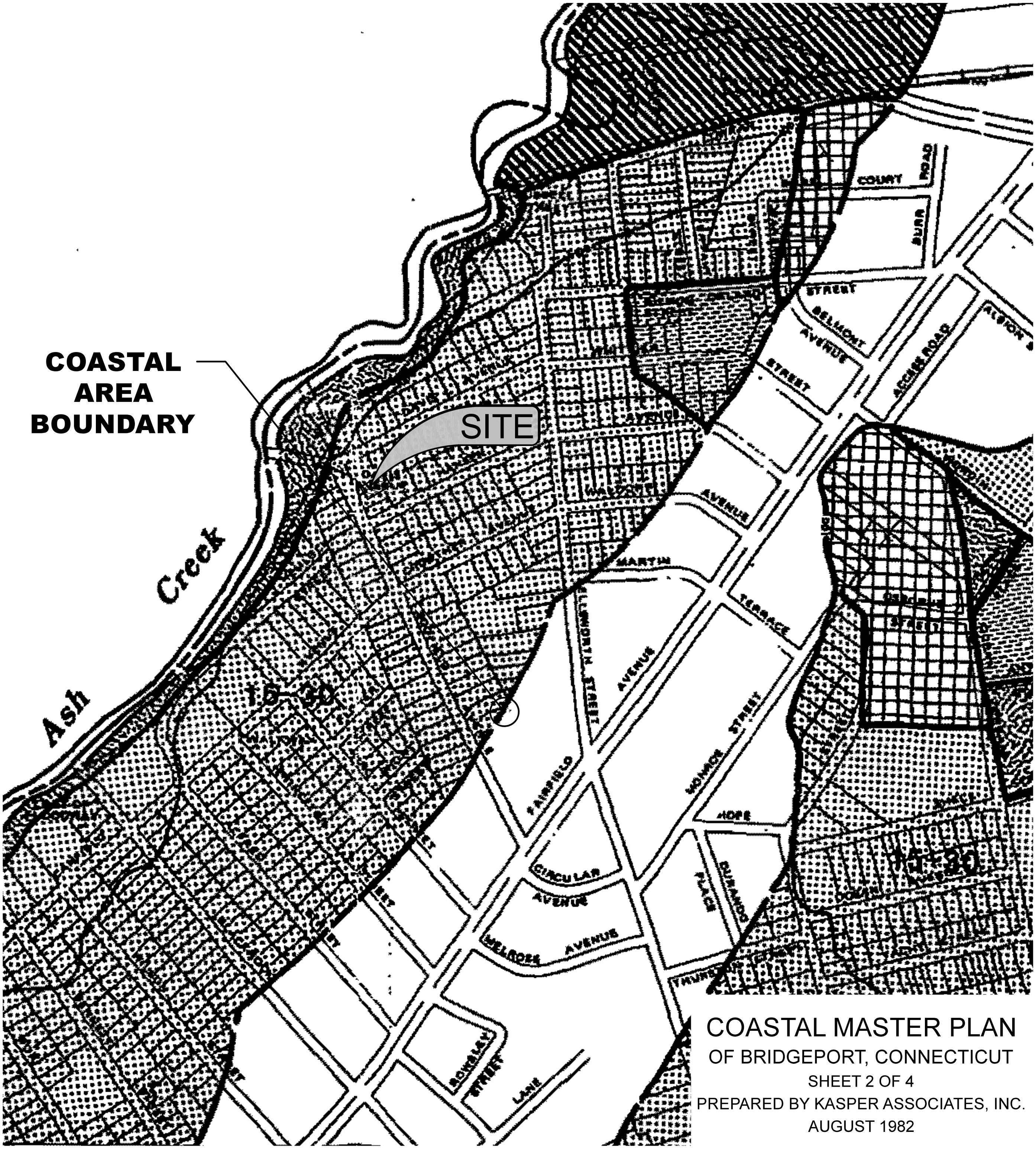
Cabezas DeAngelis
ENGINEERS & SURVEYORS

78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

FEMA FIRM MAP

JIJR REAL ESTATE HOLDINGS, LLC
254 SCOFIELD AVENUE
BRIDGEPORT, CONNECTICUT

DATE: JANUARY 20, 2024	FIGURE B



SCALE: 1" = 500'

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

N

COASTAL RESOURCE MAP

JIJR REAL ESTATE HOLDINGS, LLC
254 SCOFIELD AVENUE
BRIDGEPORT, CONNECTICUT

DATE: JANUARY 20, 2024	FIGURE C

SCALE: 1" = 100'

Cabezas DeAngelis
ENGINEERS & SURVEYORS

78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

ZONE MAP

JIJR REAL ESTATE HOLDINGS, LLC
254 SCOFIELD AVENUE
BRIDGEPORT, CONNECTICUT

DATE: JANUARY 20, 2024	FIGURE D

CITY OF BRIDGEPORT

File No. ____________

PLANNING & ZONING COMMISSION
APPLICATION

1. **NAME OF APPLICANT:** JIJR Real Estate Holdings , 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: 264 Scofield Avenue, Bridgeport, CT 06604
   (number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 213 Lot No. 2
5. Amendments to Zoning Regulations: (indicate) Article: ____________ Section: ____________
   (Attach copies of Amendment)
6. Description of Property (Metes & Bounds): Rectangular Lot, 50' Frontage West on Scofield Avenue; 100' at South boundary; 50' at East boundary; 100' at North boundary
7. Existing Zone Classification: NX1
8. Zone Classification requested: ____________
9. Describe Proposed Development of Property: Proposed use is 2 ½ story Double House A Building with four-units and a one-unit backyard cottage

   Approval(s) requested: Coastal Site Plan Approval

Signature: Patricia C. Sullivan **Date:** 1/24/24

Print Name: Patricia C. Sullivan, Esq.

If signed by Agent, state capacity (Lawyer, Developer, etc.) **Signature:** Patricia C. Sullivan

Print Name: Patricia C. Sullivan, Attorney

Mailing Address: 1115 Broad Street, Bridgeport, CT 06604

Phone: 203-414-6455 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

JIJR Real Estate Holdings , LLC	[signature]	1/25/24
Print Owner's Name	Owner's Signature	Date
Print Owner's Name	Owner's Signature	Date

Rev. 6/18/2016

COHEN *and* WOLF P.C.
ATTORNEYS AT LAW

PATRICIA C. SULLIVAN
Please Reply To Bridgeport
Writer's Direct Dial: (203) 414-6455
E-Mail: psullivan@cohenandwolf.com

January 25, 2024

Via Hand Delivery

Paul Boucher, Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604

Re: JIJR Real Estate Holdings, LLC 264 Scofield Ave.

Dear Mr. Boucher,

Enclosed please find an Application to the Bridgeport Planning and Zoning Commission for property located at 264 Scofield Ave. ("Property"). The Property is in the NX1 Zone. It is owned by JIJR Real Estate Holdings, LLC.

Approval Requested

This Application is filed in connection with a CAM Site Plan Approval to permit the establishment of a four-unit Double House A Building with a one-unit backyard cottage at 264 Scofield Ave.

Narrative-Proposed Development and Use

The owner proposes to develop currently vacant property at 264 Scofield Ave ("Property") into a 2 ½ story Double House A Building with four-units and a one-unit backyard cottage all pursuant to Zoning Regulation 3.80. These units will be attractive, one-bedroom units designed and intended to fill an existing need. This Property is in an NX1 zone. It is located very close to a bus line, train station, and includes neighborhood amenities, including a convenience store, variety of restaurants and a grocery store within walking distance. Adjacent properties are improved with multifamily developments. This development will enhance this area. The improvements are under the Double House A Regulations and are designed to be fully zoning compliant.

Sincerely,

Patricia C. Sullivan

PCS/gpt
Enclosure

Cabezas DeAngelis
ENGINEERS & SURVEYORS · 78 ELM STREET · BRIDGEPORT, CONNECTICUT 06604

APPLICATION FOR REVIEW OF COASTAL SITE PLANS

PREPARED FOR:

JIJR Real Estate Holdings, LLC

264 Scofield Avenue

BRIDGEPORT, CONNECTICUT

January 24, 2024

Prepared by: Washington Cabezas, Jr., PE, LS
CT License No. PEL 70210

STATE OF CONNECTICUT
WASHINGTON CABEZAS JR.
No. 70210
LICENSED
PROFESSIONAL ENGINEER

TABLE OF CONTENTS

PROJECT NARRATIVE

This proposed development is located at 254 Scofield Avenue and is known as Lot 2 in Block 213 and map 11 per City of Bridgeport Assessor records. This parcel is zoned NX1. FEMA FIRM depicts this parcel within Zone X (Un-Shaded) per FEMA Panel 436 of 626, Map Number 09001C0436G, Map Revised July 8, 2013. Lot area is 5,000± SF.

The parcel is within a Residential Section of the Ash Creek Coastal Area Management Zone per Coastal Master Plan of Bridgeport, Connecticut (Sheet 2 of 4) found on file in the City of Bridgeport Engineering Department.

This site is currently vacant with vegetated surfaces and bounded by a multi-unit residential building on the east. The developer is proposing the construction of a zoning compliant, four-unit, 2½ story, wood-frame residential building, a one-unit, one story, wood-frame cottage, and paved walkways. The remainder of the site is proposed to be lawn and plantings surfaces. A storm drainage system consisting of two water quality basins, infiltration chambers and a crushed stone bed has been designed at the northerly yard areas that will treat the storm water run-off from the new roofed areas. The proposed stormwater system implements best management practices to aid in storm water quality.

This property will be developed in keeping with the integrity of this Zone. Construction is anticipated to have a duration of twelve to twenty-four months.

City of Bridgeport
Zoning Department
PLANNING AND ECONOMIC DEVELOPMENT
45 Lyon Terrace • Bridgeport, Connecticut 06604
Telephone (203) 576-7217
Fax (203) 576-7213

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 and submit it with the appropriate plans to appropriate **municipal agency**.

Section I: Applicant Identification

Applicant: JIJR Real Estate Holdings, LLC Date: 01/19/2024

Address: 357 Commerce Drive, 320904, Fairfield, CT 06825 Phone: 407-301-3940

Project Address or Location: 264 Scofield Avenue, Bridgeport, Connecticut

Interest in Property: ☑ fee simple ☐ option ☐ lessee ☐ easement

☐ other (specify)

List primary contact for correspondence if other than applicant:

Name: Mr. Joseph Ianelli

Address: 783 Reef Road

City/Town: Fairfield State: CT Zip Code: 06824

Business Phone: Mobile: 407-301-3940

e-mail: joe@keengroupinc.com

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:

- ☑ Project location
- ☑ Existing and proposed conditions, including buildings and grading
- N/A ☐ Coastal resources on and contiguous to the site
- N/A ☐ 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)
- ☑ Soil erosion and sediment controls
- ☑ Stormwater treatment practices
- ☑ Ownership and type of use on adjacent properties
- ☑ 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: 264 Scofield Avenue
   Bridgeport, Connecticut

   City or Town:
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
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:
   Existing land use for this site is a vacant parcel and the proposed use is a residential, four-unit building and a one unit cottage. Present land use within the vicinity of this parcel is a mixture of single to multi-family dwellings, nearby commercial buildings and a religious assemblies. The proposed seven-unit development is an allowed use within this zone and building type and fits the general character of the neighborhood.
5. Indicate the area of the project site: 5,000± 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 project consists of the construction of a 2.5 story, four-unit building and an one story, one-unit cottage. Each unit will be served by common access, and public utilities. All construction will be confined to the existing property boundary using perimeter soil and erosion controls as a barrier. Construction is anticipated to be completed within twenty-four (24) months from commencement. Activity will be overseen by the developer - a builder well versed and experienced with new home construction. This property will be developed in keeping with the integrity of this zone. Approvals by the Zoning Planning Commission is required under Coastal Site Plan review.

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 structures and paved areas will be treated by two open basin systems, infiltration units and a crushed stone bed. Primary stormwater treatments will be implemented to comply with Best Management Practices (BMP's). Proposed open basins will provide water quality measures and the infiltration chambers will provide water quantity requirements which will also aid in the attenuation of storm water run-off. Pre- and post-development stormwater run-off rates and volumes were computed using the TR-55 method. Water quality volume (WQV) was determined using methods as outlined in CT DEEP Stormwater Quality Manual (SWQM). Routing of the drainage system demonstrates the reduction in peak flow rates and overall site runoff volumes. This primary treatment method will remove at least 80% of the average annual total suspended solids (TSS) load.

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)				✗
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				✗
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)				✗
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)				✗
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				✗
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				✗
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				✗
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				✗
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				✗
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				✗
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				✗
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)				✗

* 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):

Complies w/ CGS 22a-92(a)(1) "...by promoting economic growth without significantly disrupting the environment..."
Complies w/ CGS 22a-92(b)(2)(F) "...manage coastal hazard areas to minimize hazards to property..."
Complies w/ CGS 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:

- X General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- ☐ Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A); Definition CGS Section 22a-93(16)
- ☐ Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- ☐ Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- ☐ Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- ☐ Boating - CGS Section 22a-92(b)(1)(G)
- ☐ Fisheries - CGS Section 22a-92(c)(1)(I)
- ☐ 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)
- ☐ Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- ☐ Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- ☐ Solid Waste - CGS Section 22a-92(a)(2)
- ☐ Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- ☐ Cultural Resources - CGS Section 22a-92(b)(1)(J)
- ☐ 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 off-site 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 areas will be loamed, seeded and planted upon completion of construction. The proposed building will have new laterals to the existing street utilities.

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 Aapplicable≅ 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 Aapplicable≅ 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.)*:

Not applicable as the parcel is not in the immediate vicinity of the Ash Creek and there is no water dependent use applicable to this site. Proposed development will consist of a four-unit, residential building and a one-unit cottage with paved walkways for accessing each structure.

*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

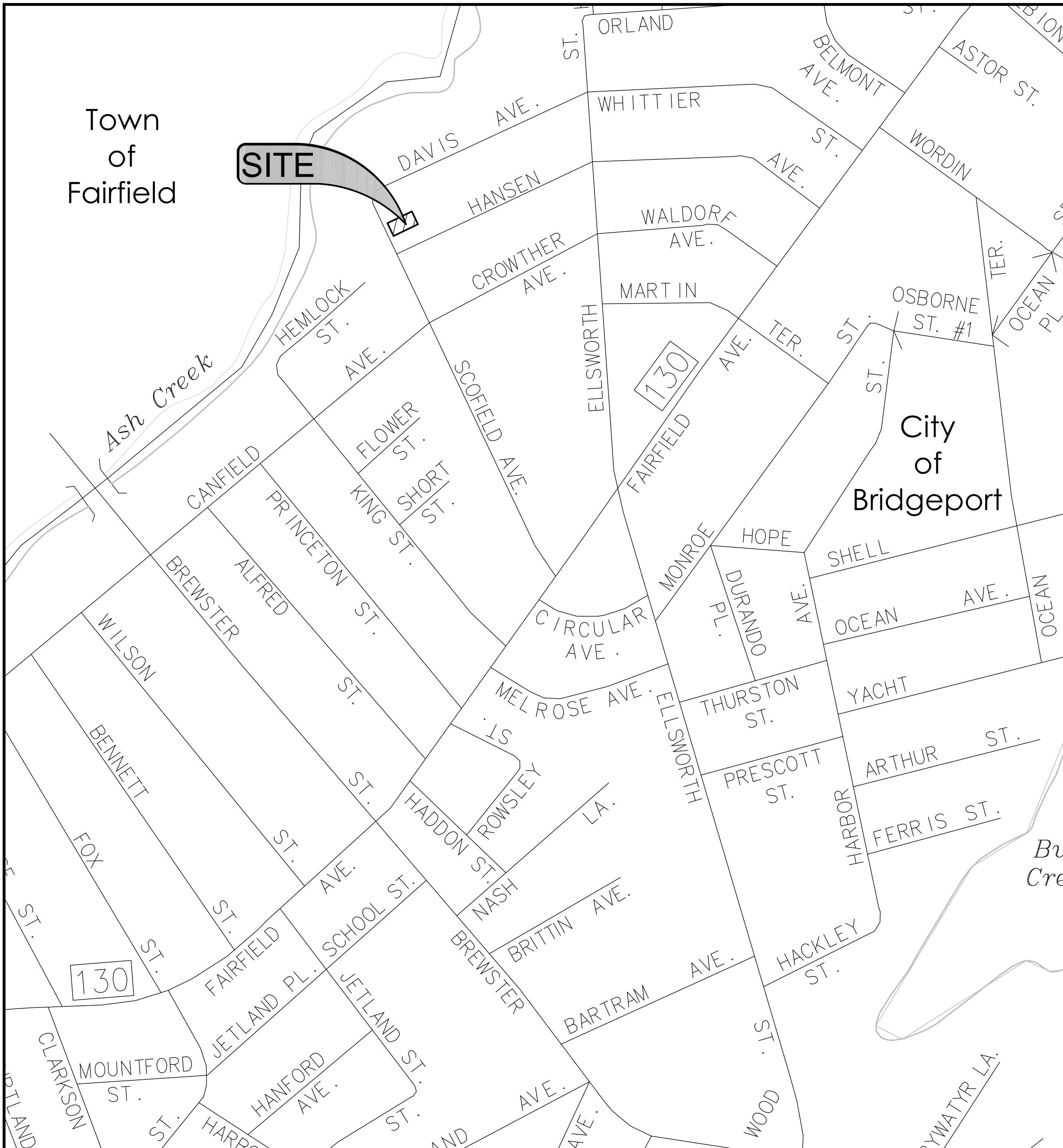
Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

No adverse impacts were determined on adjacent or nearby coastal resources. The proposed activity will be constructed with the appropriate soil erosion and control measures and will include the design of a storm drainage system to ensure there will be no adverse impact on the adjoining properties. New basins will also help reduce erosion and provide storm water quality.

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):

No adverse impacts resulting from the proposed activity is anticipated and appropriate measures will be utilized and designed as outlined above.



SCALE: 1" = 500'

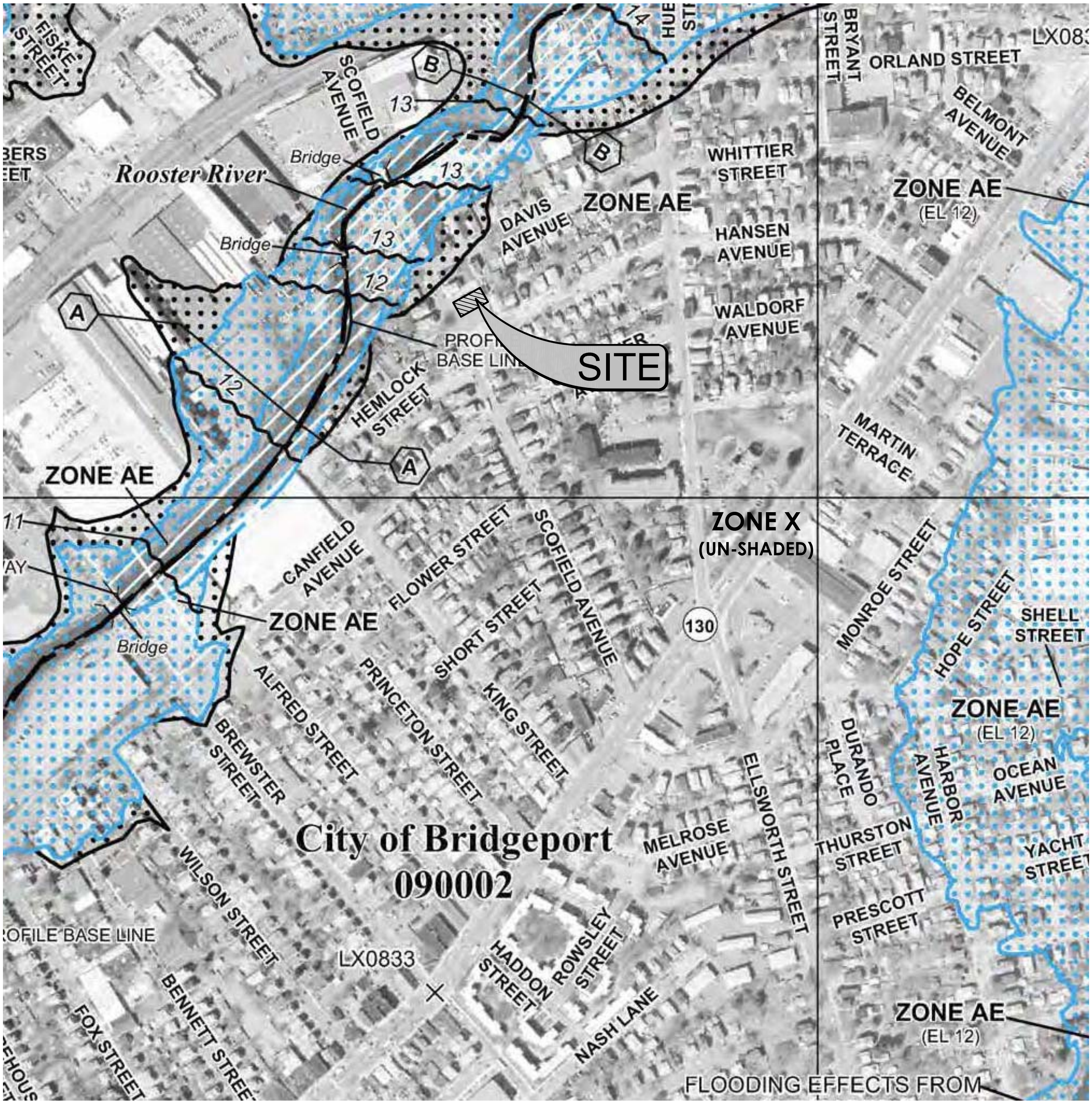
Cabezas DeAngelis
ENGINEERS & SURVEYORS

78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

LOCATION MAP

JIJR REAL ESTATE HOLDINGS, LLC
264 SCOFIELD AVENUE
BRIDGEPORT, CONNECTICUT

DATE: JANUARY 20, 2024	FIGURE A



SCALE: 1" = 500'

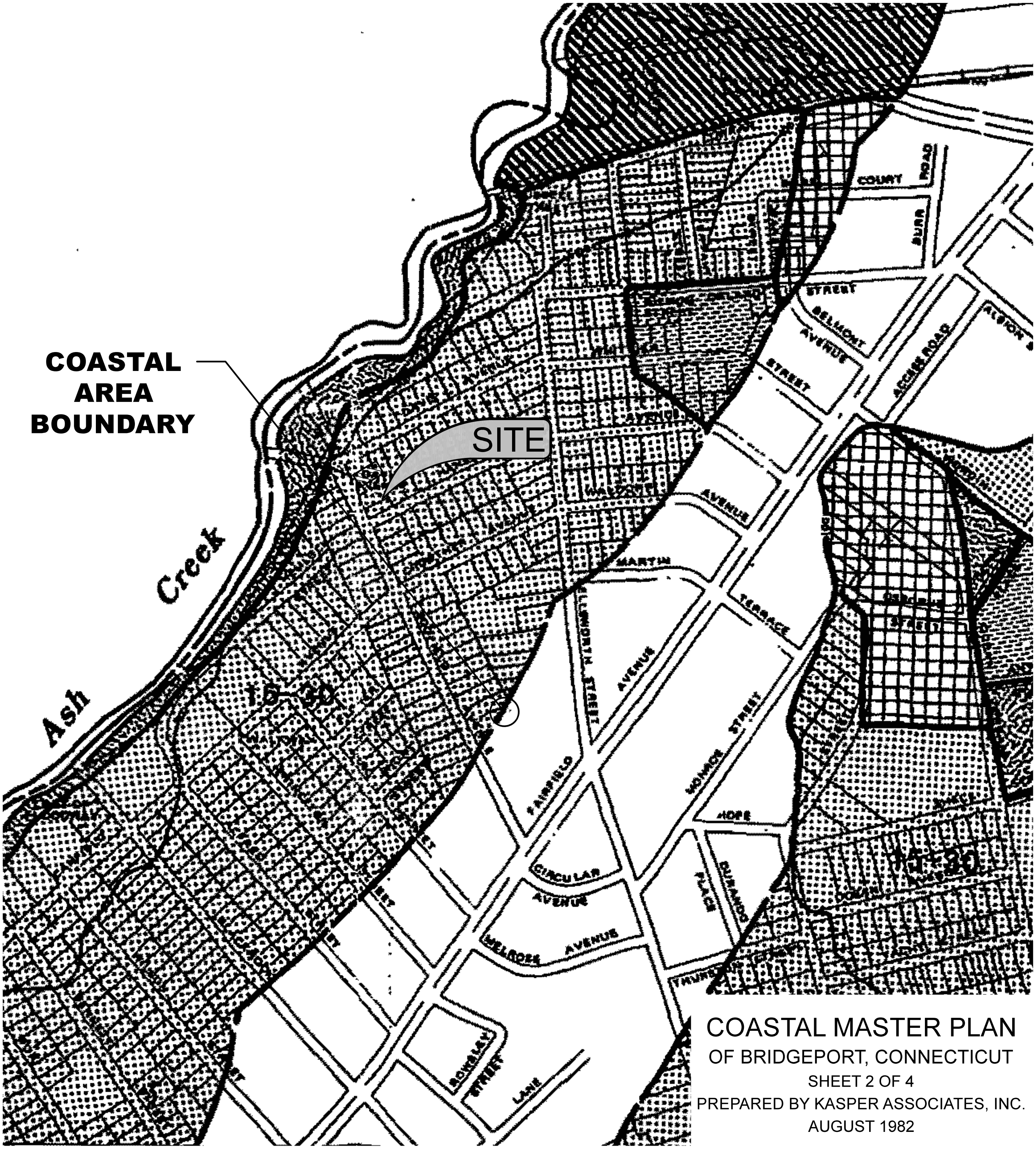
MAP NUMBER 09001C0436G
ZONE X (UN-SHADED)
MAP REVISED JULY 8, 2013

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

FEMA FIRM MAP

JIJR REAL ESTATE HOLDINGS, LLC
264 SCOFIELD AVENUE
BRIDGEPORT, CONNECTICUT

DATE: JANUARY 20, 2024	FIGURE B



SCALE: 1" = 500'

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

COASTAL RESOURCE MAP

JIJR REAL ESTATE HOLDINGS, LLC
264 SCOFIELD AVENUE
BRIDGEPORT, CONNECTICUT

DATE: JANUARY 20, 2024	FIGURE C

SCALE: 1" = 100'

ZONE MAP

JIJR REAL ESTATE HOLDINGS, LLC
264 SCOFIELD AVENUE
BRIDGEPORT, CONNECTICUT

DATE: JANUARY 20, 2024 | FIGURE D

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DESIGN REPORT

STORMWATER MANAGEMENT SYSTEM

264 Scofield Avenue
Bridgeport, Connecticut

STATE OF CONNECTICUT
WASHINGTON CABEZAS JR.
No. 70210
LICENSED
PROFESSIONAL ENGINEER

Prepared By: ________________________________ Date: **March 11, 2024**

Washington Cabezas, Jr., PEL 70210

203.330.8700 • FAX 203.330.8701 • WWW.CD-ENGINEERS.COM

GENERAL INFORMATION

Per the City of Bridgeport Tax Assessor records, **264 Scofield Avenue** is listed as Block **213**, Lot **2**. The parcel has an area of **5,000**± square feet and is within zone **NX1.** Parcel is currently vacant with sparse vegetation and poor lawn areas. The total grade change is approximately four feet pitching in a northwesterly direction.

The site is NOT within a FEMA Special Flood Hazard Zone. The site is within Zone X (Un-shaded) per FEMA FIRM Map Number **09001C0436G**, Panel Number **436** of 626, Map Revised **July 8, 2013**.

Sanitary sewer, gas, water and electric services are available on **Scofield Avenue**. Proposed Improvements include the construction of a 2½ story, **four-unit** building, a 1 story, one unit cottage, lawn areas and paved walkways. Two underground, infiltration systems have been designed at the northerly side of the site along with two surface, water quality basins. The proposed roofed areas will discharge into the water quality basins. Once basins are full, storm water will overflow into the underground, drainage chambers and a crushed stone bed. The chambers and crushed stone bed are designed with overflow devices also. Water quality and water quantity methods are utilized in this design. Under this analysis, the proposed conditions will accommodate the theoretical storage volume and peak flow rates required by the City of Bridgeport Storm Management Manual. Best Management Practices (BMP's) are implemented also. All remaining yard areas are to be loamed and seeded to establish good grass cover.

DESIGN METHODOLOGY

The stormwater runoff resulting from the existing and proposed conditions was analyzed using a 24-hour, 2-year, 10-year, 25-year frequency, Type III storm event. HydroCAD software was used to run the storm analysis based on the SCS TR-20 method. A 2-year storm frequency for the Bridgeport area has a rainfall of **3.49** inches, a 10-year storm frequency has a rainfall of **5.37** inches and a 25-year storm frequency has a rainfall of **6.55** inches per NOAA Point Precipitation Frequency Estimates. The minimum time of concentration of five (5) minutes is utilized as a conservative option. Hydrographs are also included in this report reflecting runoff information for the existing and proposed conditions under the 2, 10, and 25-year storm events.

DRAINAGE AREA 1

Hydrographs provided the following information for the 25-year storm event and a runoff area of **5,000 Ft^2**

Offsite Peak Flow Reduction

Existing Peak Flow Rate: **0.68 Ft^3/s** *(10% Reduction Requirement = 0.68 x 0.9 = 0.61 Ft^3/s)*

Proposed Peak Flow Rate: **0.27 Ft^3/s** *(0.61 Ft^3/s Allowed)*

Proposed Peak Flow Rate Reduction: **0.41 Ft^3/s** *(0.68 Ft^3/s - 0.27 Ft^3/s)*

Proposed Reduction in Peak Flow Rate: **60%** *(0.41 Ft^3/s / 0.68 Ft^3/s x 100 = 60%)*

Offsite Runoff Volume Reduction

Existing Conditions Runoff Volume .... 2,194.0 Ft^3

10% Reduction Runoff Requirement .... 219.4 Ft^3

Maximum Runoff Volume Allowed.. **1,974.6** Ft^3

Proposed Conditions Runoff Volume.. **835.0** Ft^3

Proposed Volume Reduction.. 1,359.0 Ft^3

Proposed Reduction Percentage…………………………….**62%** *(1,359 / 2,194 x 100 = 62%)*

PROPOSED SYSTEM

The proposed system consists of two, 12-inch-deep drainage basins at the northerly side of the parcel that will capture runoff from the proposed roof areas. Once basins are full stormwater will overflow into the 330 Cultec Chambers on the northwesterly side of the parcel and an 11 foot by 17 foot by 44 inch deep crushed stone bed on the northerly side of the parcel. The basins provide a combined storage capacity of 271 Ft^3**.** The chambers provide a storage capacity of 423 Ft^3 embedded in its crushed stone envelope and the crushed stone bed provides a storage capacity of 275 Ft^3 including the crushed stone envelope and overflow drain. This system as a whole provides a total storage of **969.0 Ft^3.** PVC pipe volume connecting each device is not included. The calculations for sizing the system are included below. Filter Fabric to be installed on all sides of crushed stone.

Stormwater Storage - Required

From hydrographs of 25-Year Event:

Pre Conditions Runoff Volume = 2,194 Ft^3

10% Storm Runoff Volume Reduction = 219.4 Ft^3 *(25-Year Storm Event = 0.10(2,194.0 Ft^3) = 219.4 Ft^3)*

Allowed Runoff Volume Per City: 2,194.0 – 219.4 = ***1,974.6 Ft^3***

Post Conditions Runoff Volume: **835 Ft^3** (See Hydrograph Summary "Proposed Offsite Flows")

Water Quality Equation

WQV= 1" RA/12 and R = 0.05+0.009(% Proposed Impervious)
R = 0.05+0.009(61%) = 0.5990
WQV = 1" (0.5990) (0.115)/12 = 0.0057 Acre-Ft = 248.3 Ft^3

Pre Conditions Runoff Volume = 2,194 Ft^3

Allowed Runoff Volume Per WQV = 2,194 – 248.3 = ***1,945.7 Ft^3***

Post Conditions Runoff Volume: **835 Ft^3** (See Hydrograph Summary "Proposed Offsite Flows")

Design Storage (See Hydrograph Summary "Pond 1P")

Basin #1, 12 inch deep, = **145.0 Ft^3**

Basin #2, 12 inch deep, = **126.0 Ft^3**

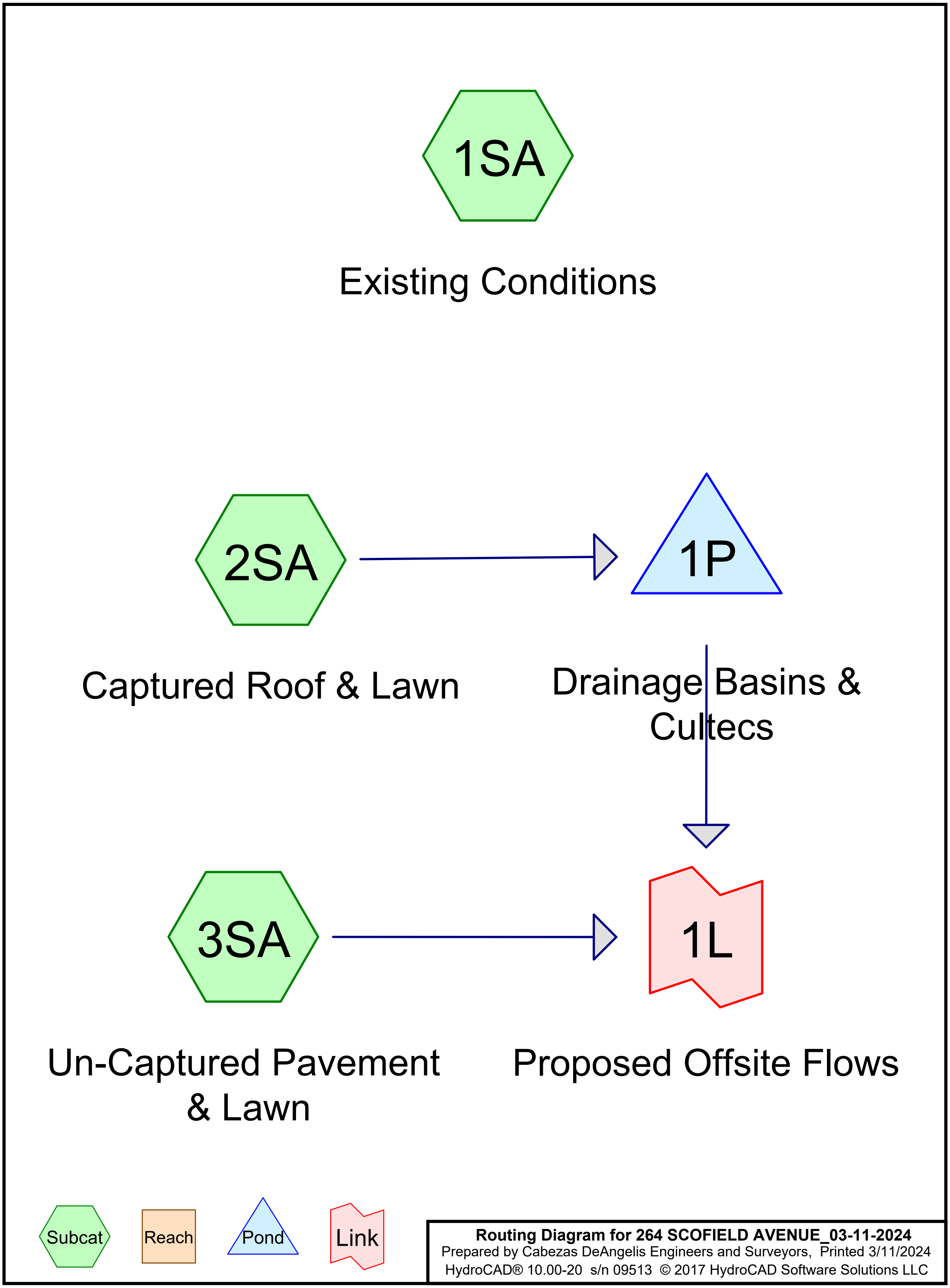
Two rows of One, 330 Cultec Chambers embedded in crushed stone envelope = **423 Ft^3**

Overflow Drain: 1 Ft x 1 Ft x 1 Ft = **1 Ft^3**

Crushed Stone Bed: 11 Ft x 17 Ft x 3.67 Ft = **275 Ft^3**

Combined Storage Provided = 969 Ft^3

Pre Vs. Post Runoff (Multi-Family Residential)								
Storm Frequency	Pre-Conditions (Ft^3)	Post Conditions (Ft^3)	Reduction (Ft^3)	Percent Reduction	Pre-Peak Flows (Ft^3/s)	Post Peak Flows (Ft^3/s)	Reduction (Ft^3/s)	Percent Reduction
2	978	323	655	67%	0.31	0.10	0.21	68%
10	1,719	630	1,089	63%	0.54	0.20	0.34	63%
25	2,194	835	1,359	62%	0.68	0.27	0.41	60%



Routing Diagram for 264 SCOFIELD AVENUE_03-11-2024
Prepared by Cabezas DeAngelis Engineers and Surveyors, Printed 3/11/2024
HydroCAD® 10.00-20 s/n 09513 © 2017 HydroCAD Software Solutions LLC

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1SA: Existing Conditions Runoff Area=5,000 sf 0.00% Impervious Runoff Depth>2.35"
Tc=5.0 min CN=89 Runoff=0.31 cfs 978 cf

Subcatchment 2SA: Captured Roof & Lawn Runoff Area=2,716 sf 85.82% Impervious Runoff Depth>2.93"
Tc=5.0 min CN=95 Runoff=0.20 cfs 663 cf

Subcatchment 3SA: Un-Captured Pavement Runoff Area=2,284 sf 16.42% Impervious Runoff Depth>1.70"
Tc=5.0 min UI Adjusted CN=81 Runoff=0.10 cfs 323 cf

Pond 1P: Drainage Basins & Cultecs Peak Elev=31.21' Storage=251 cf Inflow=0.20 cfs 663 cf
Discarded=0.02 cfs 662 cf Primary=0.00 cfs 0 cf Outflow=0.02 cfs 662 cf

Link 1L: Proposed Offsite Flows Inflow=0.10 cfs 323 cf
Primary=0.10 cfs 323 cf

Total Runoff Area = 10,000 sf Runoff Volume = 1,964 cf Average Runoff Depth = 2.36"
72.94% Pervious = 7,294 sf 27.06% Impervious = 2,706 sf

Summary for Subcatchment 1SA: Existing Conditions

[49] Hint: Tc<2dt may require smaller dt

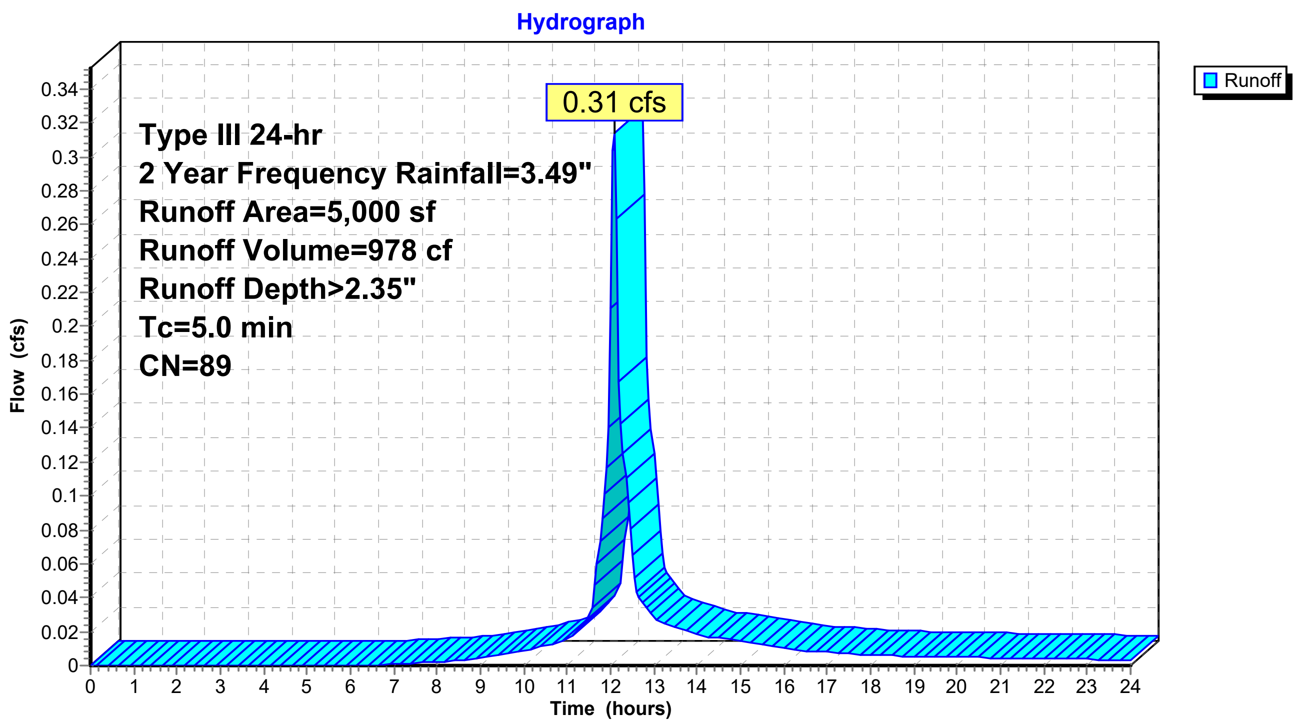
Runoff = 0.31 cfs @ 12.07 hrs, Volume= 978 cf, Depth> 2.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.49"

Area (sf)	CN	Description
5,000	89	<50% Grass cover, Poor, HSG D
5,000		100.00% Pervious Area

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

Subcatchment 1SA: Existing Conditions



Summary for Subcatchment 2SA: Captured Roof & Lawn

[49] Hint: Tc<2dt may require smaller dt

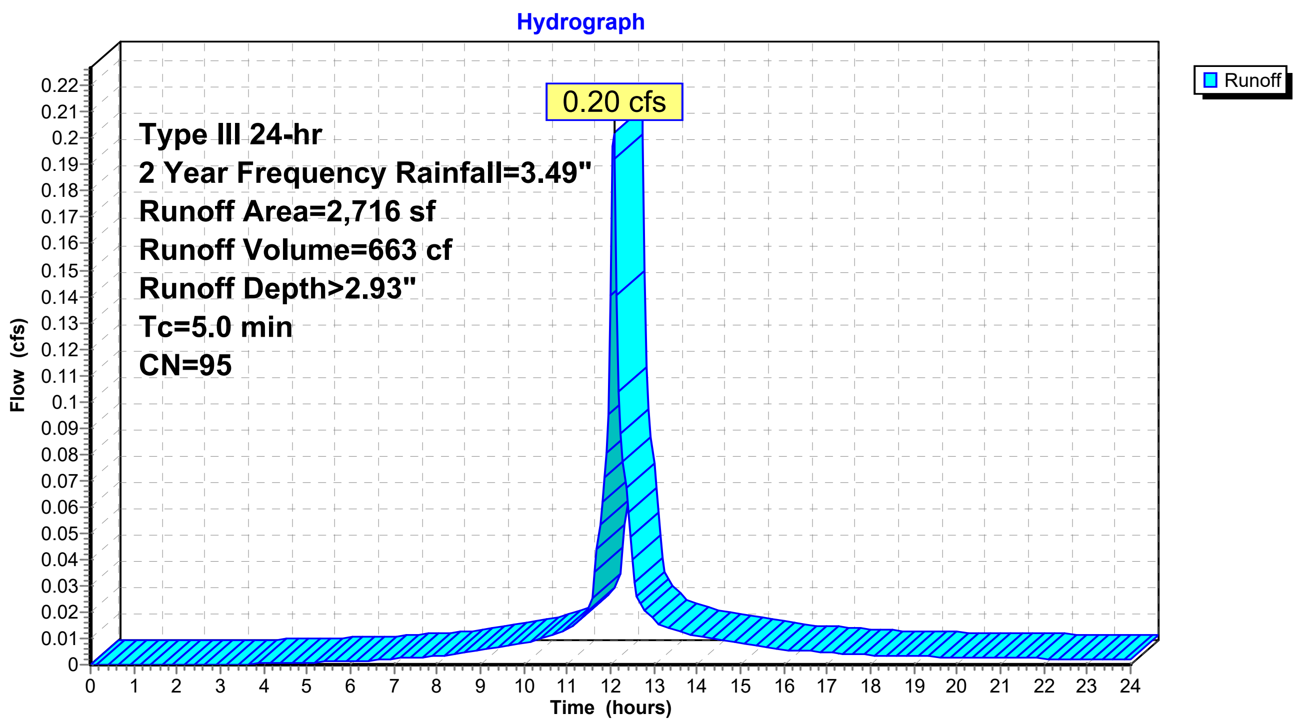
Runoff = 0.20 cfs @ 12.07 hrs, Volume= 663 cf, Depth> 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.49"

Area (sf)	CN	Description
1,647	98	Roofs, HSG D
684	98	Roofs, HSG D
194	80	>75% Grass cover, Good, HSG D
191	80	>75% Grass cover, Good, HSG D
2,716	95	Weighted Average
385		14.18% Pervious Area
2,331		85.82% Impervious Area

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

Subcatchment 2SA: Captured Roof & Lawn



Summary for Subcatchment 3SA: Un-Captured Pavement & Lawn

[49] Hint: Tc<2dt may require smaller dt

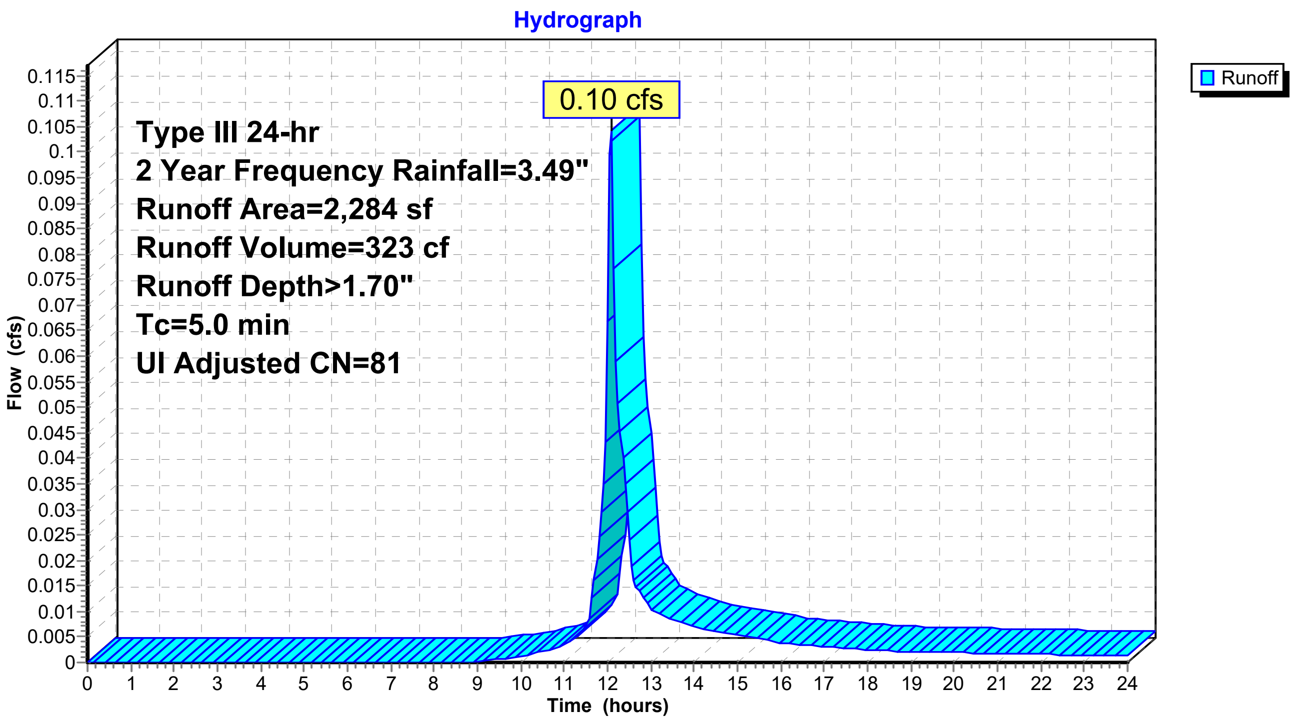
Runoff = 0.10 cfs @ 12.08 hrs, Volume= 323 cf, Depth> 1.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.49"

	Area (sf)	CN	Adj	Description
*	98	98		Unconnected Impervious, HSG D
*	102	98		Unconnected Impervious, HSG D
*	149	98		Unconnected Impervious, HSG D
*	26	98		Unconnected Impervious, HSG D
	1,909	80		>75% Grass cover, Good, HSG D
	2,284	83	81	Weighted Average, UI Adjusted
	1,909			83.58% Pervious Area
	375			16.42% Impervious Area
	375			100.00% Unconnected

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

Subcatchment 3SA: Un-Captured Pavement & Lawn



Summary for Pond 1P: Drainage Basins & Cultecs

Inflow Area =	2,716 sf, 85.82% Impervious,	Inflow Depth > 2.93"	for 2 Year Frequency event
Inflow =	0.20 cfs @ 12.07 hrs, Volume=	663 cf	
Outflow =	0.02 cfs @ 11.45 hrs, Volume=	662 cf,	Atten= 91%, Lag= 0.0 min
Discarded =	0.02 cfs @ 11.45 hrs, Volume=	662 cf	
Primary =	0.00 cfs @ 0.00 hrs, Volume=	0 cf	

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 31.21' @ 12.99 hrs Surf.Area= 208 sf Storage= 251 cf

Plug-Flow detention time= 111.5 min calculated for 662 cf (100% of inflow)
Center-of-Mass det. time= 110.7 min (887.8 - 777.1)

Volume	Invert	Avail.Storage	Storage Description
#1	37.00'	145 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
#2	33.00'	126 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
#3	28.83'	296 cf	**13.00'W x 16.00'L x 4.17'H Prismatoid**
			867 cf Overall - 127 cf Embedded = 741 cf x 40.0% Voids
#4	29.80'	127 cf	**Cultec R-330XLHD** x 2 Inside #3
			Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
			Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
			Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#5	33.00'	1 cf	**1.00'W x 1.00'L x 1.00'H Prismatoid**
#6	33.33'	275 cf	**11.00'W x 17.00'L x 3.67'H Prismatoid**
			686 cf Overall x 40.0% Voids
		969 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
37.00	96	0	0
38.00	194	145	145

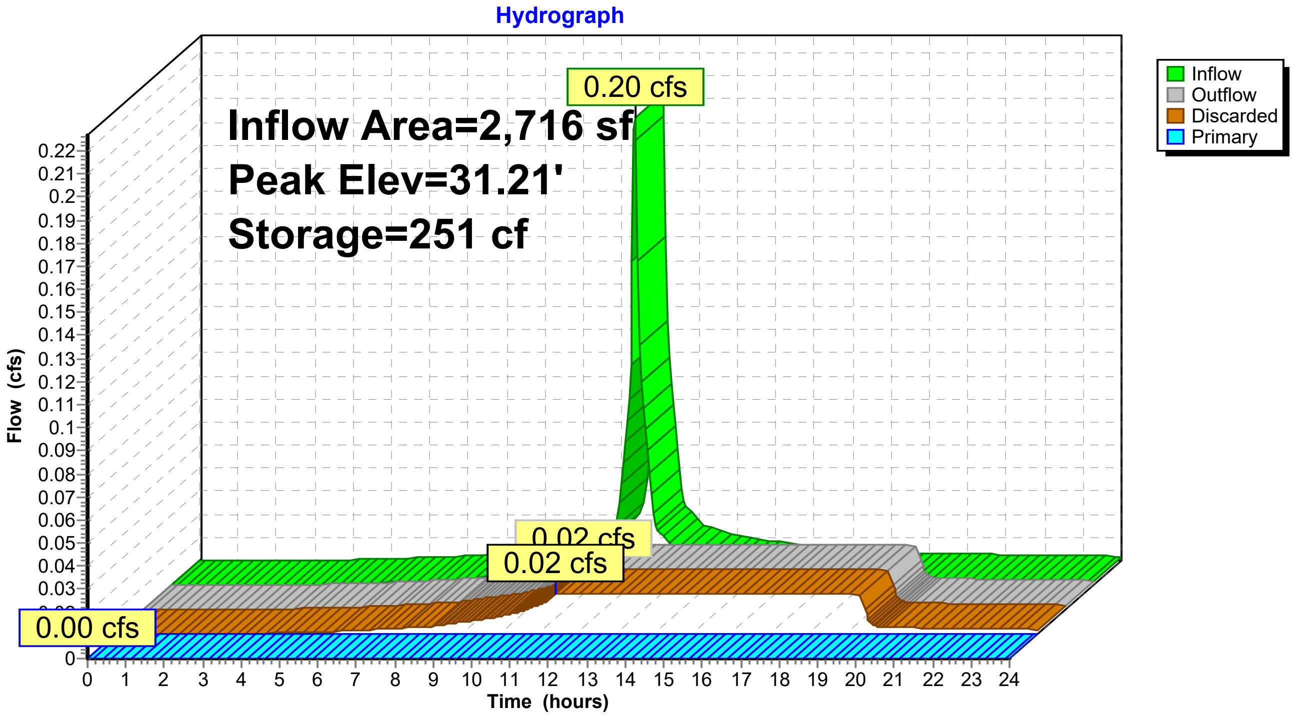
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
33.00	90	0	0
34.00	162	126	126

Device	Routing	Invert	Outlet Devices
#1	Discarded	28.83'	**3.600 in/hr Exfiltration over Surface area**
#2	Primary	33.90'	**4.0" Vert. Orifice/Grate** C= 0.600

Discarded OutFlow Max=0.02 cfs @ 11.45 hrs HW=28.93' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=28.83' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Drainage Basins & Cultecs

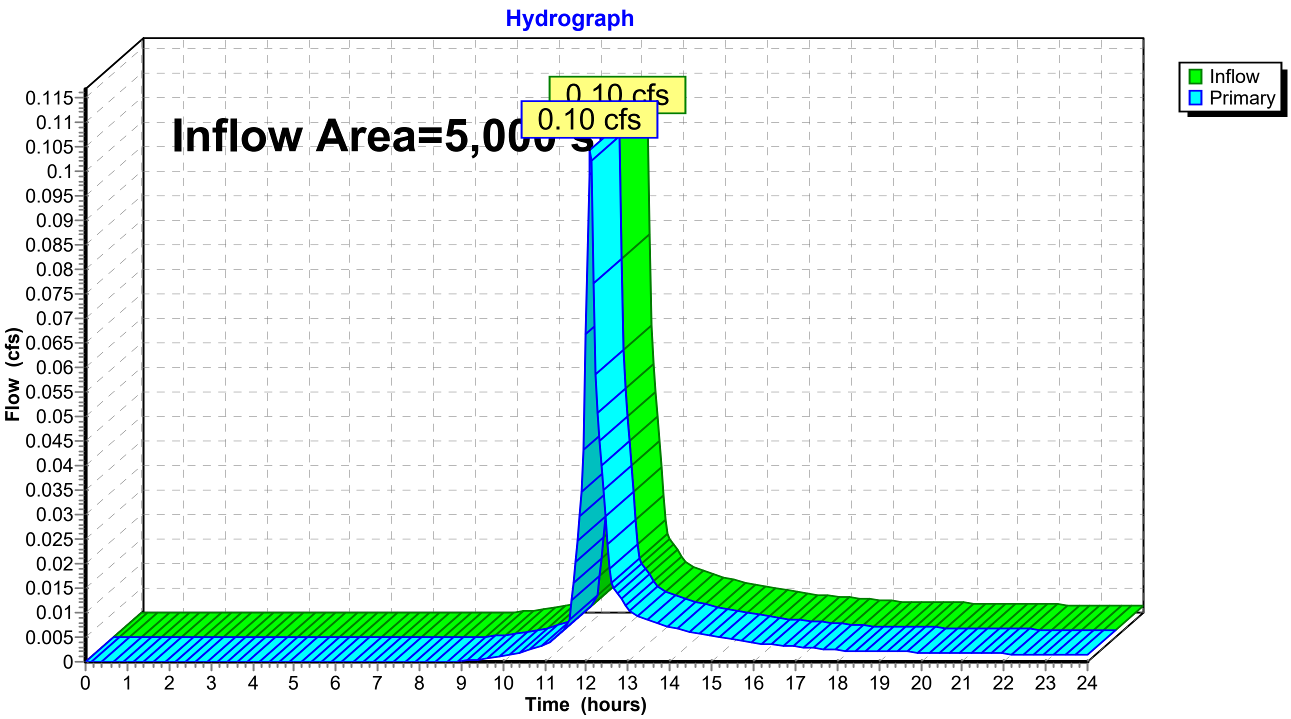


Summary for Link 1L: Proposed Offsite Flows

Inflow Area =	5,000 sf, 54.12% Impervious,	Inflow Depth > 0.78"	for 2 Year Frequency event
Inflow =	0.10 cfs @ 12.08 hrs, Volume=	323 cf	
Primary =	0.10 cfs @ 12.08 hrs, Volume=	323 cf, Atten= 0%, Lag= 0.0 min	

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1SA: Existing Conditions Runoff Area=5,000 sf 0.00% Impervious Runoff Depth>4.12"
Tc=5.0 min CN=89 Runoff=0.54 cfs 1,719 cf

Subcatchment 2SA: Captured Roof & Lawn Runoff Area=2,716 sf 85.82% Impervious Runoff Depth>4.78"
Tc=5.0 min CN=95 Runoff=0.32 cfs 1,083 cf

Subcatchment 3SA: Un-Captured Pavement Runoff Area=2,284 sf 16.42% Impervious Runoff Depth>3.31"
Tc=5.0 min UI Adjusted CN=81 Runoff=0.20 cfs 630 cf

Pond 1P: Drainage Basins & Cultecs Peak Elev=33.30' Storage=454 cf Inflow=0.32 cfs 1,083 cf
Discarded=0.03 cfs 1,054 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 1,054 cf

Link 1L: Proposed Offsite Flows Inflow=0.20 cfs 630 cf
Primary=0.20 cfs 630 cf

Total Runoff Area = 10,000 sf Runoff Volume = 3,432 cf Average Runoff Depth = 4.12"
72.94% Pervious = 7,294 sf 27.06% Impervious = 2,706 sf

Summary for Subcatchment 1SA: Existing Conditions

[49] Hint: Tc<2dt may require smaller dt

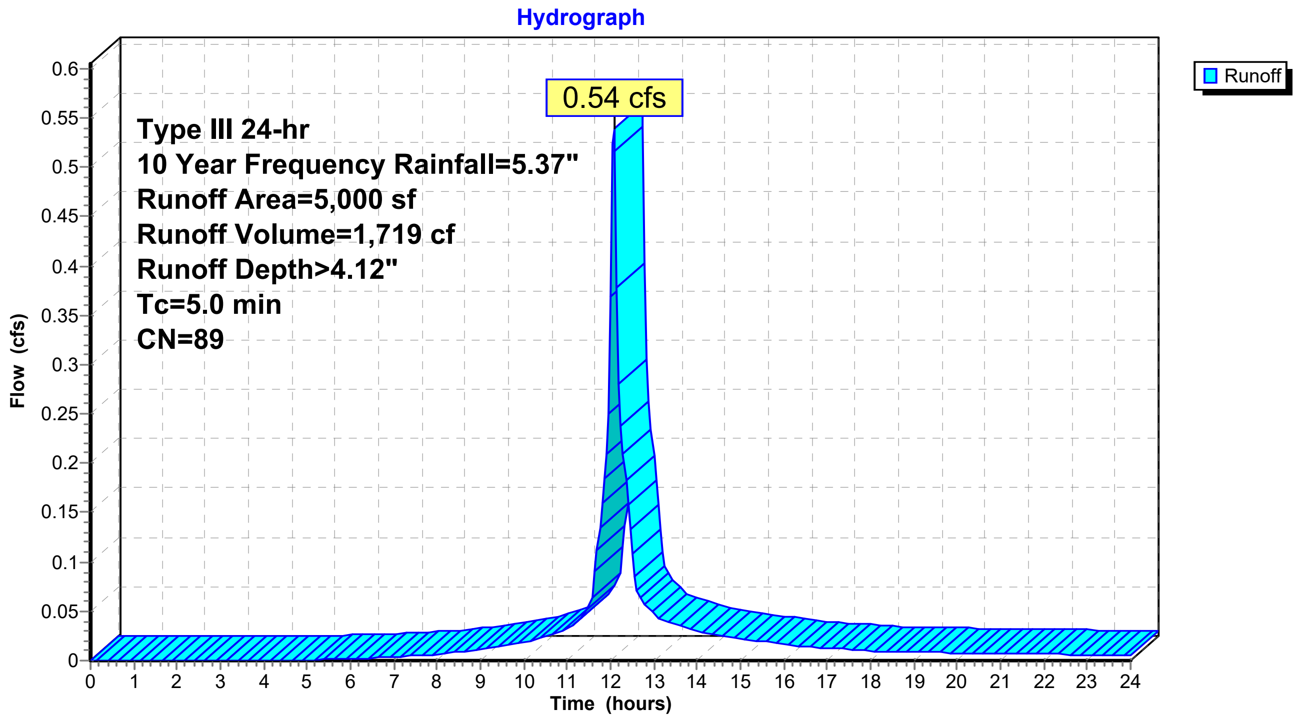
Runoff = 0.54 cfs @ 12.07 hrs, Volume= 1,719 cf, Depth> 4.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.37"

Area (sf)	CN	Description
5,000	89	<50% Grass cover, Poor, HSG D
5,000		100.00% Pervious Area

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

Subcatchment 1SA: Existing Conditions



Summary for Subcatchment 2SA: Captured Roof & Lawn

[49] Hint: Tc<2dt may require smaller dt

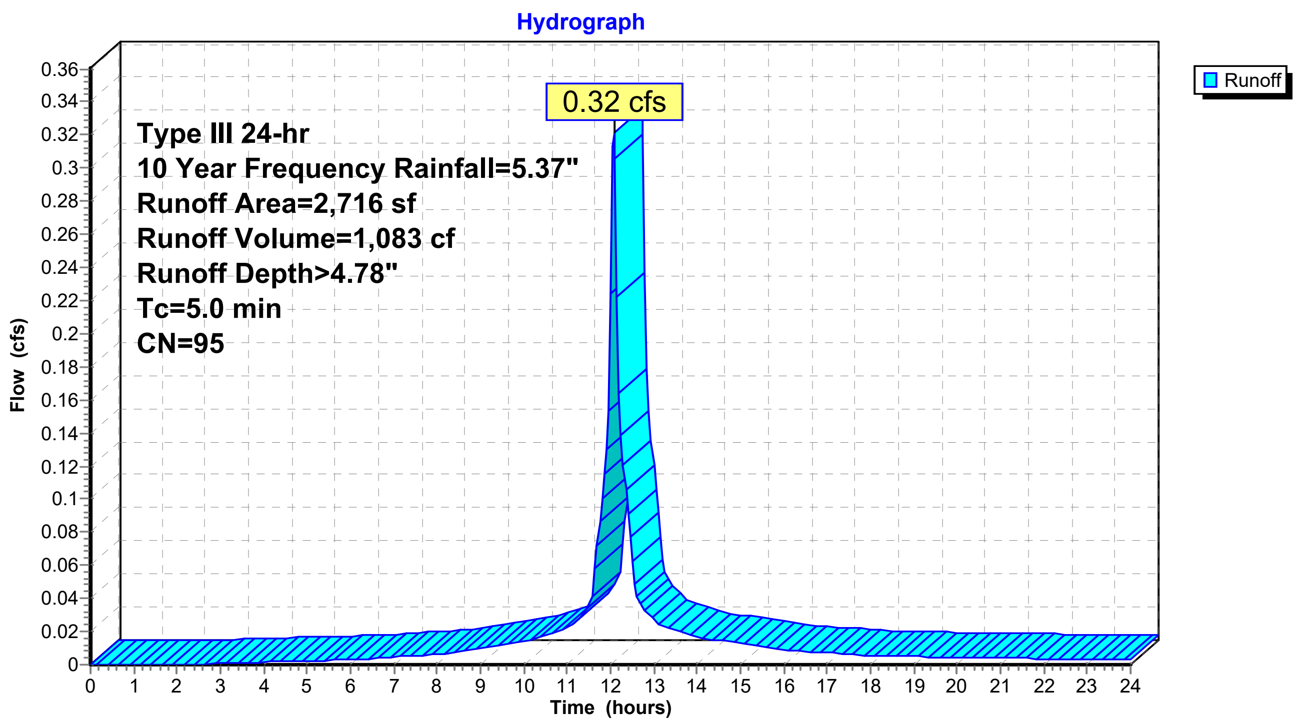
Runoff = 0.32 cfs @ 12.07 hrs, Volume= 1,083 cf, Depth> 4.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.37"

Area (sf)	CN	Description
1,647	98	Roofs, HSG D
684	98	Roofs, HSG D
194	80	>75% Grass cover, Good, HSG D
191	80	>75% Grass cover, Good, HSG D
2,716	95	Weighted Average
385		14.18% Pervious Area
2,331		85.82% Impervious Area

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

Subcatchment 2SA: Captured Roof & Lawn



Summary for Subcatchment 3SA: Un-Captured Pavement & Lawn

[49] Hint: Tc<2dt may require smaller dt

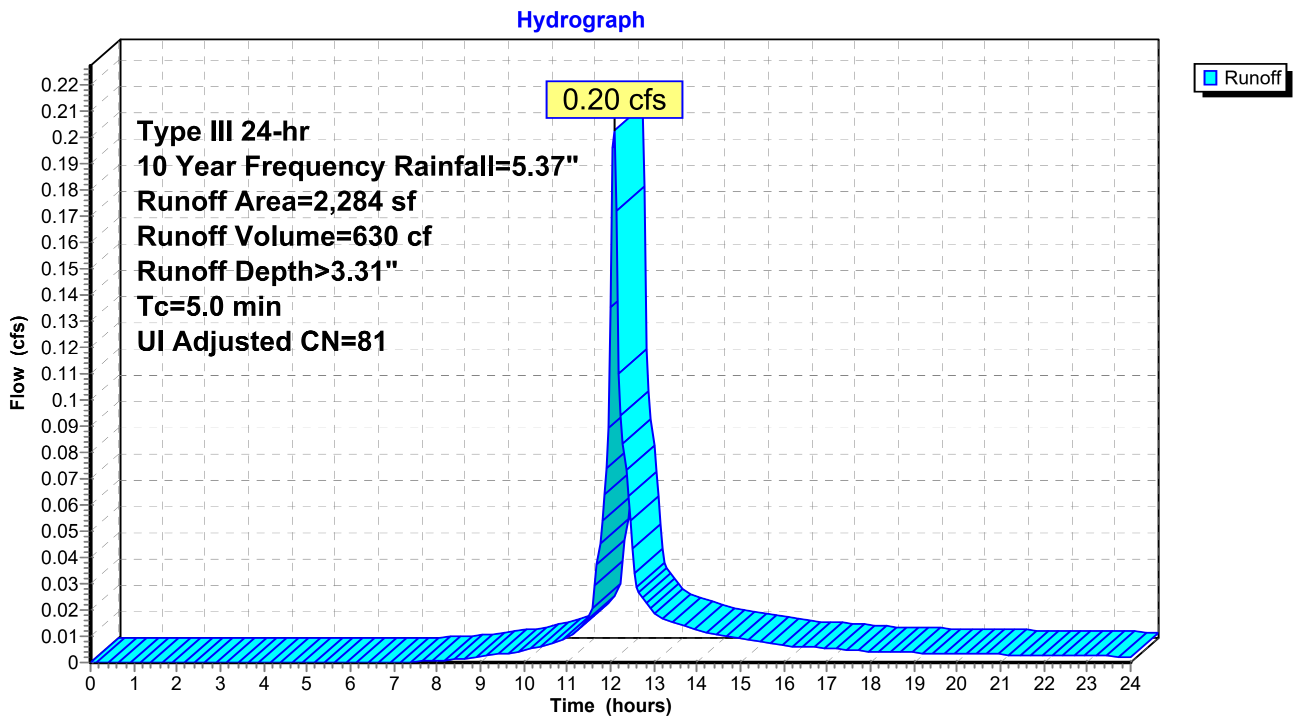
Runoff = 0.20 cfs @ 12.08 hrs, Volume= 630 cf, Depth> 3.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.37"

	Area (sf)	CN	Adj	Description
*	98	98		Unconnected Impervious, HSG D
*	102	98		Unconnected Impervious, HSG D
*	149	98		Unconnected Impervious, HSG D
*	26	98		Unconnected Impervious, HSG D
	1,909	80		>75% Grass cover, Good, HSG D
	2,284	83	81	Weighted Average, UI Adjusted
	1,909			83.58% Pervious Area
	375			16.42% Impervious Area
	375			100.00% Unconnected

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

Subcatchment 3SA: Un-Captured Pavement & Lawn



Summary for Pond 1P: Drainage Basins & Cultecs

```
Inflow Area =          2,716 sf,  85.82% Impervious,  Inflow Depth >   4.78"    for  10 Year Frequency event
Inflow      =      0.32 cfs @   12.07 hrs,  Volume=           1,083 cf
Outflow     =      0.03 cfs @   13.00 hrs,  Volume=           1,054 cf,  Atten= 92%,  Lag= 55.7 min
Discarded   =      0.03 cfs @   13.00 hrs,  Volume=           1,054 cf
Primary     =      0.00 cfs @    0.00 hrs,  Volume=               0 cf
```

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 33.30' @ 13.00 hrs Surf.Area= 321 sf Storage= 454 cf

Plug-Flow detention time= 198.0 min calculated for 1,052 cf (97% of inflow)
Center-of-Mass det. time= 181.7 min (946.8 - 765.1)

Volume	Invert	Avail.Storage	Storage Description
#1	37.00'	145 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
#2	33.00'	126 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
#3	28.83'	296 cf	**13.00'W x 16.00'L x 4.17'H Prismatoid** 867 cf Overall - 127 cf Embedded = 741 cf x 40.0% Voids
#4	29.80'	127 cf	**Cultec R-330XLHD** x 2 Inside #3 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#5	33.00'	1 cf	**1.00'W x 1.00'L x 1.00'H Prismatoid**
#6	33.33'	275 cf	**11.00'W x 17.00'L x 3.67'H Prismatoid** 686 cf Overall x 40.0% Voids
		969 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
37.00	96	0	0
38.00	194	145	145

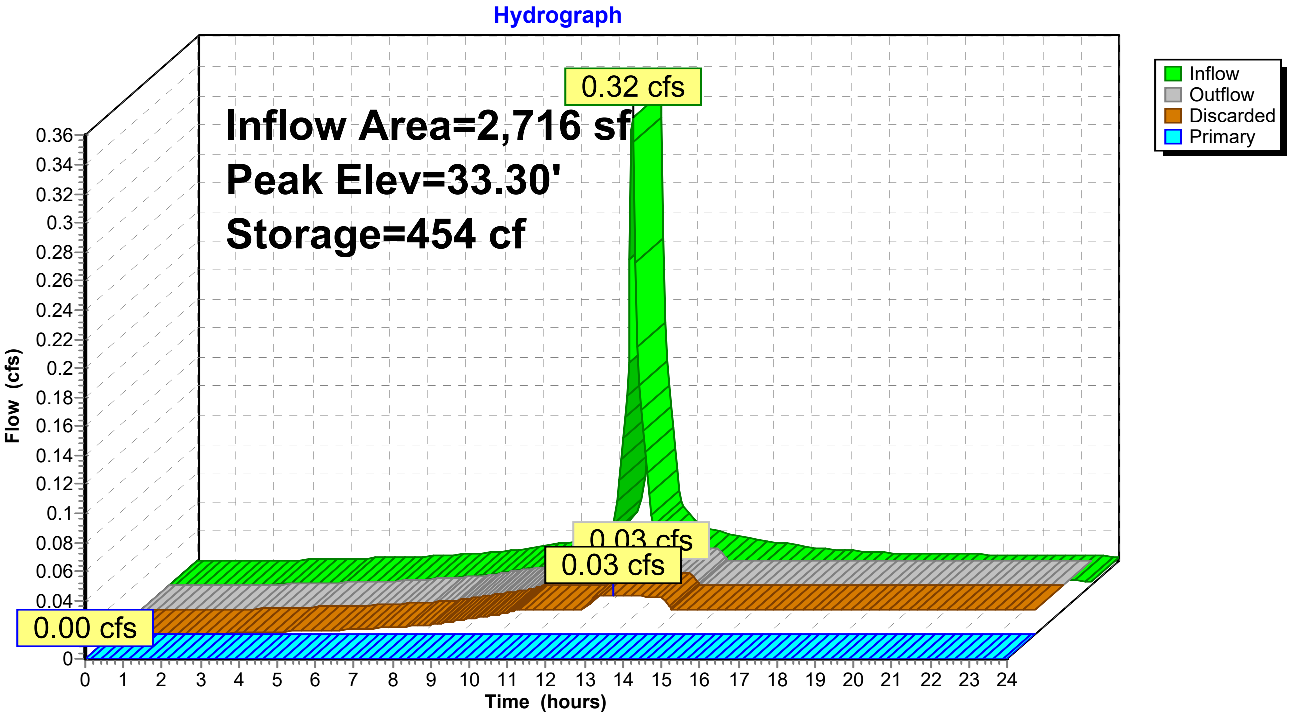
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
33.00	90	0	0
34.00	162	126	126

Device	Routing	Invert	Outlet Devices
#1	Discarded	28.83'	**3.600 in/hr Exfiltration over Surface area**
#2	Primary	33.90'	**4.0" Vert. Orifice/Grate** C= 0.600

Discarded OutFlow Max=0.03 cfs @ 13.00 hrs HW=33.30' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=28.83' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Drainage Basins & Cultecs

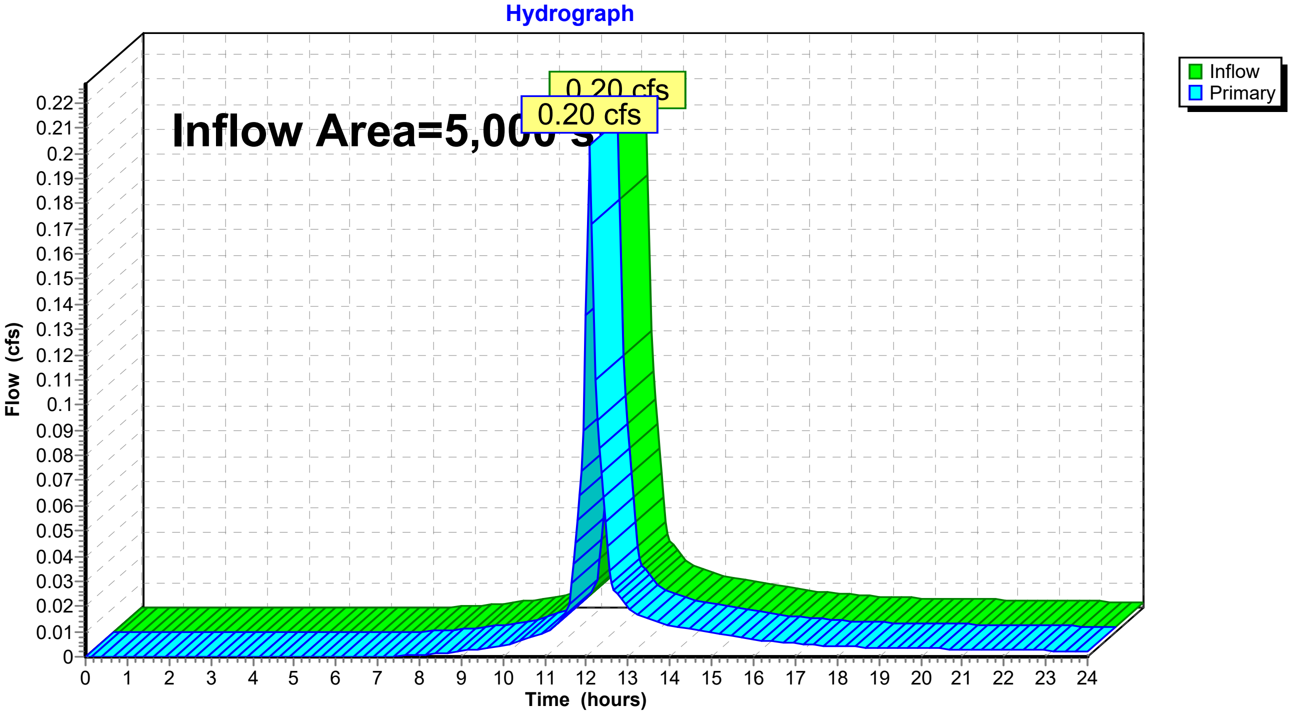


Summary for Link 1L: Proposed Offsite Flows

Inflow Area = 5,000 sf, 54.12% Impervious, Inflow Depth > 1.51" for 10 Year Frequency event
Inflow = 0.20 cfs @ 12.08 hrs, Volume= 630 cf
Primary = 0.20 cfs @ 12.08 hrs, Volume= 630 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1SA: Existing Conditions Runoff Area=5,000 sf 0.00% Impervious Runoff Depth>5.27"
Tc=5.0 min CN=89 Runoff=0.68 cfs 2,194 cf

Subcatchment 2SA: Captured Roof & Lawn Runoff Area=2,716 sf 85.82% Impervious Runoff Depth>5.96"
Tc=5.0 min CN=95 Runoff=0.40 cfs 1,348 cf

Subcatchment 3SA: Un-Captured Pavement Runoff Area=2,284 sf 16.42% Impervious Runoff Depth>4.39"
Tc=5.0 min UI Adjusted CN=81 Runoff=0.27 cfs 835 cf

Pond 1P: Drainage Basins & Cultecs Peak Elev=33.79' Storage=551 cf Inflow=0.40 cfs 1,348 cf
Discarded=0.05 cfs 1,270 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 1,270 cf

Link 1L: Proposed Offsite Flows Inflow=0.27 cfs 835 cf
Primary=0.27 cfs 835 cf

Total Runoff Area = 10,000 sf Runoff Volume = 4,377 cf Average Runoff Depth = 5.25"
72.94% Pervious = 7,294 sf 27.06% Impervious = 2,706 sf

Summary for Subcatchment 1SA: Existing Conditions

[49] Hint: Tc<2dt may require smaller dt

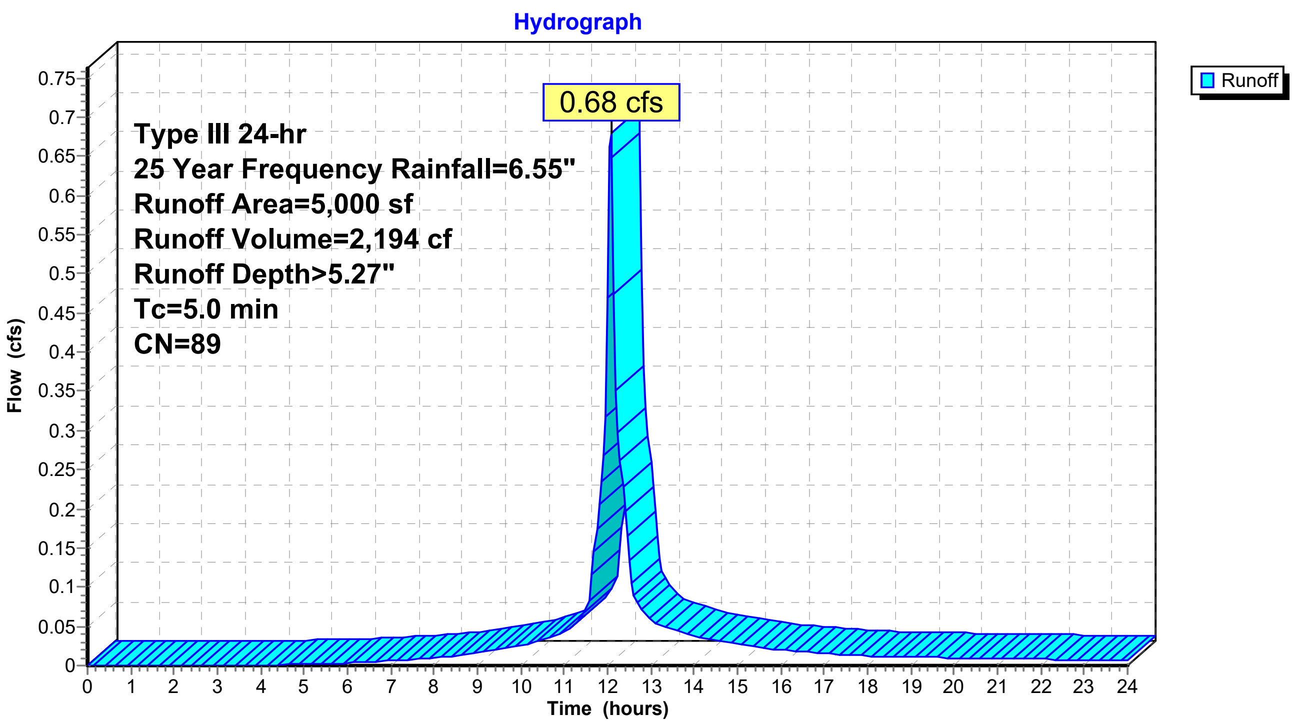
Runoff = 0.68 cfs @ 12.07 hrs, Volume= 2,194 cf, Depth> 5.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.55"

Area (sf)	CN	Description
5,000	89	<50% Grass cover, Poor, HSG D
5,000		100.00% Pervious Area

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

Subcatchment 1SA: Existing Conditions



Summary for Subcatchment 2SA: Captured Roof & Lawn

[49] Hint: Tc<2dt may require smaller dt

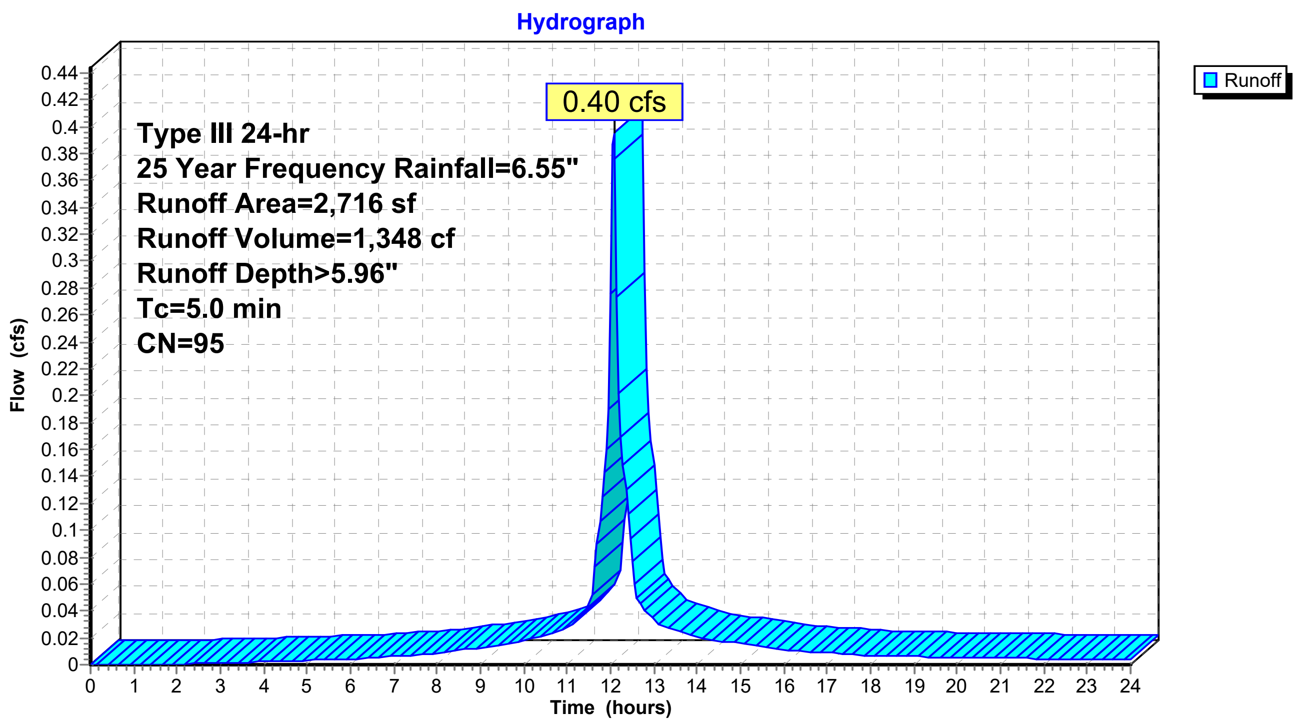
Runoff = 0.40 cfs @ 12.07 hrs, Volume= 1,348 cf, Depth> 5.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.55"

Area (sf)	CN	Description
1,647	98	Roofs, HSG D
684	98	Roofs, HSG D
194	80	>75% Grass cover, Good, HSG D
191	80	>75% Grass cover, Good, HSG D
2,716	95	Weighted Average
385		14.18% Pervious Area
2,331		85.82% Impervious Area

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

Subcatchment 2SA: Captured Roof & Lawn



Summary for Subcatchment 3SA: Un-Captured Pavement & Lawn

[49] Hint: Tc<2dt may require smaller dt

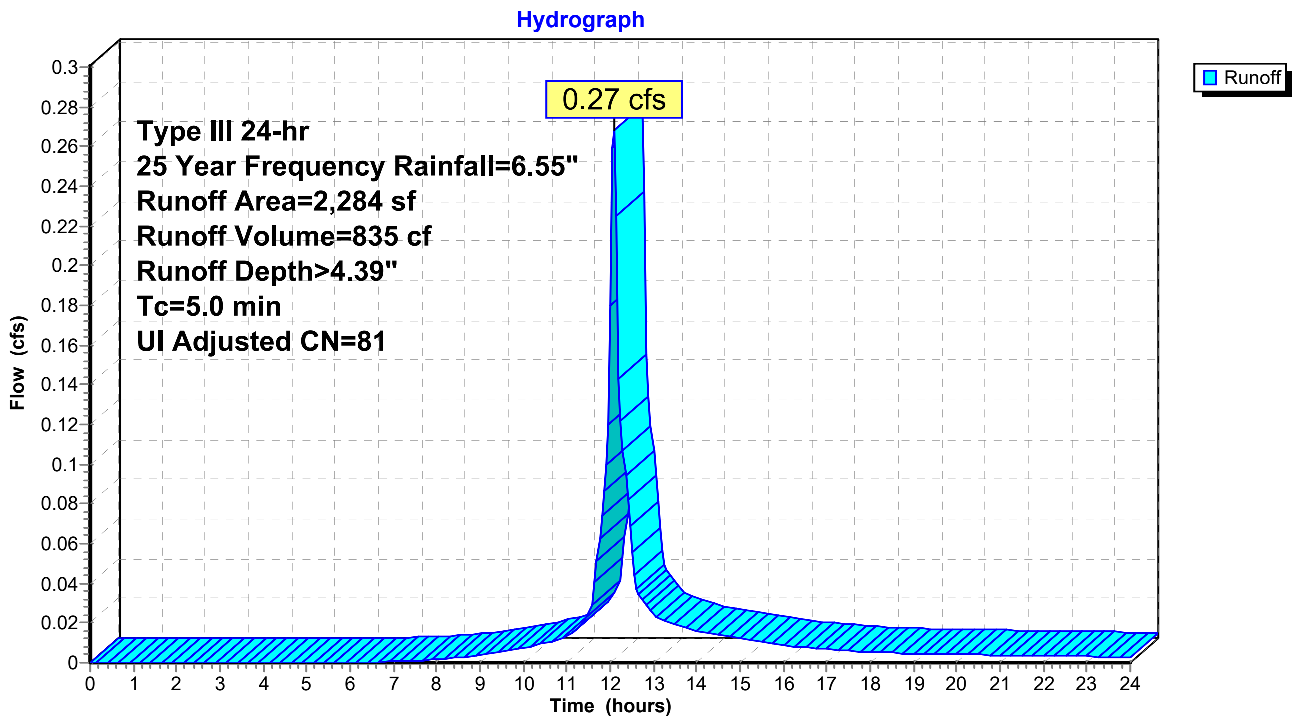
Runoff = 0.27 cfs @ 12.07 hrs, Volume= 835 cf, Depth> 4.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.55"

	Area (sf)	CN	Adj	Description
*	98	98		Unconnected Impervious, HSG D
*	102	98		Unconnected Impervious, HSG D
*	149	98		Unconnected Impervious, HSG D
*	26	98		Unconnected Impervious, HSG D
	1,909	80		>75% Grass cover, Good, HSG D
	2,284	83	81	Weighted Average, UI Adjusted
	1,909			83.58% Pervious Area
	375			16.42% Impervious Area
	375			100.00% Unconnected

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

Subcatchment 3SA: Un-Captured Pavement & Lawn



Summary for Pond 1P: Drainage Basins & Cultecs

Inflow Area = 2,716 sf, 85.82% Impervious, Inflow Depth > 5.96" for 25 Year Frequency event
Inflow = 0.40 cfs @ 12.07 hrs, Volume= 1,348 cf
Outflow = 0.05 cfs @ 12.67 hrs, Volume= 1,270 cf, Atten= 89%, Lag= 36.2 min
Discarded = 0.05 cfs @ 12.67 hrs, Volume= 1,270 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 33.79' @ 12.67 hrs Surf.Area= 543 sf Storage= 551 cf

Plug-Flow detention time= 182.6 min calculated for 1,270 cf (94% of inflow)
Center-of-Mass det. time= 150.1 min (910.3 - 760.3)

Volume	Invert	Avail.Storage	Storage Description
#1	37.00'	145 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
#2	33.00'	126 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
#3	28.83'	296 cf	**13.00'W x 16.00'L x 4.17'H Prismatoid**
			867 cf Overall - 127 cf Embedded = 741 cf x 40.0% Voids
#4	29.80'	127 cf	**Cultec R-330XLHD** x 2 Inside #3
			Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
			Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
			Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#5	33.00'	1 cf	**1.00'W x 1.00'L x 1.00'H Prismatoid**
#6	33.33'	275 cf	**11.00'W x 17.00'L x 3.67'H Prismatoid**
			686 cf Overall x 40.0% Voids
		969 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
37.00	96	0	0
38.00	194	145	145

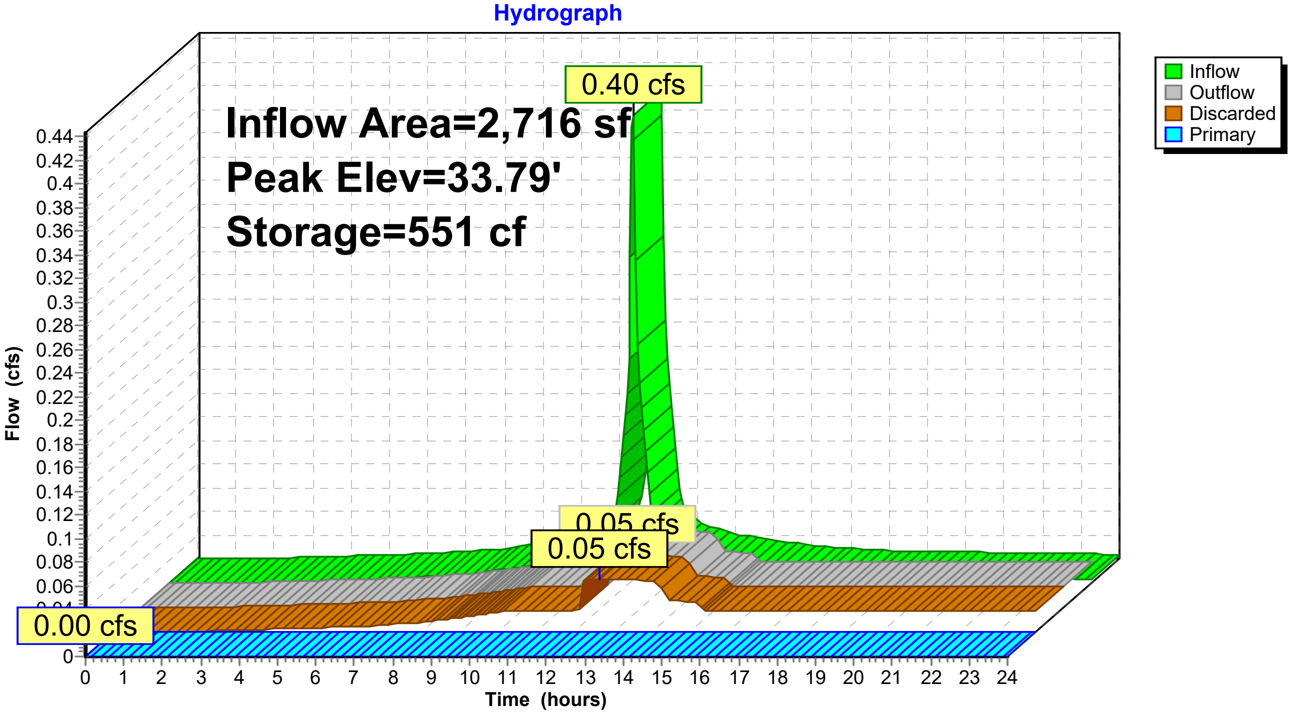
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
33.00	90	0	0
34.00	162	126	126

Device	Routing	Invert	Outlet Devices
#1	Discarded	28.83'	**3.600 in/hr Exfiltration over Surface area**
#2	Primary	33.90'	**4.0" Vert. Orifice/Grate** C= 0.600

Discarded OutFlow Max=0.05 cfs @ 12.67 hrs HW=33.79' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=28.83' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Drainage Basins & Cultecs

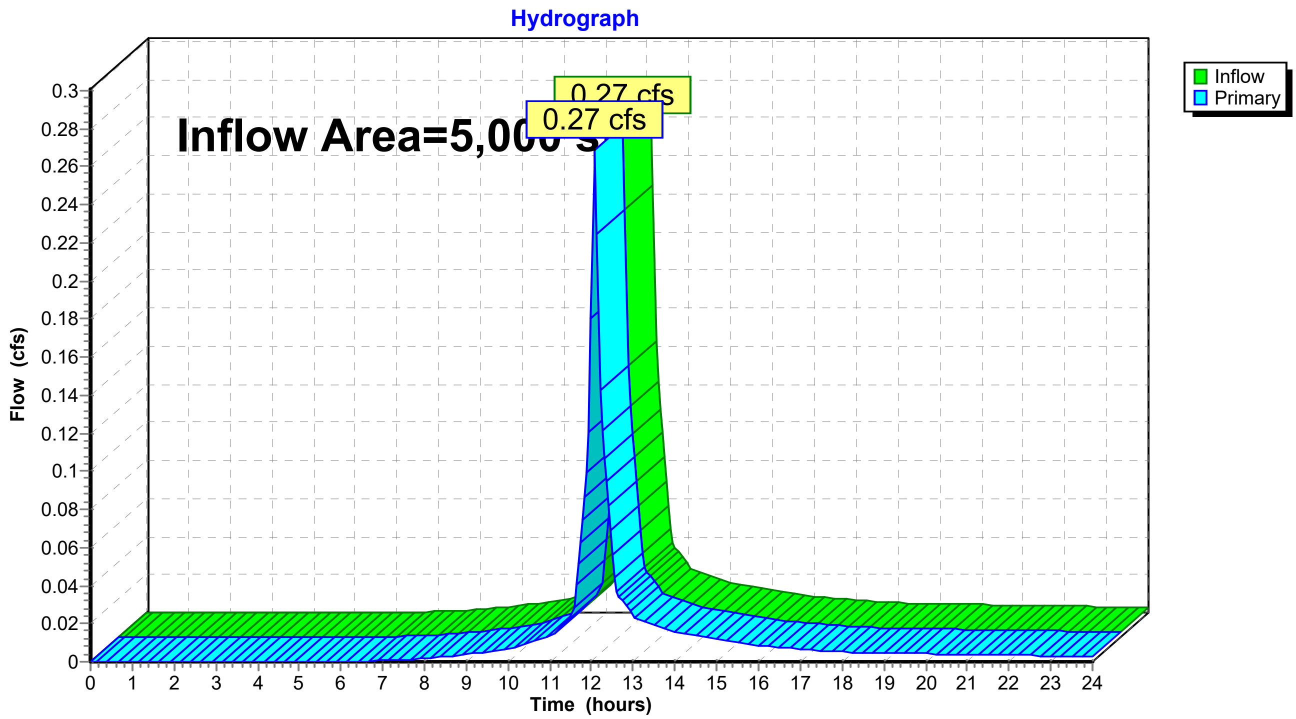


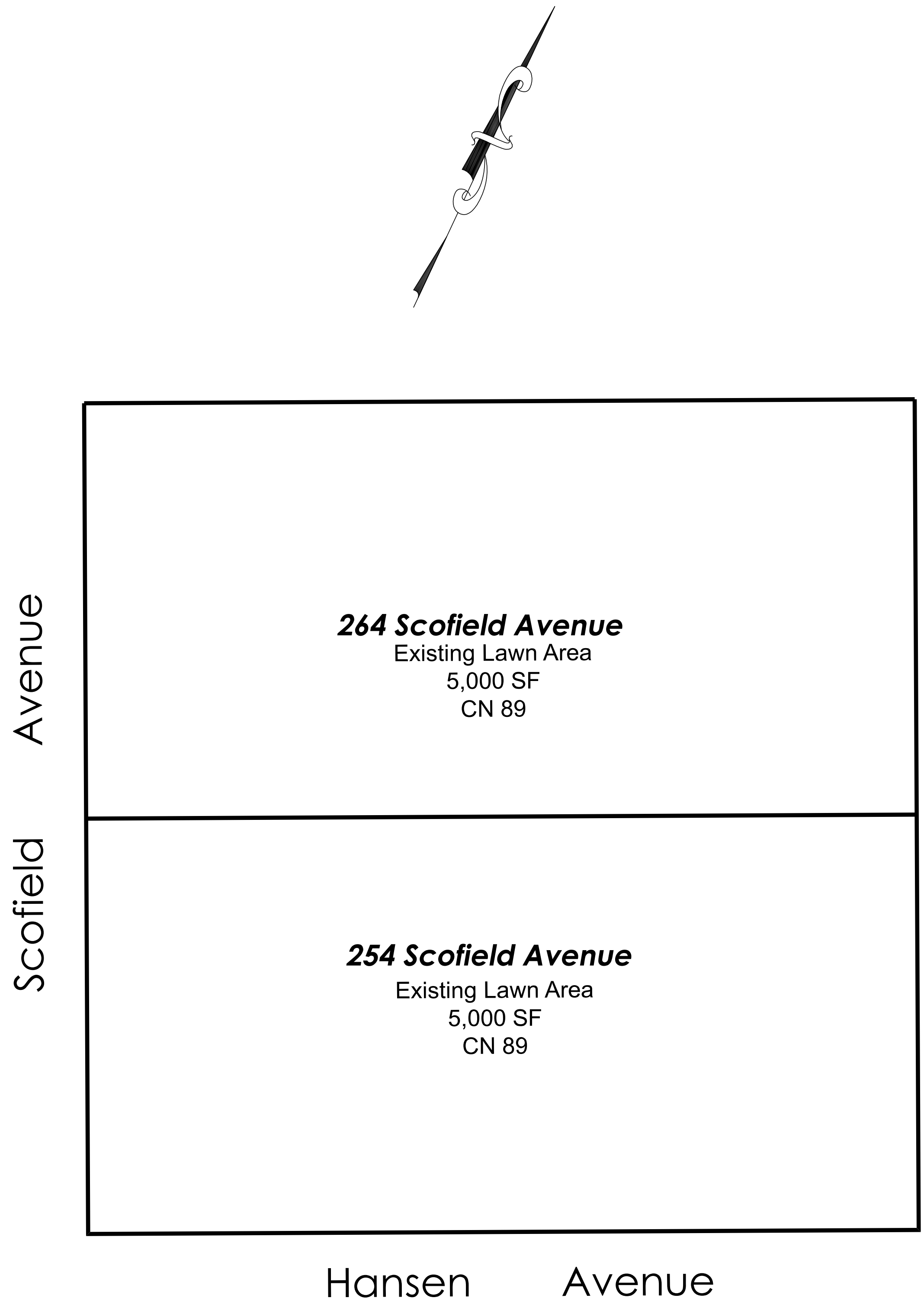
Summary for Link 1L: Proposed Offsite Flows

Inflow Area = 5,000 sf, 54.12% Impervious, Inflow Depth > 2.00" for 25 Year Frequency event
Inflow = 0.27 cfs @ 12.07 hrs, Volume= 835 cf
Primary = 0.27 cfs @ 12.07 hrs, Volume= 835 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows





Cabezas DeAngelis
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P:203 330 8700 • F:203 330 8701

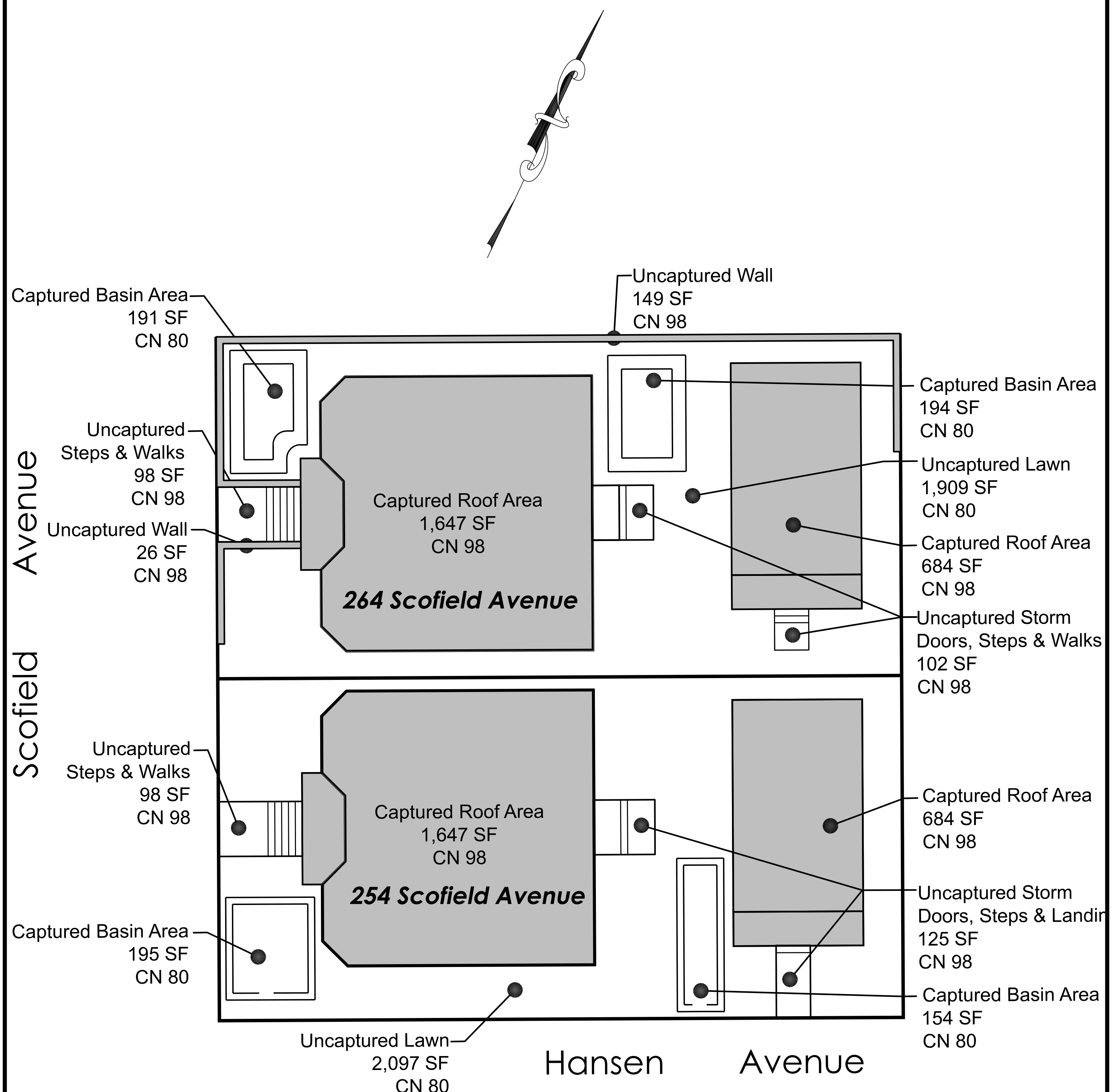
SCALE: 1"=20'
FIELD FILE: 254&264 Scofield Ave.rw5
PROJECT NO. CD1110
DATE: March 11, 2024
CAD FILE: 254 & 264 Scofield Ave.dwg
SHEET 1 OF 1
REV:

EXISTING DRAINAGE FIGURES

PREPARED FOR

JIJR REAL ESTATE HOLDINGS, LLC

254 & 264 SCOFIELD AVENUE
BRIDGEPORT, CONNECTICUT



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SCALE: 1"=20'
FIELD FILE: 254&264 Scofield Ave.rw5
PROJECT NO. CD1110
DATE: March 11, 2024
CAD FILE: 254 & 264 Scofield Ave.dwg
SHEET 1 OF 1
REV:

PROPOSED DRAINAGE FIGURES

PREPARED FOR

JIJR REAL ESTATE HOLDINGS, LLC

254 & 264 SCOFIELD AVENUE
BRIDGEPORT, CONNECTICUT

NOAA Atlas 14, Volume 10, Version 3
Location name: Bridgeport, Connecticut, USA*
Latitude: 41.1631°, Longitude: -73.2262°
Elevation: 23 ft**
* 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** (0.281-0.439)	**0.420** (0.333-0.522)	**0.529** (0.418-0.660)	**0.619** (0.486-0.777)	**0.743** (0.563-0.972)	**0.837** (0.620-1.12)	**0.935** (0.669-1.29)	**1.04** (0.707-1.48)	**1.20** (0.776-1.75)	**1.32** (0.834-1.97)
10-min	**0.500** (0.398-0.622)	**0.595** (0.472-0.740)	**0.749** (0.592-0.936)	**0.877** (0.689-1.10)	**1.05** (0.798-1.38)	**1.19** (0.878-1.58)	**1.32** (0.948-1.83)	**1.48** (1.00-2.09)	**1.69** (1.10-2.48)	**1.87** (1.18-2.79)
15-min	**0.589** (0.468-0.732)	**0.700** (0.555-0.871)	**0.881** (0.697-1.10)	**1.03** (0.811-1.30)	**1.24** (0.939-1.62)	**1.40** (1.03-1.86)	**1.56** (1.12-2.15)	**1.74** (1.18-2.46)	**1.99** (1.29-2.91)	**2.20** (1.39-3.28)
30-min	**0.821** (0.652-1.02)	**0.976** (0.774-1.21)	**1.23** (0.971-1.53)	**1.44** (1.13-1.80)	**1.73** (1.31-2.26)	**1.94** (1.44-2.59)	**2.17** (1.55-2.99)	**2.42** (1.64-3.42)	**2.76** (1.79-4.04)	**3.04** (1.92-4.53)
60-min	**1.05** (0.837-1.31)	**1.25** (0.993-1.56)	**1.58** (1.24-1.97)	**1.84** (1.45-2.31)	**2.21** (1.68-2.89)	**2.50** (1.85-3.32)	**2.78** (1.99-3.83)	**3.10** (2.10-4.38)	**3.53** (2.30-5.16)	**3.88** (2.46-5.78)
2-hr	**1.36** (1.09-1.68)	**1.63** (1.30-2.02)	**2.07** (1.65-2.57)	**2.44** (1.93-3.04)	**2.94** (2.24-3.82)	**3.32** (2.47-4.40)	**3.72** (2.68-5.11)	**4.16** (2.83-5.85)	**4.80** (3.13-6.97)	**5.32** (3.38-7.87)
3-hr	**1.57** (1.26-1.93)	**1.89** (1.52-2.33)	**2.41** (1.92-2.98)	**2.84** (2.25-3.53)	**3.43** (2.63-4.45)	**3.88** (2.90-5.13)	**4.35** (3.15-5.97)	**4.88** (3.33-6.83)	**5.66** (3.69-8.18)	**6.30** (4.00-9.29)
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** (3.37-5.64)	**4.94** (3.73-6.51)	**5.55** (4.05-7.59)	**6.25** (4.28-8.69)	**7.29** (4.77-10.5)	**8.15** (5.20-11.9)
12-hr	**2.44** (1.98-2.96)	**2.95** (2.40-3.58)	**3.78** (3.06-4.61)	**4.47** (3.60-5.48)	**5.42** (4.21-6.95)	**6.13** (4.65-8.03)	**6.89** (5.06-9.37)	**7.78** (5.34-10.7)	**9.10** (5.98-13.0)	**10.2** (6.53-14.8)
24-hr	**2.84** (2.33-3.42)	**3.47** (2.84-4.18)	**4.50** (3.67-5.44)	**5.35** (4.33-6.51)	**6.53** (5.10-8.32)	**7.40** (5.65-9.64)	**8.34** (6.17-11.3)	**9.47** (6.52-13.0)	**11.2** (7.37-15.8)	**12.7** (8.12-18.3)
2-day	**3.16** (2.61-3.78)	**3.93** (3.24-4.70)	**5.18** (4.25-6.22)	**6.22** (5.07-7.50)	**7.65** (6.02-9.70)	**8.70** (6.70-11.3)	**9.85** (7.37-13.4)	**11.3** (7.80-15.4)	**13.5** (8.95-19.0)	**15.5** (9.98-22.2)
3-day	**3.42** (2.83-4.07)	**4.26** (3.52-5.07)	**5.63** (4.63-6.73)	**6.76** (5.53-8.13)	**8.33** (6.58-10.5)	**9.48** (7.33-12.3)	**10.7** (8.07-14.5)	**12.3** (8.54-16.7)	**14.8** (9.83-20.8)	**17.0** (11.0-24.3)
4-day	**3.66** (3.04-4.35)	**4.55** (3.77-5.40)	**5.99** (4.95-7.14)	**7.19** (5.90-8.62)	**8.84** (7.00-11.1)	**10.0** (7.78-13.0)	**11.4** (8.56-15.3)	**13.0** (9.06-17.6)	**15.7** (10.4-21.9)	**18.0** (11.6-25.5)
7-day	**4.38** (3.66-5.17)	**5.33** (4.44-6.30)	**6.88** (5.72-8.16)	**8.17** (6.74-9.74)	**9.95** (7.91-12.4)	**11.3** (8.75-14.4)	**12.7** (9.55-16.9)	**14.4** (10.1-19.4)	**17.2** (11.4-23.8)	**19.5** (12.6-27.6)
10-day	**5.07** (4.25-5.96)	**6.06** (5.08-7.14)	**7.68** (6.40-9.07)	**9.03** (7.48-10.7)	**10.9** (8.67-13.5)	**12.3** (9.53-15.6)	**13.7** (10.3-18.2)	**15.5** (10.8-20.7)	**18.2** (12.1-25.1)	**20.5** (13.3-28.8)
20-day	**7.15** (6.04-8.35)	**8.24** (6.95-9.63)	**10.0** (8.42-11.8)	**11.5** (9.59-13.6)	**13.5** (10.8-16.6)	**15.1** (11.7-18.9)	**16.7** (12.5-21.6)	**18.5** (13.0-24.5)	**21.0** (14.1-28.8)	**23.1** (15.0-32.2)
30-day	**8.87** (7.52-10.3)	**10.0** (8.50-11.7)	**11.9** (10.1-13.9)	**13.5** (11.3-15.9)	**15.7** (12.6-19.1)	**17.4** (13.5-21.5)	**19.0** (14.2-24.4)	**20.8** (14.7-27.5)	**23.3** (15.6-31.7)	**25.2** (16.4-35.0)
45-day	**11.0** (9.37-12.7)	**12.3** (10.4-14.2)	**14.3** (12.1-16.6)	**16.0** (13.4-18.7)	**18.3** (14.7-22.1)	**20.1** (15.7-24.8)	**21.9** (16.4-27.8)	**23.7** (16.8-31.1)	**26.0** (17.6-35.3)	**27.8** (18.1-38.5)
60-day	**12.8** (10.9-14.8)	**14.1** (12.0-16.3)	**16.3** (13.8-18.8)	**18.0** (15.2-21.0)	**20.5** (16.5-24.6)	**22.4** (17.5-27.4)	**24.3** (18.1-30.6)	**26.1** (18.5-34.1)	**28.4** (19.2-38.3)	**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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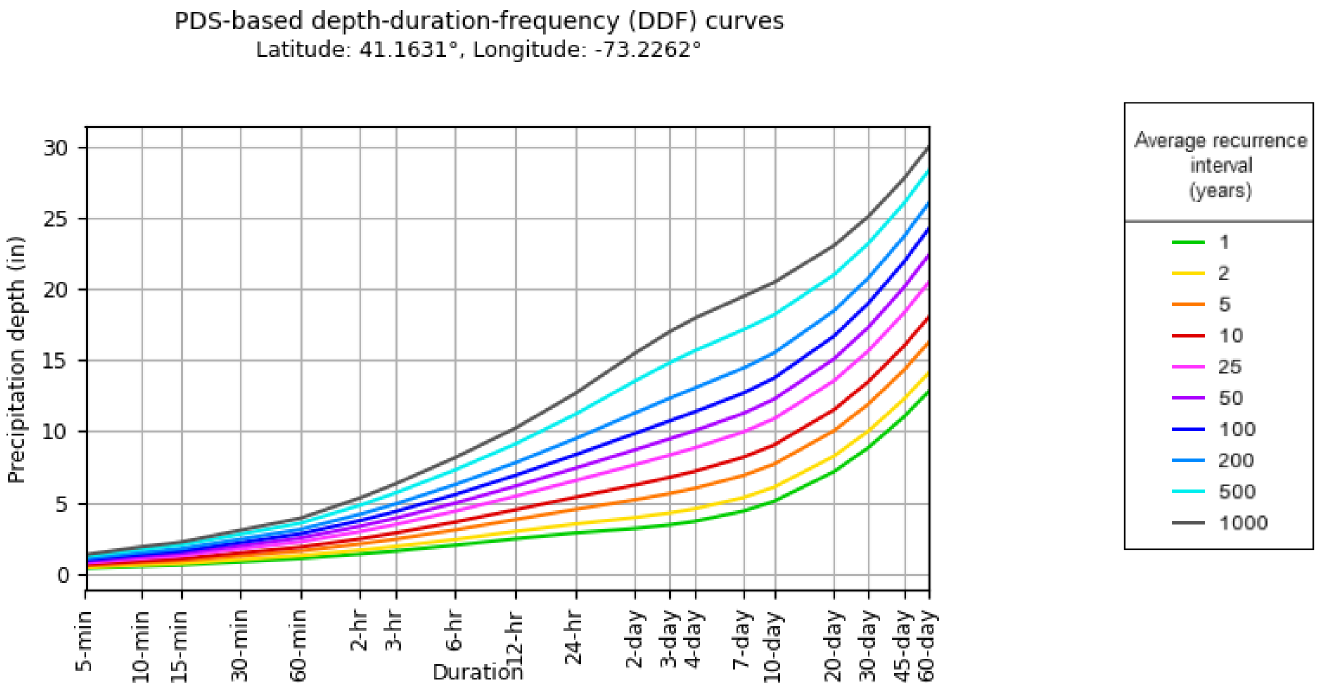
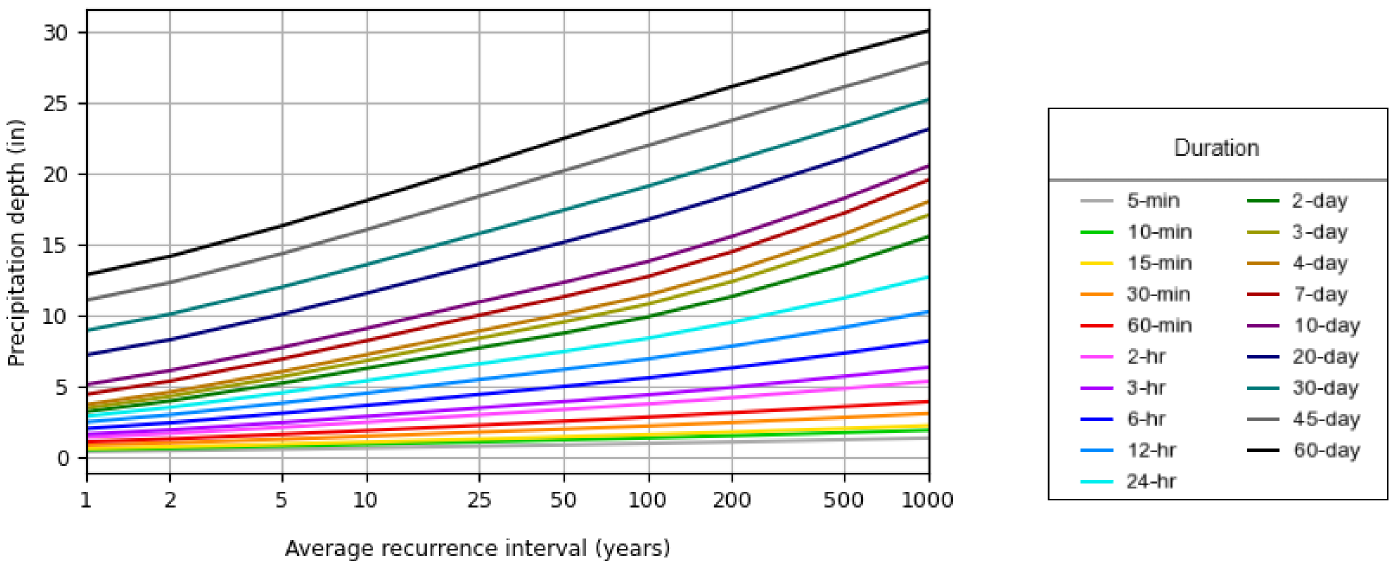
PF graphical





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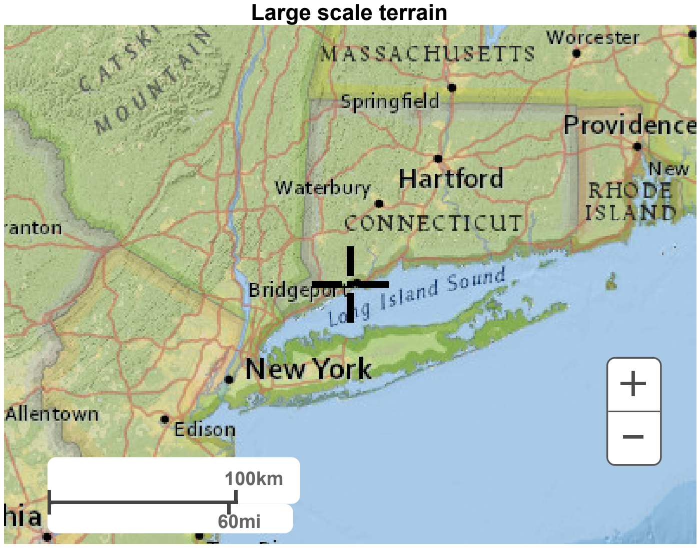
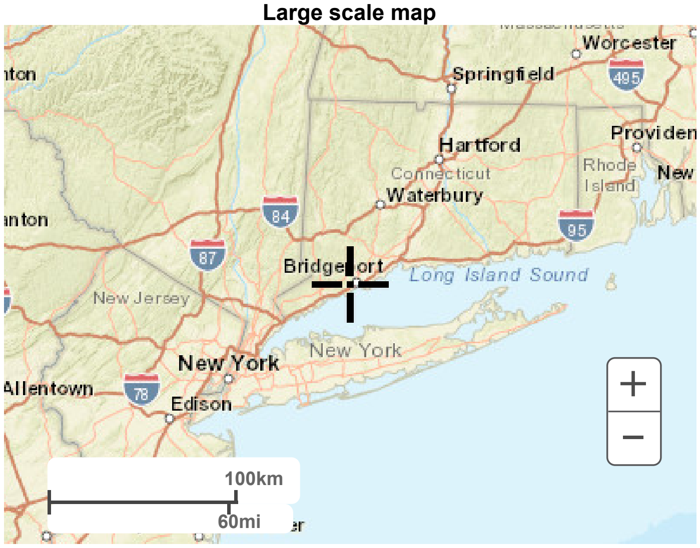
Maps & aerials

Small scale terrain

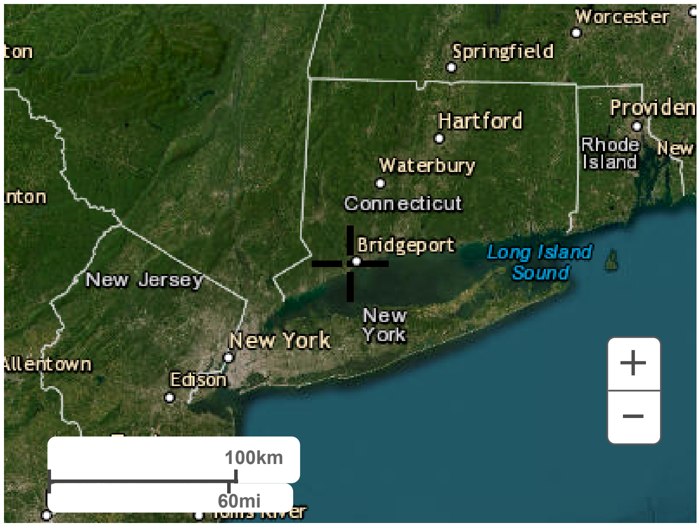
Large scale terrain



Large scale map



Large scale aerial


Worcester
Springfield
Hartford
Providen
Rhode Island
New
Waterbury
Connecticut
Bridgeport
Long Island Sound
New Jersey
New York
New York
Allentown
Edison
100km
60mi

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Secretary of the State of Connecticut
Certificate of Organization
Domestic Limited Liability Company

Filing Details

Filing Number: 0010122296 Number of Pages: 2 Filed On: 09/28/2021 11:47 AM

Primary Details

Name of Limited Liability Company:	JIJR Real Estate Holdings, LLC
Business ALEI:	US-CT.BER:2353134
Business Email Address:	vgonzalez@blumb.com
NAICS Information:	N/A

Business Location

Principal Office Address:	783 Reef Rd, Fairfield, CT, 06824-6547, United States
Mailing Address:	783 Reef Rd, Fairfield, CT, 06824-6547, United States

Appointment of Registered Agent Appointment of Statutory Agent for Service of Process

Type:	Individual
Agent's Name:	Joseph Ianelli
Business Address:	783 Reef Rd, Fairfield, CT, 06824-6547, United States
Residence Address:	783 Reef Rd , Fairfield, CT, 06824-6547, United States
Mailing Address:	783 Reef Rd, Fairfield, CT, 06824-6547, United States

Agent Appointment Acceptance

Agent Signature: Joseph Ianelli
This signature has been executed electronically

Secretary of the State of Connecticut
Certificate of Organization
Domestic Limited Liability Company

Manager or Member Information

Name	*Title*	*Business Address*	*Residence Address*
Joseph Ianelli	Member	783 Reef Rd, Fairfield, CT, 06824-6547 United States	783 Reef Rd, Fairfield, CT, 06824-6547 United States

Acknowledgement

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Organizer: Joseph Ianelli
Organizer Title: Member

Filer Name: VERONICA GONZALEZ
Filer Signature: VERONICA GONZALEZ
Execution Date: 09/28/2021
This signature has been executed electronically

264 SCOFIELD AVENUE – 100-FOOT ABUTTERS

LOCATION	OWNER NAME	CO-OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIPCODE
247 SCOFIELD AV	KELLY MOLLY & TRITTY		247 SCOFIELD AV	BRIDGEPORT	CT	06605-2929
232 SCOFIELD AV	FRENCH SPEAKING BAPT CHURCH	OF BPT	155 SCOFIELD AVENUE	BRIDGEPORT	CT	06605
257 SCOFIELD AV	NEW WAVE HOLDING LLC		82 UNION AVENUE	NEW ROCHELLE	NY	10801
287 HANSEN AV	WANDURAGALA MALALA ET AL	(SURV OF THEM)	287 HANSEN AVENUE	BRIDGEPORT	CT	06605
267 SCOFIELD AV	MIKOS GREGORY ETAL		62 SIGWIN DR	FAIRFIELD	CT	06284
277 SCOFIELD AV	W & M PROPERTIES 2 LLC		4640 MAIN ST	BRIDGEPORT	CT	06606
290 HANSEN AV	SIMON RAMON ETAL		290 HANSEN AVE	BRIDGEPORT	CT	06605
276 HANSEN AV	VARELA DANIEL S	LISABETE BARREIRA	276 HANSEN AV	BRIDGEPORT	CT	06605-2538
270 HANSEN AV	YAREMA MICHAEL S JR		270 HANSEN AVENUE	BRIDGEPORT	CT	06605
282 SCOFIELD AV	YAZBAK ALFRED		170 MIDLAND ST	BRIDGEPORT	CT	06605
139 DAVIS AV	179 ORLAND ST LLC		139 DAVIS AVE	BRIDGEPORT	CT	06605-2558
127 DAVIS AV	MAHR ANDRAS		606 POST RD EAST	WESTPORT	CT	06880
111 DAVIS AV	SANCHEZ XAVIER	VALERIA BENAVIDES	111 DAVIS AV	BRIDGEPORT	CT	06605-2558
287 SCOFIELD AV	MONROE JOAN A		169 WEST ROCKS RD	NORWALK	CT	06851
254 SCOFIELD AV	JIJR REAL ESTATE HOLDINGS LLC		357 COMMERCE DRIVE SUITE 320904	FAIRFIELD	CT	06825

Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

PROJECT STATUS:

Schematic Design

SCOPE OF WORK:

PROJECT DATA

PROJECT DATA FOR 264 SCOFIELD AVE PARCEL

DOUBLE HOUSE A - BLDG AREA

BASEMENT "NON - OCCUPIABLE"	1,303.21 SQFT
FIRST FLOOR	1,303.21 SQFT
SECOND FLOOR	1,303.21 SQFT
THIRD FLOOR	868.69 SQFT
TOTAL OCCUPIABLE SPACE =	3,465.11 SQFT

DOUBLE HOUSE A - LIVING UNITS INFORMATION

FIRST FLOOR -	2 ONE BEDROOM
SECOND FLOOR -	2 ONE BEDROOM

BACKYARD COTTAGE - OCCUPIABLE BLDG AREA

FIRST FLOOR	500 SQFT
TOTAL OCCUPIABLE SPACE =	500 SQFT

BACKYARD COTTAGE - LIVING UNITS INFORMATION

FIRST FLOOR -	1 ONE BEDROOM

NOTE : DOUBLE HOUSE A & BACKYARD COTTAGE WILL BE CONSTRUCTION TYPE VB & SPRINKLED NFPA 13R

PROJECT TEAM:

Architect

Wiles+Architects, LLC
257 Naugatuck Avenue,
Milford, CT 06460
ph | 203-366-6003
fax | 203-583-3557
www.wilesarch.com

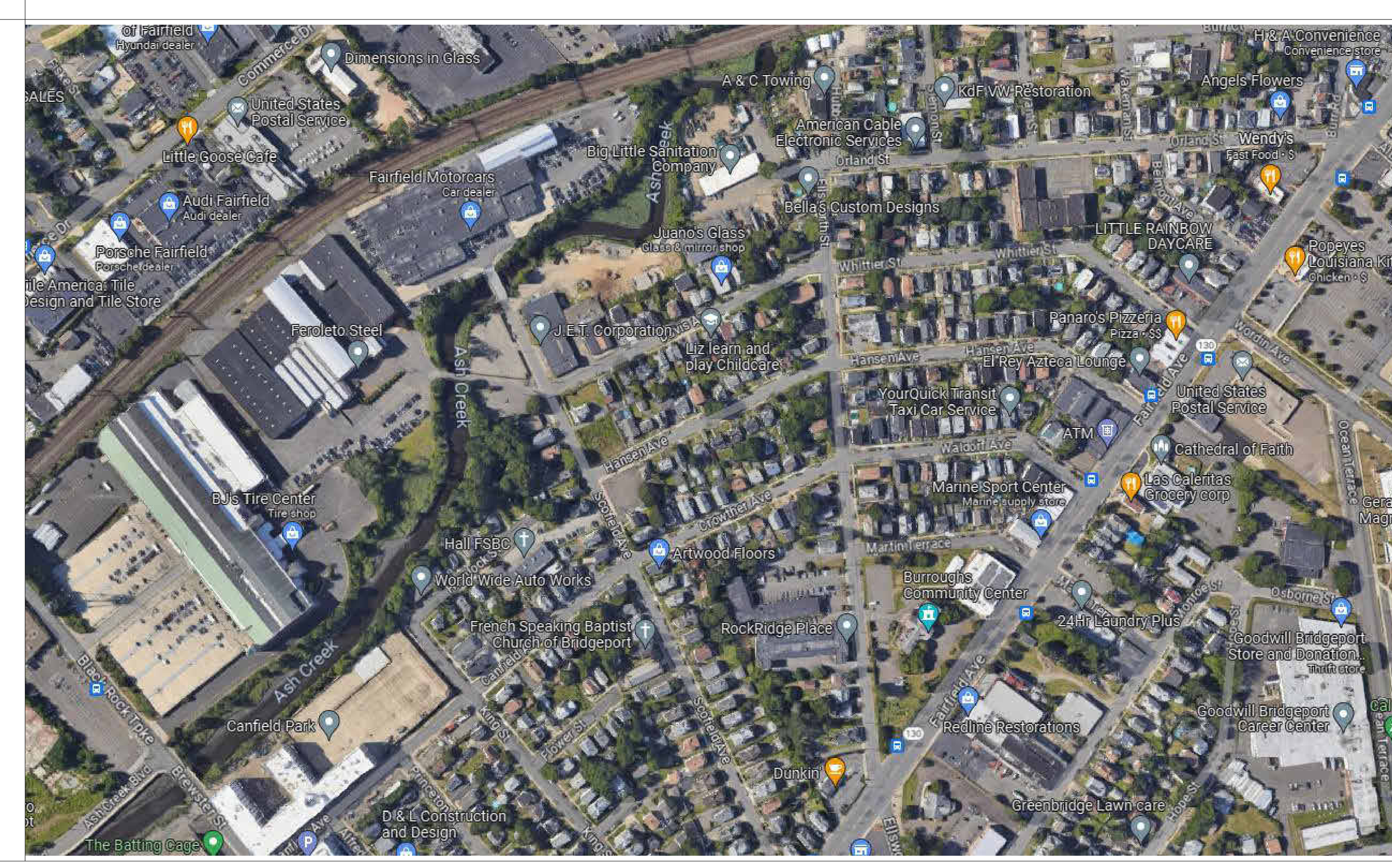
Owner

JIJR Real Estate Holdings, LLC
357 Commerce Drive
Suite 320904
Fairfield, Ct 06825

Civil Engineer

Cabezas-DeAngelis. llc
Engineering & Surveying
79 Elm Street
Bridgeport, CT 06604
ph 203-330-8700
fax 203-33-8701

VICINITY MAP:



SHEET LIST

264 Scofield Ave - Sheet List

Sheet Number	Sheet Name
INFORMATION	
GB001	TITLE PAGE
CIVIL	
C1	Site Development & Drainage Plan
C2	Site, Drainage, Sanitary and Soil Erosion & Sediment Control Details
ARCHITECTURAL	
AB101	264 Scofield Ave - Double House A - Basement
AB102	264 Scofield Ave - Double House A - First Floor
AB103	264 Scofield Ave - Double House A - Second Floor
AB104	264 Scofield Ave - Double House A - Third Floor / Attic
AB105	264 Scofield Ave - Double House A - Roof Plan
AB106	264 Scofield Ave - Backyard Cottage - Floor Plan
AB107	264 Scofield Ave - Backyard Cottage - Roof Plan
AB201	264 Scofield Ave - Double House A - West & East Exterior Elevations
AB202	264 Scofield Ave - Double House A - North & South Exterior Elevations
AB203	264 Scofield Ave - Backyard Cottage - Exterior Elevations
AB301	264 Scofield Ave - Double House A - Building Sections
AB302	264 Scofield Ave - Backyard Cottage - Building Sections
Grand total: 15	

wiles + Architects

NOTES

1. THIS PLAN IS INTENDED FOR **SITE PLANNING** PURPOSES.
2. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
3. ALL IMPROVEMENTS SHOWN BASED ON EXISTING CONDITIONS SURVEY AND TOPOGRAPHIC SURVEY PREPARED FOR MARK L. TESTANI, 254 SCOFIELD AVENUE AND 264 SCOFIELD AVENUE, BRIDGEPORT, CONNECTICUT, SCALE: 1" = 10', JUNE 25, 2017, UPDATED OCTOBER 23, 2023 AND PREPARED BY CABEZAS DeANGELIS, LLC.
4. PARCEL INFORMATION:

   254 SCOFIELD AVENUE
   ASSESSOR'S REFERENCE: BLOCK 213 | LOT 3
   PARCEL AREA = **5,000±** SQ. FT., **0.115±** AC.
   RECORD OWNER: JIJR REAL ESTATE HOLDINGS, LLC; VOL. 11015, PG. 43

   264 SCOFIELD AVENUE
   ASSESSOR'S REFERENCE: BLOCK 213 | LOT 2
   PARCEL AREA = **5,000±** SQ. FT., **0.115±** AC.
   RECORD OWNER: JIJR REAL ESTATE HOLDINGS, LLC; VOL. 11015, PG. 43
5. PARCELS ARE LOCATED WITHIN THE '**NX1**' ZONING DISTRICT.
6. SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL **436** OF 626, COMMUNITY **BRIDGEPORT**, CITY OF, NUMBER **090002** PANEL **0436** SUFFIX **G**, MAP NUMBER **09001C0436G**, MAP REVISED JULY 8, 2013. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X** (**UNSHADED**).
7. THE SUBJECT AREA IS LOCATED WITHIN THE **ASH CREEK** COASTAL BOUNDARY - **RESIDENTIAL ZONE**. SEE COASTAL MASTER PLAN OF BRIDGEPORT, CONNECTICUT SHEET 2 OF 4, SCALE: 1"=500', DATED AUGUST 1982, LAST REVISED NOVEMBER 18, 1982 AND PREPARED BY KASPER ASSOCIATES, INC.
8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DeANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DeANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DeANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (**1-800-922-4455**).

Percolation Test P1 (10/16/2023)

Time	Measurement to Water Surface	Drop in Water Level (0.01')	Rate (Min./Inch)
11:39 AM	4.70		
11:44 AM	4.75	0.05	8.33
11:49 AM	4.79	0.04	10.42
11:54 AM	4.81	0.02	20.83
12:00 PM	4.82	0.01	50.00
12:05 PM	4.84	0.02	20.83
12:10 PM	4.87	0.03	13.89
12:15 PM	4.89	0.02	20.83
12:20 PM	4.94	0.05	8.33
Overall Percolation Rate (Min/Inch)		14.24	
Overall Percolation Rate (Inch/Hour)		4.2	
63" tall system will drains in (Hours):		14.9	

Percolation Test P2 (10/16/2023)

Time	Measurement to Water Surface	Drop in Water Level (0.01')	Rate (Min./Inch)
11:44 AM	3.40		
11:49 AM	3.45	0.05	8.33
11:54 AM	3.49	0.04	10.42
12:00 PM	3.53	0.04	12.50
12:05 PM	3.56	0.03	13.89
12:10 PM	3.58	0.02	20.83
12:15 PM	3.60	0.02	20.83
12:20 PM	3.61	0.01	41.67
12:25 PM	3.62	0.01	41.67
12:30 PM	3.63	0.01	41.67
Overall Percolation Rate (Min/Inch)		16.67	
Overall Percolation Rate (Inch/Hour)		3.6	
63" tall system will drains in (Hours):		17.5	

Percolation Test P3 (10/16/2023)

Time	Measurement to Water Surface	Drop in Water Level (0.01')	Rate (Min./Inch)
11:41 AM	4.70		
11:48 AM	4.76	0.06	9.72
11:53 AM	4.82	0.06	6.94
11:58 AM	4.87	0.05	8.33
12:08 PM	4.92	0.05	16.67
12:13 PM	4.96	0.04	10.42
12:28 PM	4.98	0.02	62.50
12:33 PM	5.00	0.02	20.83
Overall Percolation Rate (Min/Inch)		14.44	
Overall Percolation Rate (Inch/Hour)		4.2	
63" tall system will drains in (Hours):		15.2	

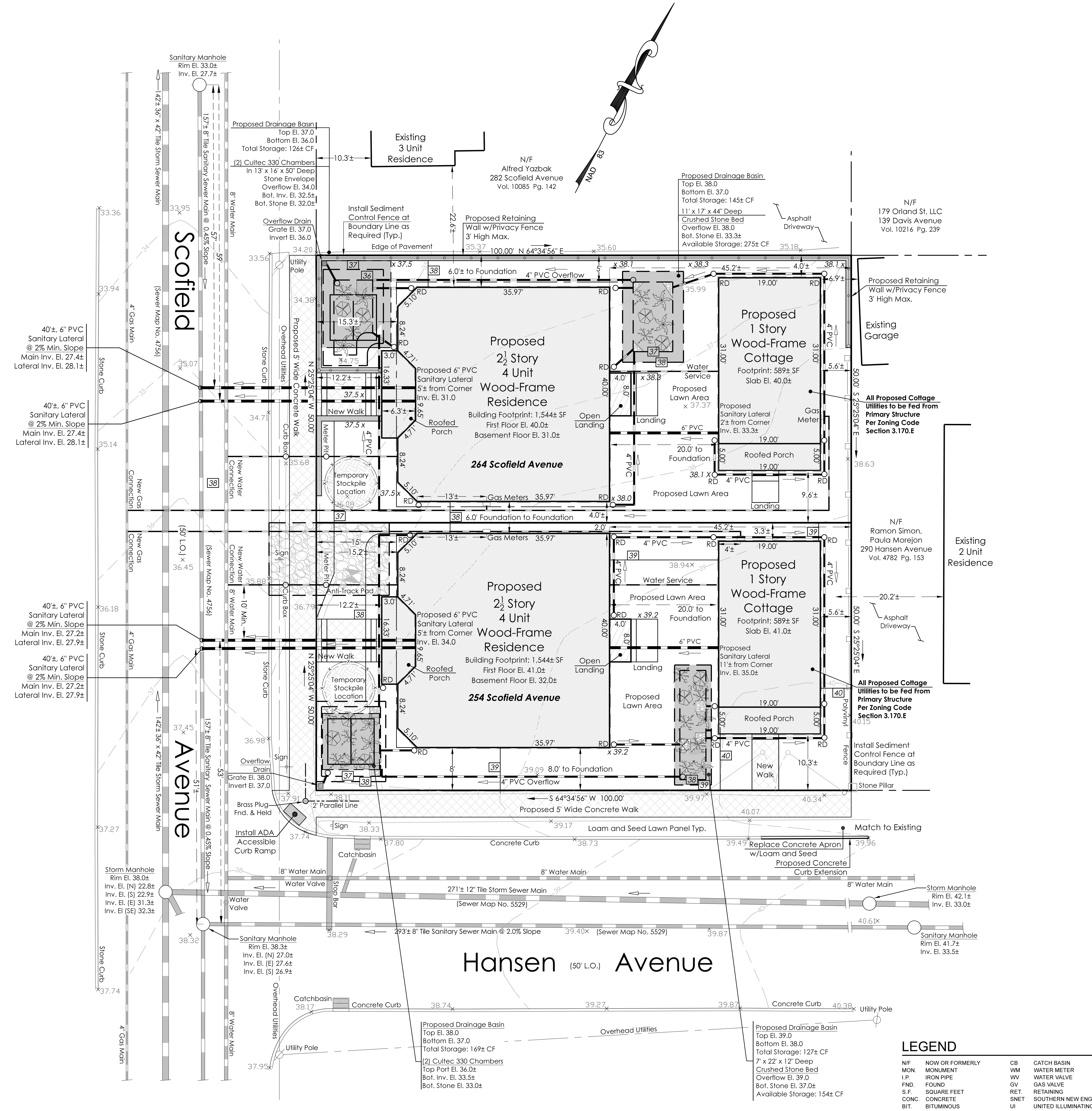
Percolation Test P4 (10/16/2023)

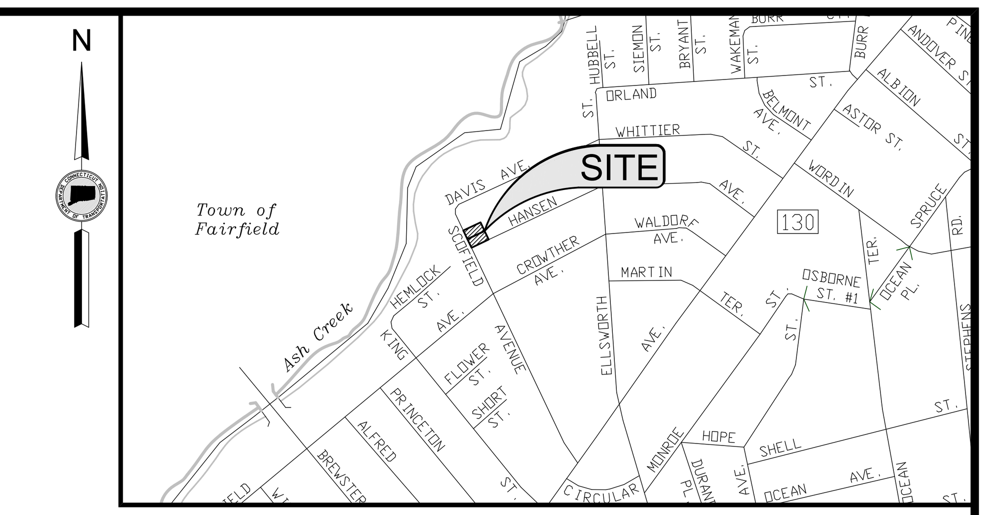
Time	Measurement to Water Surface	Drop in Water Level (0.01')	Rate (Min./Inch)
11:37 AM	4.15		
11:42 AM	4.22	0.07	5.95
11:47 AM	4.28	0.06	6.94
11:52 AM	4.33	0.05	8.33
11:57 AM	4.36	0.03	13.89
12:03 PM	4.39	0.03	16.67
12:08 PM	4.42	0.03	13.89
12:13 PM	4.44	0.02	20.83
12:18 PM	4.46	0.02	20.83
12:23 PM	4.48	0.02	20.83
12:28 PM	4.49	0.01	41.67
Overall Percolation Rate (Min/Inch)		12.50	
Overall Percolation Rate (Inch/Hour)		4.8	
63" tall system will drains in (Hours):		13.1	

TEST PIT DATA

Observed by Cabezas DeAngelis, LLC on October 16, 2023

TEST PIT: PT-1	TEST PIT: TP-2	TEST PIT: PT-3	TEST PIT: TP-4
0" - 8" TOP SOIL	0" - 8" TOP SOIL	0" - 6" TOP SOIL	0" - 8" TOP SOIL
8" - 36" LIGHT MEDIUM BROWN, COARSE SAND, SMALL TO MEDIUM STONES	8" - 22" DARK BROWN, SANDY LOAM, SMALL STONES	6" - 15" LIGHT BROWN, COARSE SAND, MEDIUM STONES	8" - 31" DARK BROWN, COARSE SAND, MEDIUM STONES
36" - 60" DARK BROWN, COURSE SAND, MEDIUM STONES	22" - 32" LIGHT BROWN, FINE SAND, SMALL STONES	15" - 64" MEDIUM BROWN, FINE SAND, SMALL STONES	31" - 62" LIGHT BROWN, FINE SAND, LARGE STONES
	32" - 59" MEDIUM BROWN, FINE SAND, MEDIUM STONES		
GW: NONE	GW: NONE	GW: NONE	GW: NONE
LEDGE: NONE	LEDGE: NONE	LEDGE: NONE	LEDGE: NONE
ROOTS: 0 - 8"	ROOTS: 0 - 8"	ROOTS: 0 - 6"	ROOTS: 0 - 8"
RESTRICTIVE LAYER: NONE VISIBLE	RESTRICTIVE LAYER: NONE VISIBLE	RESTRICTIVE LAYER: NONE VISIBLE	RESTRICTIVE LAYER: NONE VISIBLE





LOCATION MAP
SCALE: 1" = 800'

NX1 Zone Development Standards
Double House 'A' Building Type

3.80.4. BUILDING LOCATION (SEE FIGURE 3.80-B)	REQUIRED	254 SCOFIELD AVENUE	264 SCOFIELD AVENUE
1) LOT WIDTH	50 FT MINIMUM	50.00 FT	50.00 FT
2) PRIMARY STREETWALL	50 FT MAXIMUM *(MEASURED IN BUILD-TO-ZONE ALONG ANY PRIMARY STREET)*	40± FT	40± FT
3) PRIMARY STREET BUILD-TO-LINE	**15 FT.**; *(PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.80.10 FOR ALLOWED ENCROACHMENTS.)*	15.2± FT	15.3± FT
4) PORCH, ENCLOSED PORCH, BAY SETBACK	**7 FT. MINIMUM**; *(PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.80.10 FOR ALLOWED ENCROACHMENTS)*	12.2± FT	12.2± FT
5) NON-PRIMARY STREET SETBACK	**8 FT. MINIMUM**; *(PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.80.10 FOR ALLOWED ENCROACHMENTS)*	8.0 FT	N/A
6) SIDE SETBACK	2 FT MIN.; 8 FT. MIN. TOTAL BOTH SIDES	2.0 FT CORNER LOT	4.0± FT 10.0 FT TOTAL
SPACE BETWEEN ADJACENT BUILDINGS	6 FT MINIMUM	6.0 FT	6.6± FT
7) REAR SETBACK	20 FT MINIMUM	45.2± FT	45.2± FT
8) SITE COVERAGE	80% MAXIMUM *(SEE 14.20.7 FOR MEASURING SITE COVERAGE)*	60%	60%
3.80.5. PARKING AND ACCESSORY STRUCTURES (SEE FIGURE 3.80-C)			
1) PARKING AND DRIVEWAY ACCESS	NON-PRIMARY STREET; IF NO NON-PRIMARY STREET; PRIMARY STREET MAX. 9 FT. WIDTH AT SIDEWALK; MAX ONE DRIVEWAY PER BUILDING *(SEE 8.0 FOR PARKING)*	N/A	N/A
2) ATTACHED GARAGE SETBACK	50 FT MIN. BEHIND PRIMARY FACADE IN REAR OF BUILDING, GROUND STORY ONLY	N/A	N/A
ALLOWED GARAGE DOOR LOCATION	REAR OR NON-PRIMARY FACADE	N/A	N/A
3) PARKING LOT AND ACCESSORY STRUCTURE LOCATION	REAR YARD ONLY *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	COMPLIES	COMPLIES
STREET SIDE SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	COMPLIES	COMPLIES
SIDE AND REAR SETBACK	3 FT. MINIMUM *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	3.3± FT (SIDE) 5.6± FT (REAR)	4.0± FT (SIDE) 5.6± FT (REAR)
ALLOWED ACCESSORY STRUCTURES	*(SEE 3.170 FOR ACCESSORY STRUCTURES AND 4.70 FOR ACCESSORY USES)*		
BACKYARD COTTAGE	ALLOWED	COMPLIES	COMPLIES
OUTBUILDINGS AND GARAGES	ALLOWED	COMPLIES	COMPLIES
OUTBUILDINGS AND GARAGES *(HEIGHT)*	ONE STORY MAX. OR, WHERE PRINCIPAL BUILDINGS ARE 2 OR MORE STORIES, 1.5 STORIES, CALCULATED BASED UPON THE FLOOR-TO-FLOOR HEIGHTS USED ON THE PRINCIPAL BUILDING.	ONE STORY	ONE STORY
OUTBUILDINGS AND GARAGES *(FLOOR AREA)*	THE MAXIMUM FLOOR AREA IS 650 SQUARE FEET OR 50% OF THE REAR YARD AREA, WHICHEVER IS SMALLER	597± SF	627± SF
3.80.6. HEIGHT (SEE FIGURE 3.80-D)			
1) HEIGHT	2 STORIES MIN.; 2.5 STORIES MAX. *(SEE 3.80.10 FOR HALF STORY REGULATIONS. SEE 14.20.10 FOR MEASURING HEIGHT.)*	2.5 STORIES	2.5 STORIES
2) STORY HEIGHT	9 FT. MINIMUM; 11 FT. MAXIMUM *(MEASURED FLOOR-TO-FLOOR)*	9.0 FT	9.0 FT
3) HEIGHT TO EAVES	20 FT. MAXIMUM *(HEIGHT TO EAVE IS MEASURED FROM THE FIRST FLOOR TO THE BOTTOM OF THE EAVE. SEE 14.20.10 FOR MEASURING HEIGHT TO EAVES.)*	20 FT	20 FT
3.80.7. ROOFS (SEE FIGURE 3.80-D)			
1) ROOF TYPES	PITCHED *(SEE 6.20 FOR ROOF TYPES)*	PITCHED	PITCHED
2) TOWER	NOT ALLOWED	N/A	N/A
3.80.9. ALLOWED USES (SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS)			
RESIDENTIAL			
NUMBER OF PRINCIPAL UNITS	UP TO 4, 6 WITH SPECIAL PERMIT IN HOUSE; PLUS 1 UNIT IN BACKYARD COTTAGE	4 UNITS (HOUSE) 1UNIT (COTTAGE) **COMPLIES**	4 UNITS (HOUSE) 1UNIT (COTTAGE) **COMPLIES**
NUMBER OF ACCESSORY APARTMENTS	NOT ALLOWED	N/A	N/A
HOUSEHOLD LIVING	ALLOWED	COMPLIES	COMPLIES

LEGEND

N/F	NOW OR FORMERLY	CB	CATCH BASIN
MON.	MONUMENT	WM	WATER METER
I.P.	IRON PIPE	WV	WATER VALVE
FND.	FOUND	GV	GAS VALVE
S.F.	SQUARE FEET	RET.	RETAINING
CONC.	CONCRETE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
BIT.	BITUMINOUS	UI	UNITED ILLUMINATING COMPANY
OHU	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
U/G	UNDER GROUND	INT.	INTERSECTION
MH	MANHOLE	INV.	INVERT
ELEC.	ELECTRIC	C.I.	CAST IRON
Ø	UTILITY POLE	V.C.	VITRIFIED CLAY
DYL	DOUBLE YELLOW LINE	RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE	RD	ROOF DRAIN
BWL	BROKEN WHITE LINE	MW	MONITOR WELL
EOP	EDGE OF PAVEMENT	x 8.65	EXISTING SPOT GRADE
RET.	RETAINING	--100--	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FFE	FINISHED FLOOR ELEVATION	2	PARKING SPACES
C.O.	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
LP	LIGHT POST	PVC	POLYVINYL CHLORIDE
	EXISTING CONIFER TREE		EXISTING DECIDUOUS TREE

SCALE (0, 10, 20, 30, 50)

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

WASHINGTON CABEZAS, JR., PEL 70210
PROFESSIONAL ENGINEER & LAND SURVEYOR

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

SCALE: 1"=10'
FIELD FILE: scofld-hansen bpt.rw5
PROJECT NO. CD1110
DATE:February 07, 2024
FILE: 254 & 264 Scofield Avenue.dwg
SHEET 1 OF 1
REV:

SITE DEVELOPMENT PLAN AND DRAINAGE PLAN

- PREPARED FOR -

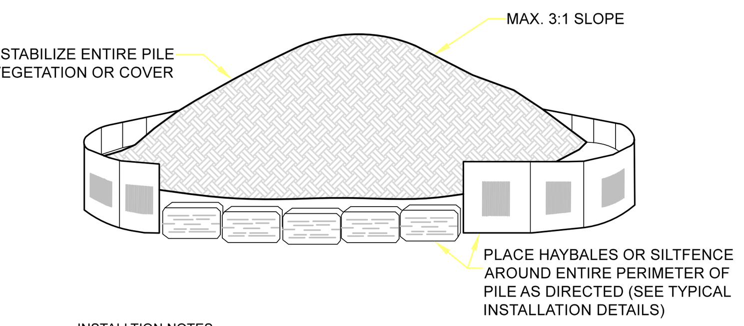
JIJR REAL ESTATE HOLDINGS, LLC

254 SCOFIELD AVENUE
ASSESSOR'S REFERENCE: MAP 11 | BLOCK 213 | LOT 3
- AND -
264 SCOFIELD AVENUE
ASSESSOR'S REFERENCE: MAP 11 | BLOCK 213 | LOT 2

BRIDGEPORT, CONNECTICUT

SHEET 1 OF 2

FEBRUARY 07, 2024 | WASHINGTON CABEZAS, JR., PE, LS | SCALE: 1"=10'



INSTALLTION NOTES:
1. AREA CHOSEN FOR STOCKPILE OPERATION SHALL BE DRY AND STABLE.
2. THE GROUND SURFACE SHALL SLOPE AWAY FROM THE STOCK PILE.
3. IF NECESSARY, PLACE TARP OR IMPERVIOUS MATERIAL BENEATH STOCKPILE TO PREVENT MIXING OF SOIL.
4. COVER STOCKPILE WITH FABRIC OR VEGETATION AS DIRECTED.
5. MAX. SLOPE OF STOCKPILE SHALL BE 3:1 (H:V) UNLESS OTHERWISE APPROVED.

TEMPORARY SOIL STOCKPILE

NOT TO SCALE

SANITARY SEWER NOTES

1. SADDLE TO BE SEALTITE TYPE 'E' MULTI-RANGE WYE SEWER SADDLE. (TO BE USED IF CONNECTION IS NOT FOUND)
2. 6" PVC SEWER CONNECTION TO BE INSTALLED ON CRUSHED STONE BASE. CRUSHED STONE TO EXTEND FROM 6" BELOW PIPE TO 3" ABOVE PIPE. FILTER FABRIC TO BE INSTALLED ON TOP SURFACE OF CRUSHED STONE.
3. SERVICE LATERALS TO CROSS SANITARY LINE. VERIFY ELEVATIONS AT CROSSINGS WITH TEST PITS.

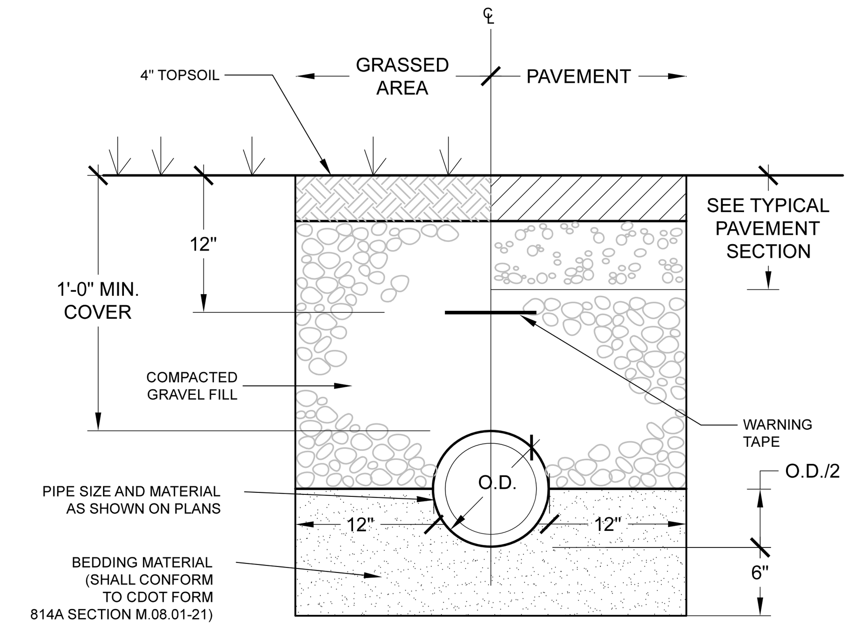
NOTE

1. PIPE TO BE BEDDED IN CRUSHED STONE.

SEALTITE TYPE "E" MULTI-RANGE WYE SEWER SADDLE
VARIOUS CONTOURS TO FIT 6.00" THROUGH 30.00" O.D. GRAVITY SEWER MAINS

Models Available:

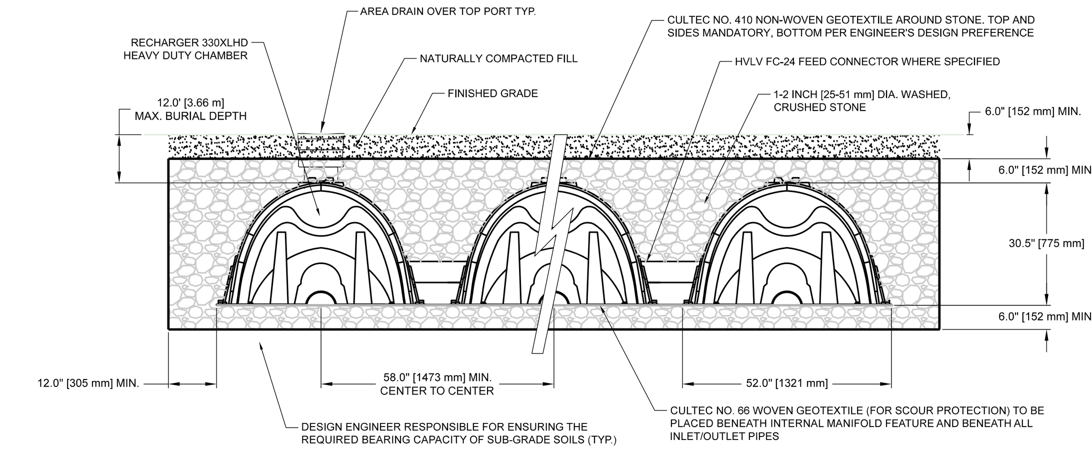
EH	4" & 6" Gasketed Bell to accept SDR-35
E40P	4" & 6" Solvent Weld PVC Hub to accept SCH 40
ES	4" & 6" Spigot Can Connect Any Lateral with Proper FERNCO Coupling
EA	4" & 6" Spigot of SDR 35-PVC
EEX	4" & 6" Hub to accept Extra Heavy CI (Gasket Included)
ESV	4" & 6" Hub to accept Service Weight CI (Gasket Included)
E40	4" & 6" Gasketed Bell to accept SCH 40
E40A	4" & 6" Spigot - SCH 40 PVC O.D.
E90A	4" & 6" Spigot - C900 O.D.
E90P	4" & 6" Solvent Weld PVC Hub to accept C900



Typical Trench Section (Sanitary Sewer)

NTS

NOTES:
1. Storm drain pipe shall be P.E. Pipe type N-12 w/ water tight couplings, by ads or equal.
2. Sewer gravity main shall be PVC SH-40, 8 inch diameter.
3. Sewer force main shall be C-900 PVC.



GENERAL NOTES

RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.

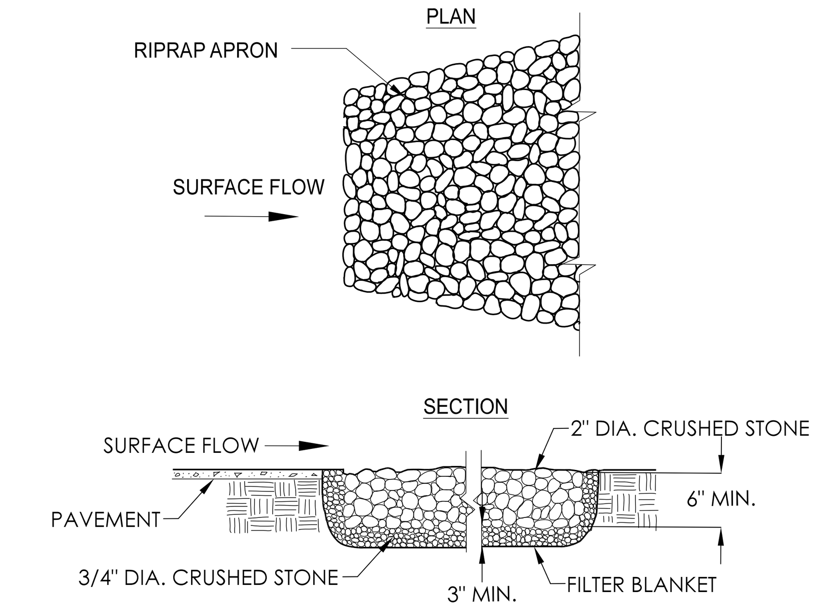
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.

ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL CROSS SECTION

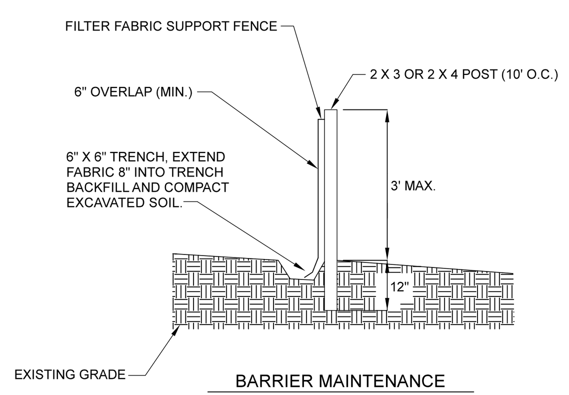
SCALE: NTS



A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

RIPRAP SURFACE

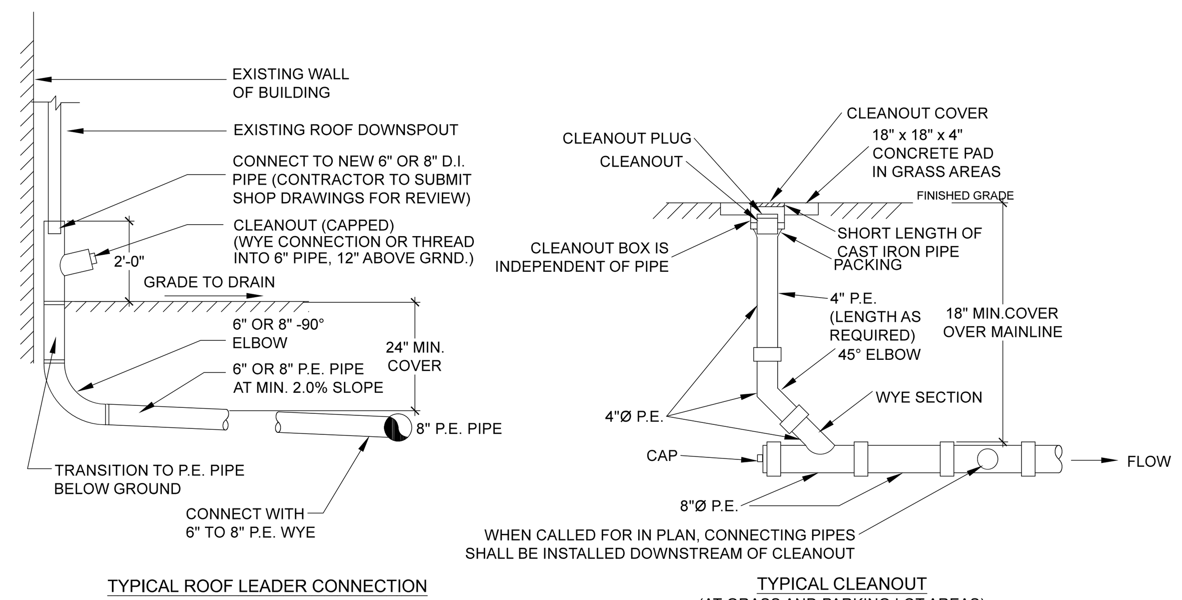
NTS



BARRIER MAINTENANCE
1. INSPECT FENCE AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. REPAIR WHERE REQUIRED.
2. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH 1/8 OF THE BARRIER

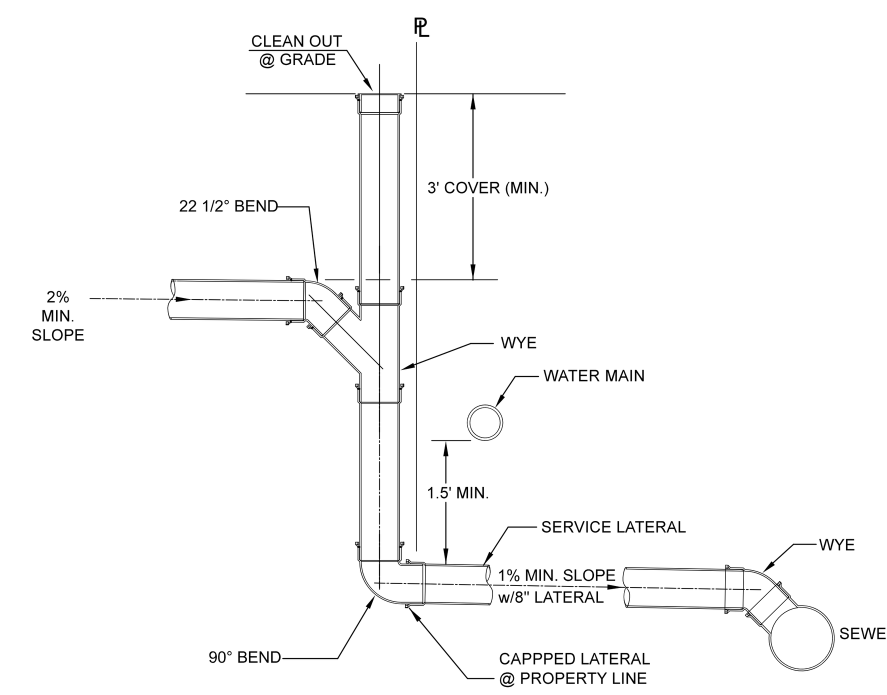
FILTER FENCE DETAIL

(N.T.S.)



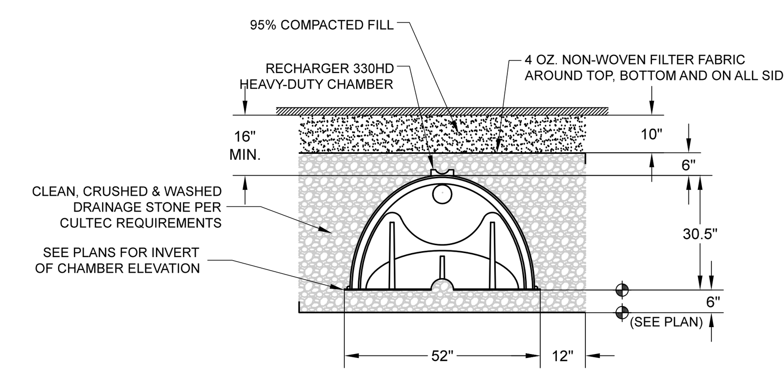
TYPICAL ROOF LEADER AND CLEANOUT

NOT TO SCALE



STANDARD LATERAL

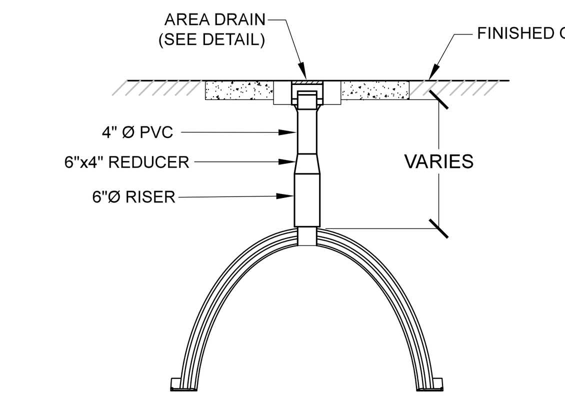
NTS



GENERAL NOTES
RECHARGER 330HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 330HD HEAVY DUTY FOR TRAFFIC AND/ OR H20 APPLICATIONS.
ALL RECHARGER 330HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

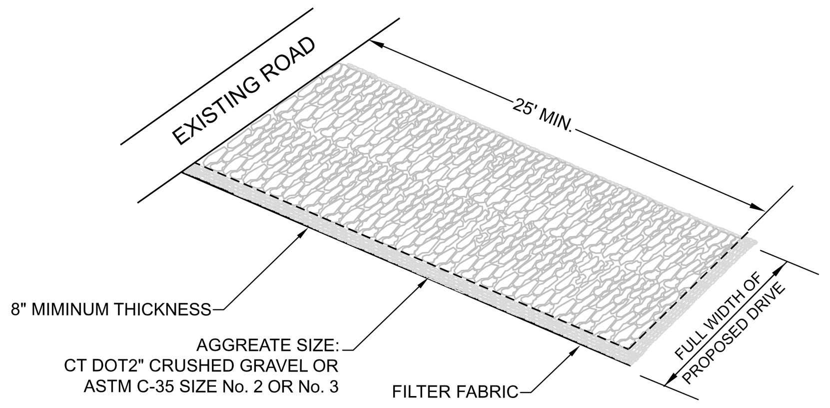
CULTEC 330XL (HEAVY DUTY)

SCALE: NTS



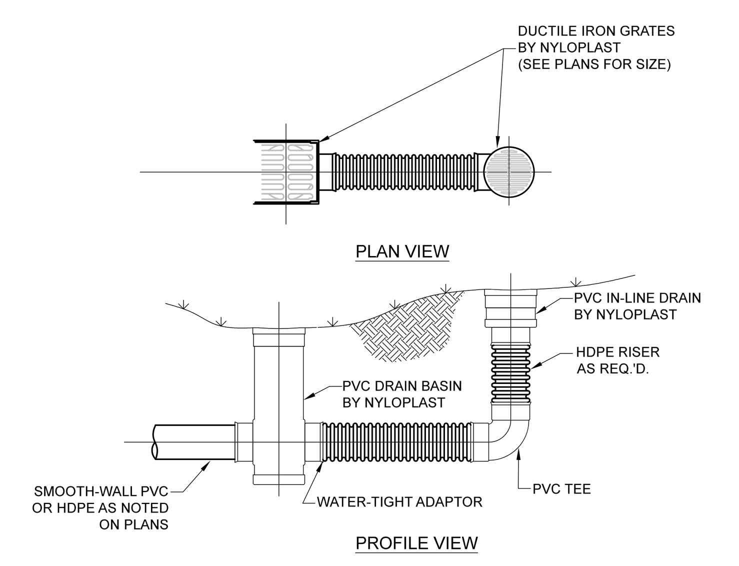
TYPICAL OVERFLOW CONNECTION

N.T.S.



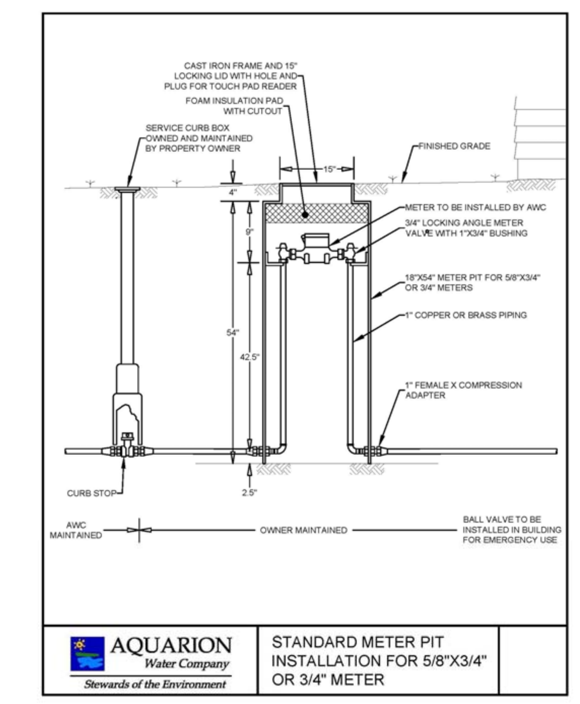
ANTI-TRACKING PAD

NTS



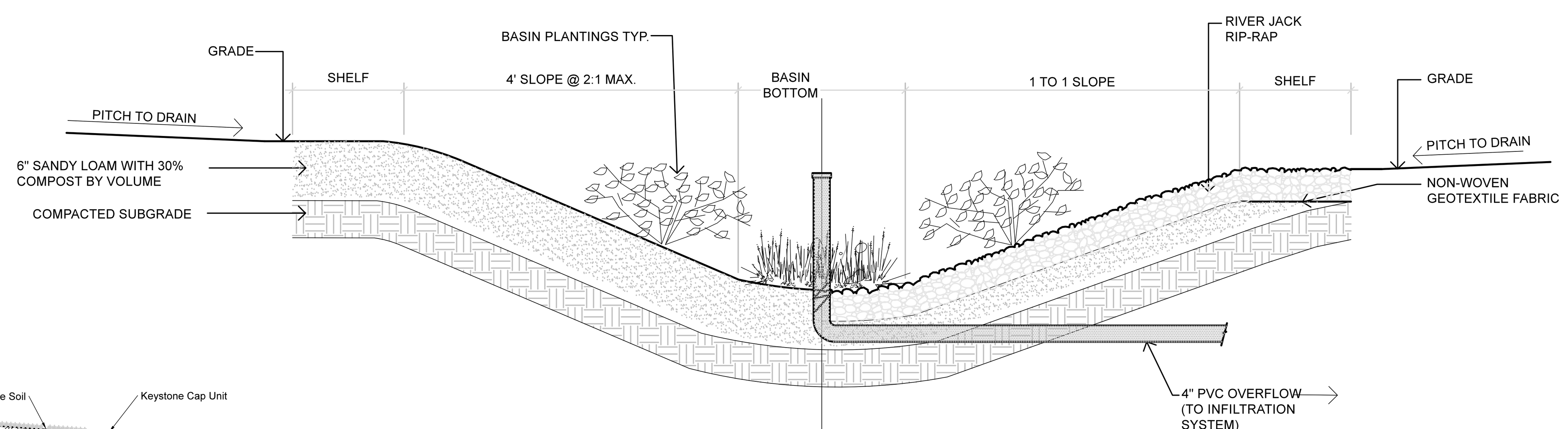
TYPICAL DRAIN BASIN STRUCTURE

NOT TO SCALE



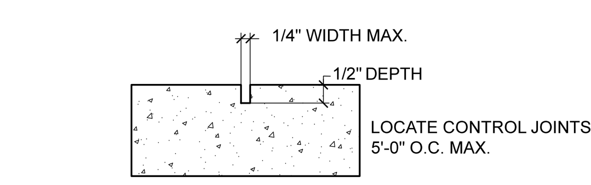
STANDARD METER PIT

NTS

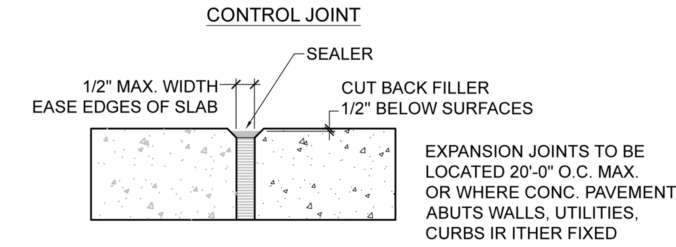


DRAINAGE BASIN (TYP.)

NOT TO SCALE



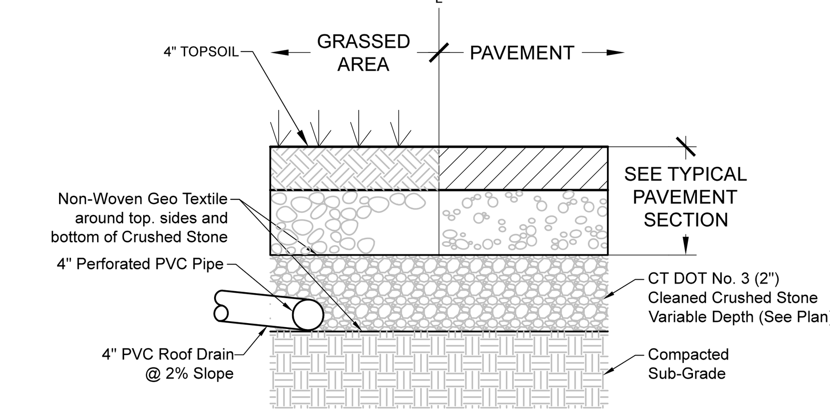
CONTROL JOINT



EXPANSION JOINT

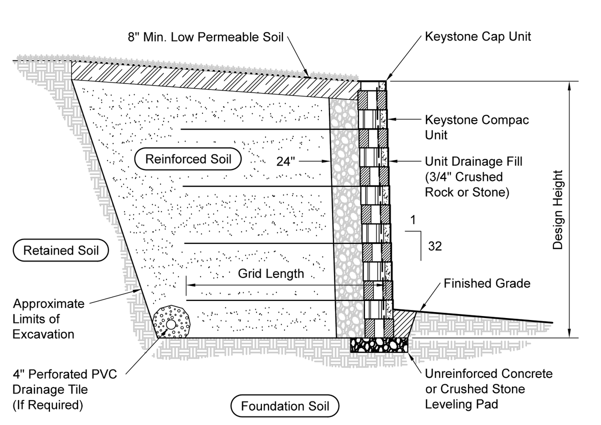
EXPANSION JOINT

NOT TO SCALE



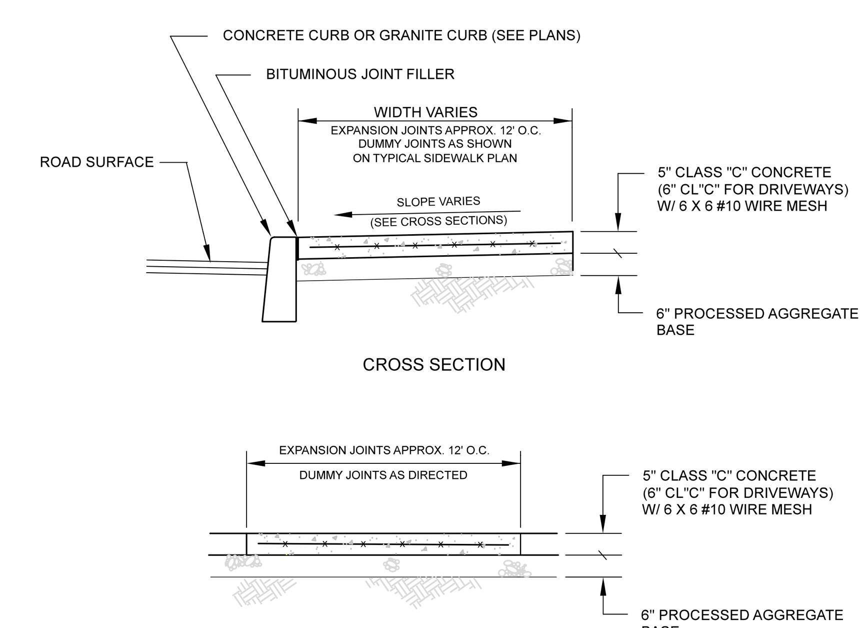
PAVEMENT AND CRUSHED STONE BED

NTS



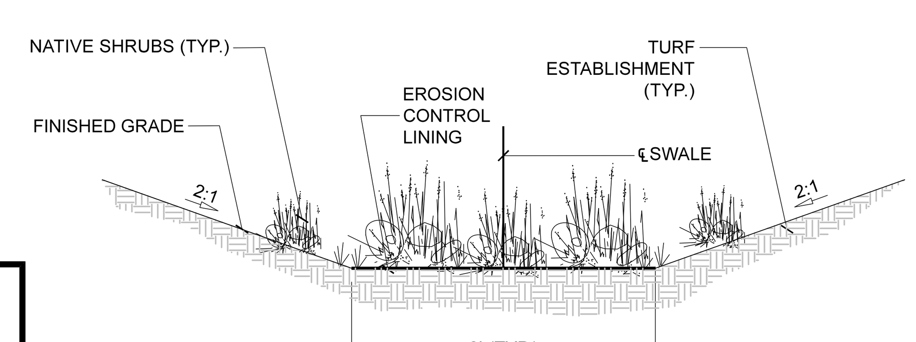
TYPICAL REINFORCED WALL SECTION

Compac Unit - Near Vertical Setback



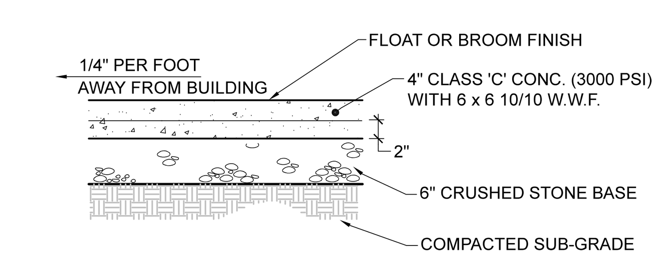
CONCRETE SIDEWALK

SCALE: NTS



GRASS SWALE WITH EROSION CONTROL LINING

NOT TO SCALE



CONCRETE PAVEMENT

NOT TO SCALE

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

SCALE: AS NOTED
FIELD FILE: scofld-hansen bpt.rw5
PROJECT NO. CD1110
DATE: January 24, 2024
FILE: 254 & 264 Scofield Avenue.dwg
SHEET 1 OF 1
REV:

SITE, DRAINAGE, SANITARY AND SOIL EROSION & SEDIMENT CONTROL DETAILS

- PREPARED FOR -

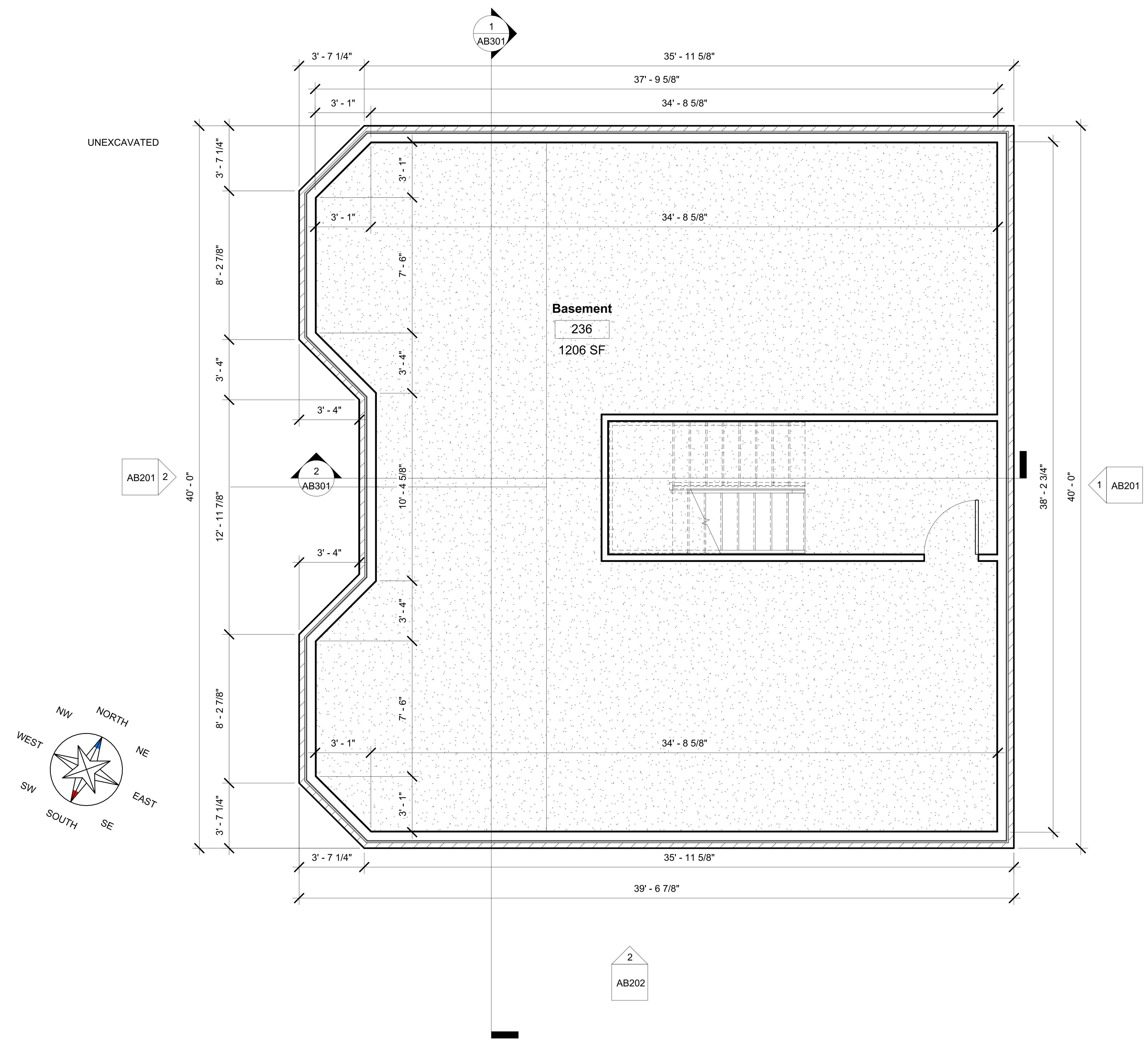
JIJR REAL ESTATE HOLDINGS, LLC

254 SCOFIELD AVENUE
ASSESSOR'S REFERENCE: MAP 11 | BLOCK 213 | LOT 3
- AND -
264 SCOFIELD AVENUE
ASSESSOR'S REFERENCE: MAP 11 | BLOCK 213 | LOT 2

BRIDGEPORT, CONNECTICUT

SHEET 2 OF 2

JANUARY 24, 2024 | WASHINGTON CABEZAS, JR., PE, LS | SCALE: 1"=10'



1 264 Scofield Ave - Double House A - Basement
1/4" = 1'-0"

ATTENTION:
Do not scale these drawings. Under no circumstance should these drawings be scaled for lengths, areas, distances or for any other purposes to determine quantities. If dimensions are in question, the contractor shall be responsible for obtaining clarification. Wiles Architects is not responsible for inconsistencies in scale due to printing, plotting and/or digital reproduction.

Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

Professional Seal:

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

No.	Description	Date

264 Scofield Ave - Double House A - Basement

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

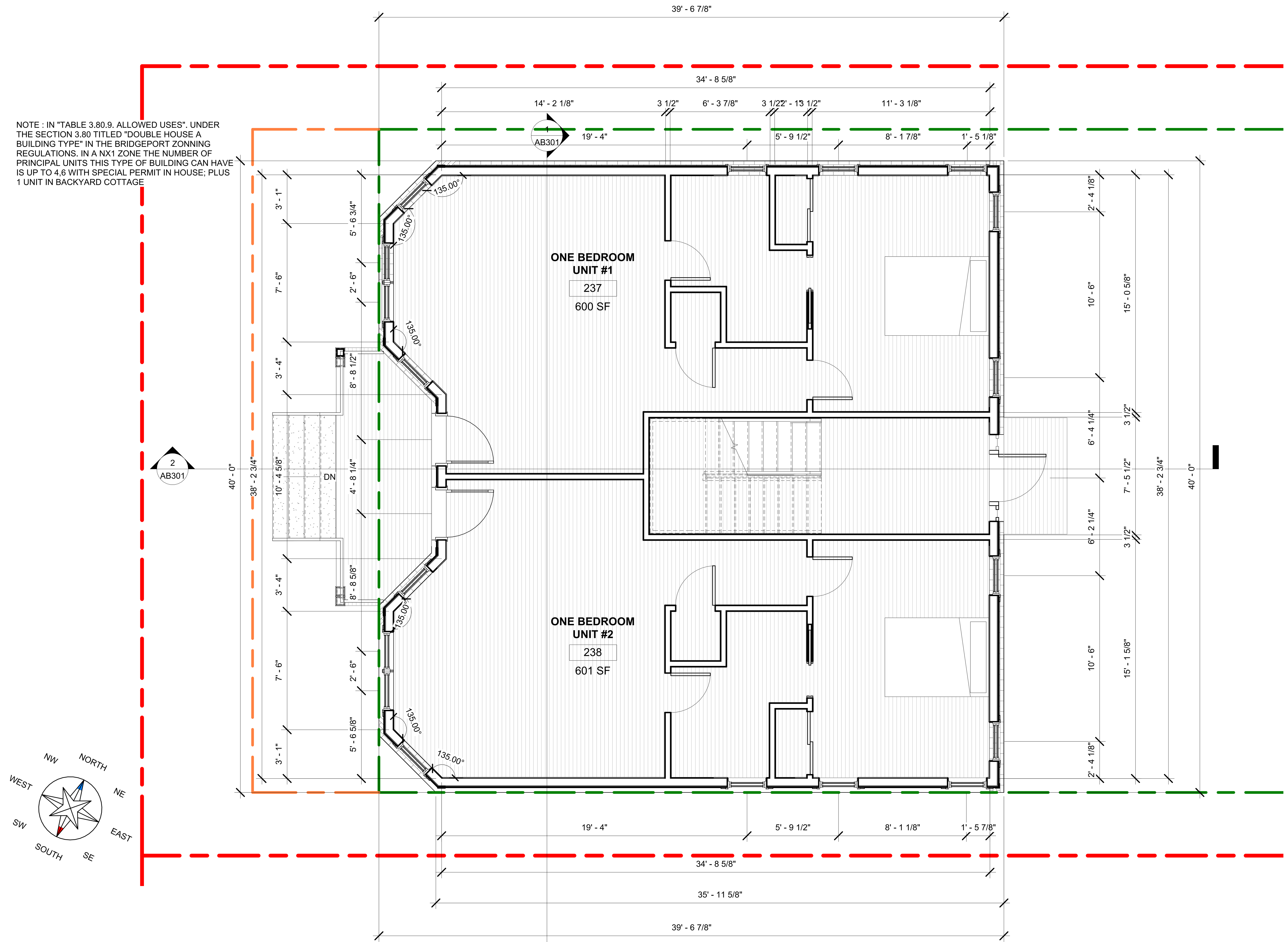
AB101

Scale 1/4" = 1'-0"

PRINTED: 2/6/2024 10:07:02 AM

C:\Users\Justin\Documents\Scofield Multi-Family_Design Review Submission(Recovery)_GeorgeWiles6006.rvt

NOTE : IN "TABLE 3.80.9. ALLOWED USES", UNDER THE SECTION 3.80 TITLED "DOUBLE HOUSE A BUILDING TYPE" IN THE BRIDGEPORT ZONNING REGULATIONS. IN A NX1 ZONE THE NUMBER OF PRINCIPAL UNITS THIS TYPE OF BUILDING CAN HAVE IS UP TO 4,6 WITH SPECIAL PERMIT IN HOUSE; PLUS 1 UNIT IN BACKYARD COTTAGE



1 264 Scofield Ave - Double House A - First Floor
1/4" = 1'-0"

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Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

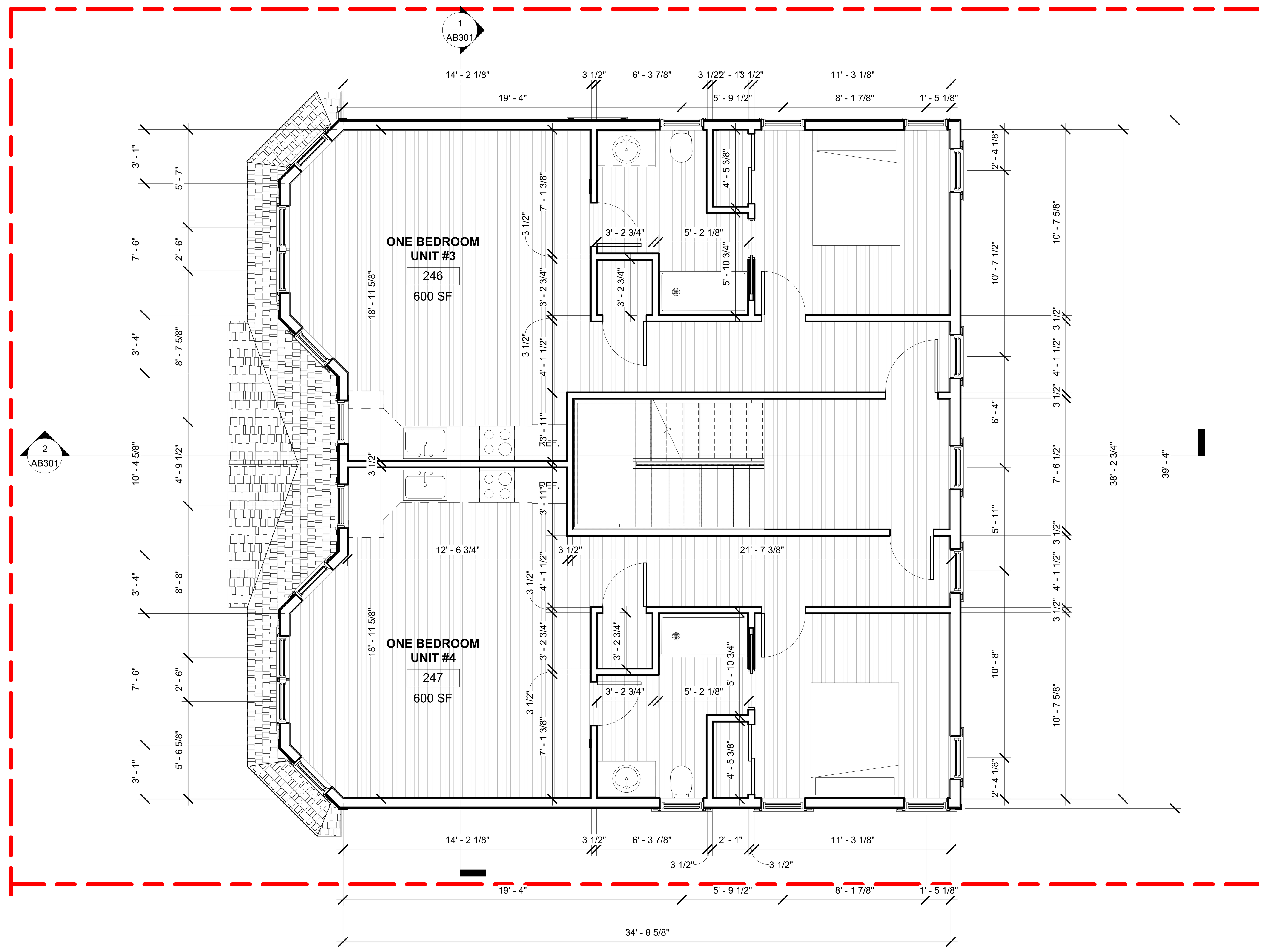
No.	Description	Date

264 Scofield Ave - Double House A - First Floor

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

AB102

Scale	1/4" = 1'-0"



1 264 Scofield Ave - Double House A - Second Floor
1/4" = 1'-0"

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PRINTED: 2/6/2024 10:07:05 AM

Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects
Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

No.	Description	Date

264 Scofield Ave - Double House A - Second Floor

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

AB103

Scale	1/4" = 1'-0"

Note : In Section 3.80.10 "SUPPLEMENTAL REGULATIONS"

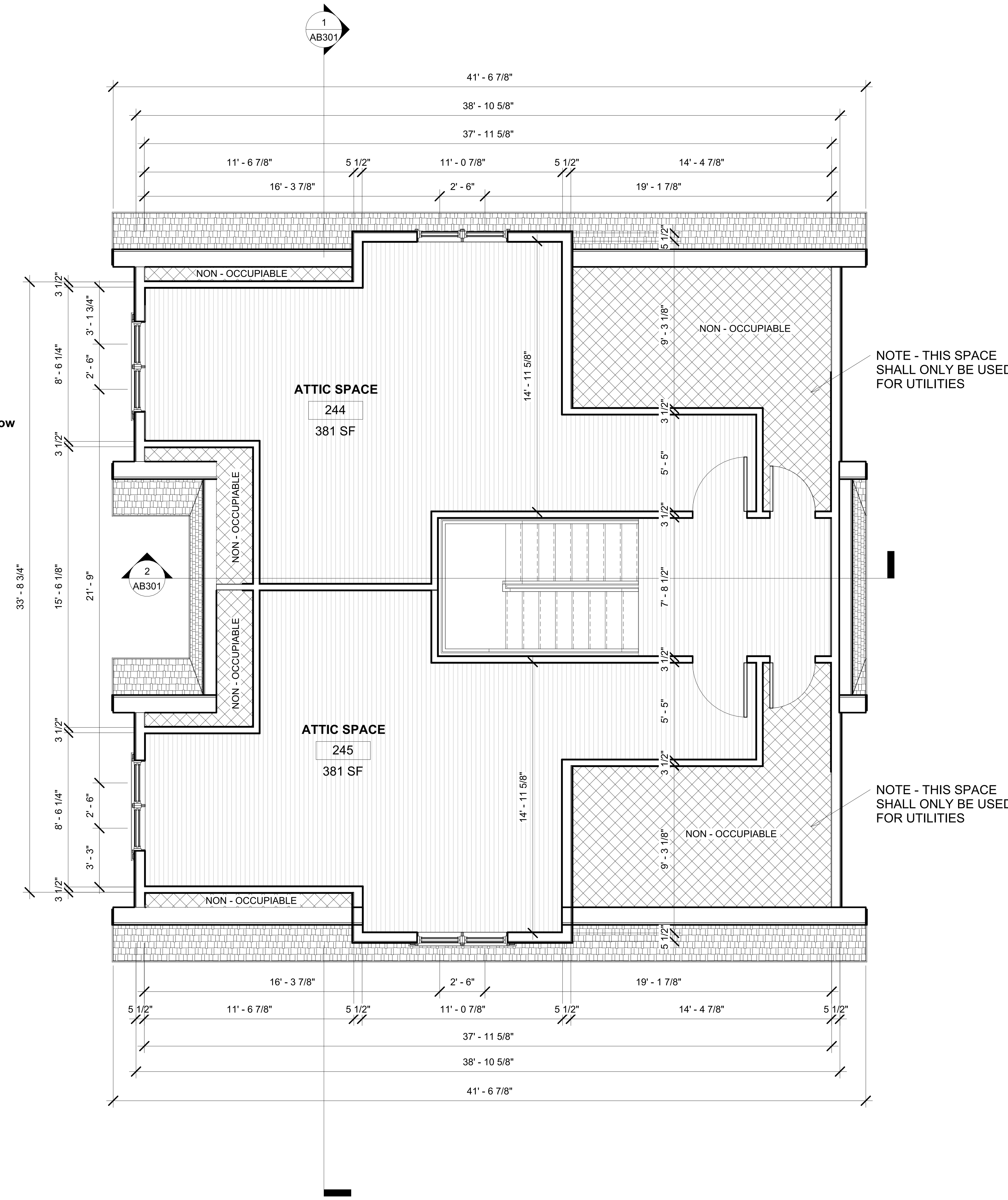
C. Half Stories in Roof. See 14.20.10.F for definition of half story.

(1) The occupiable footprint of half stories in the roof is limited to no more than ***65%*** of the footprint of story below.

Note : Occupiable Footprint of half story is 55.28%

(2) Dormers or gabled ends of roofs on half stories are limited to no more than 50% of the facade length of the story below, and must be set back from any street facade a minimum of 9 feet. See Figure 3.80-

Note : Dormers are 31% of the Facade length of the story below



1 264 Scofield Ave - Double House A - Third Floor / Attic
1/4" = 1'-0"

C:\Users\Justin\Documents\Scofield Multi-Family_Design Review Submission(Recovery)_GeorgeWiles6006.rvt

Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

No.	Description	Date

264 Scofield Ave - Double House A - Third Floor / Attic

Project number	23-325
Date	March 01, 2024
Drawn by	Author
Checked by	Checker
	Designer

AB104

Scale	1/4" = 1'-0"

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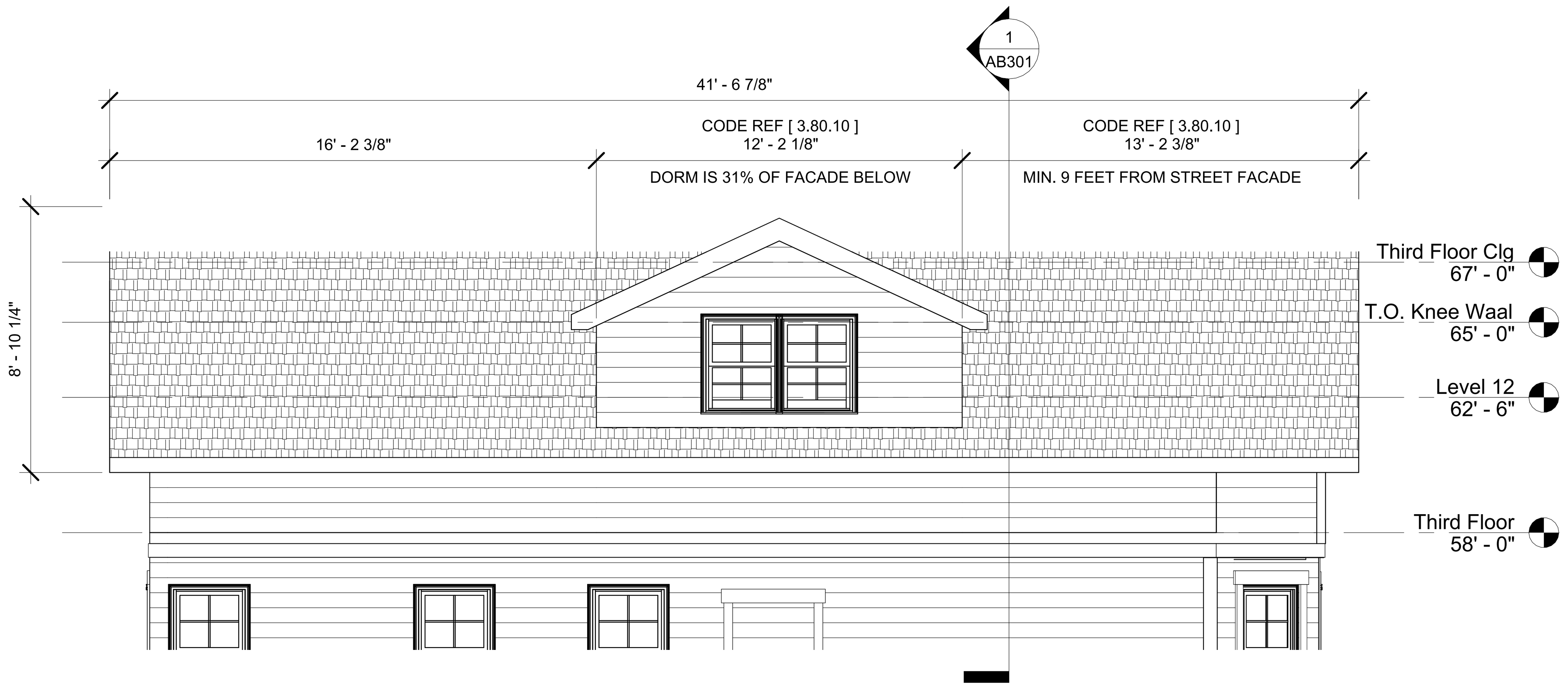
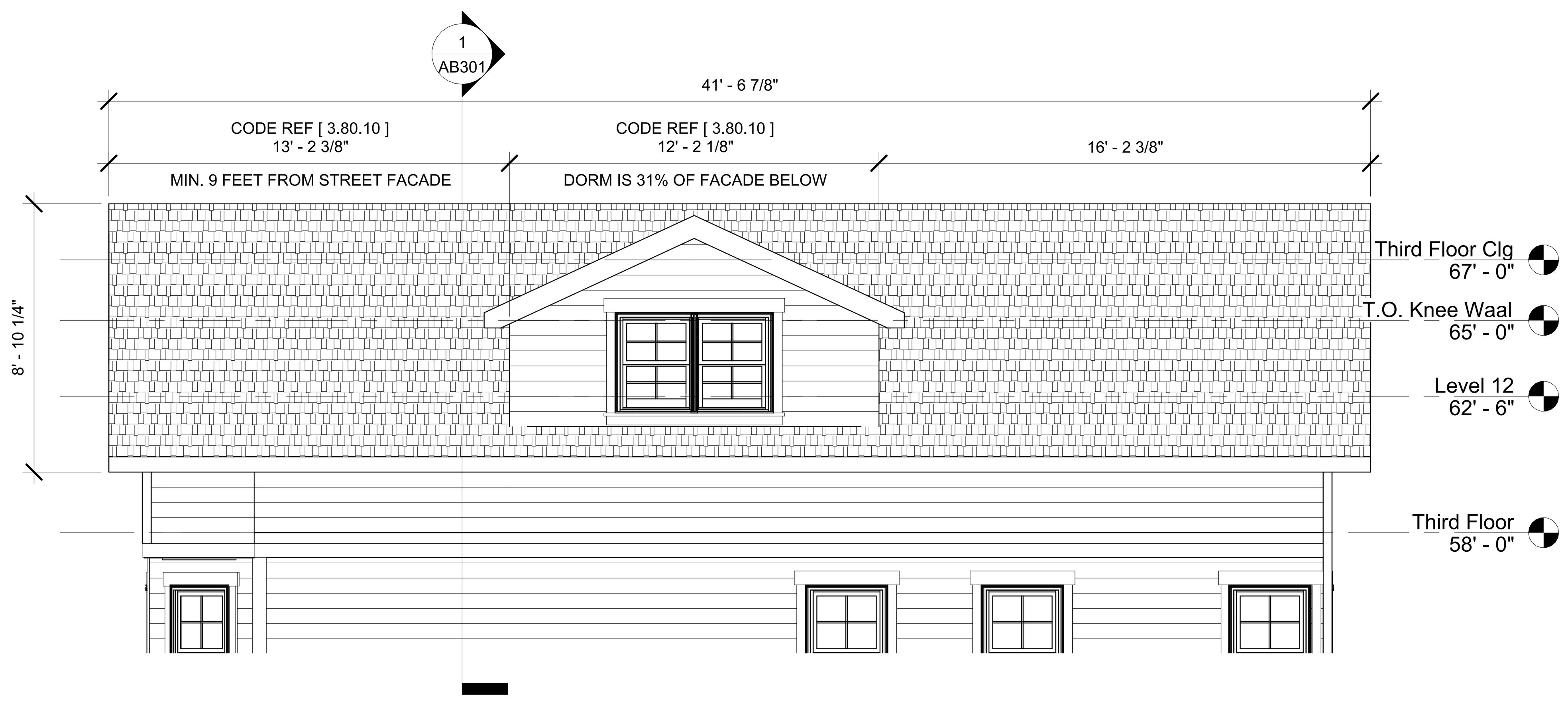
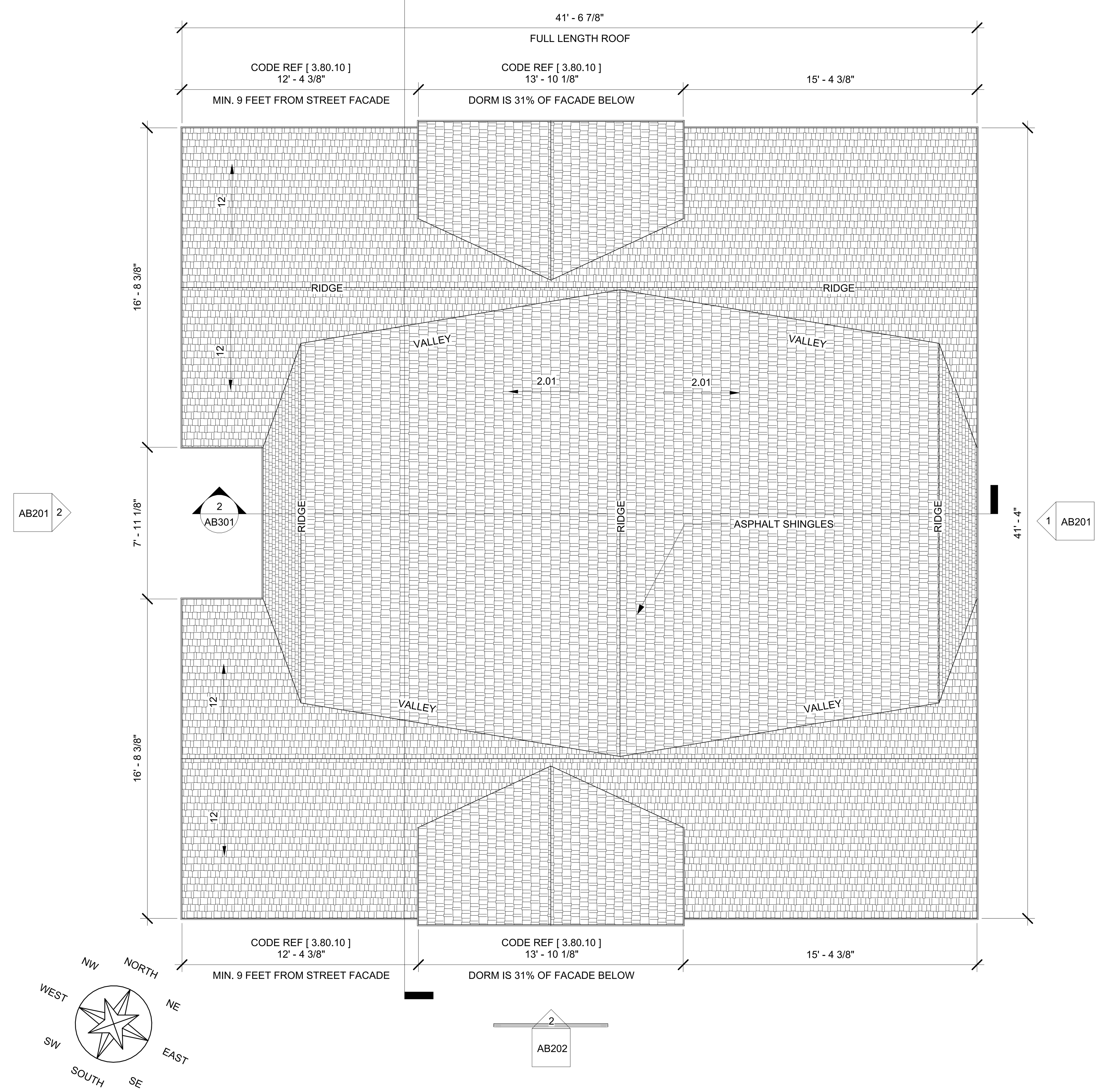
NOTE : 6.40.3 PITCHED ROOF MATERIALS ALLOWED PITCHED ROOD MATERIALS INCLUDE DIMENSIONAL ASPHALT COMPOSITE SHINGLES, WOOD SHINGLES AND SHKES, METAL TILES OR STANDING SEAM, SLAT CERAMIC TILE, ENGINEERED WOOD OR SLATE.



2 264 Scofield Ave - Double House A - North Elevation - Callout 1
1/4" = 1'-0"



3 264 Scofield Ave - Double House A - South Elevation - Callout 1
1/4" = 1'-0"



RIDGE RIDGE

1 264 Scofield Ave - Double House A - Roof Plan
1/4" = 1'-0"

VALLEY VALLEY

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Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

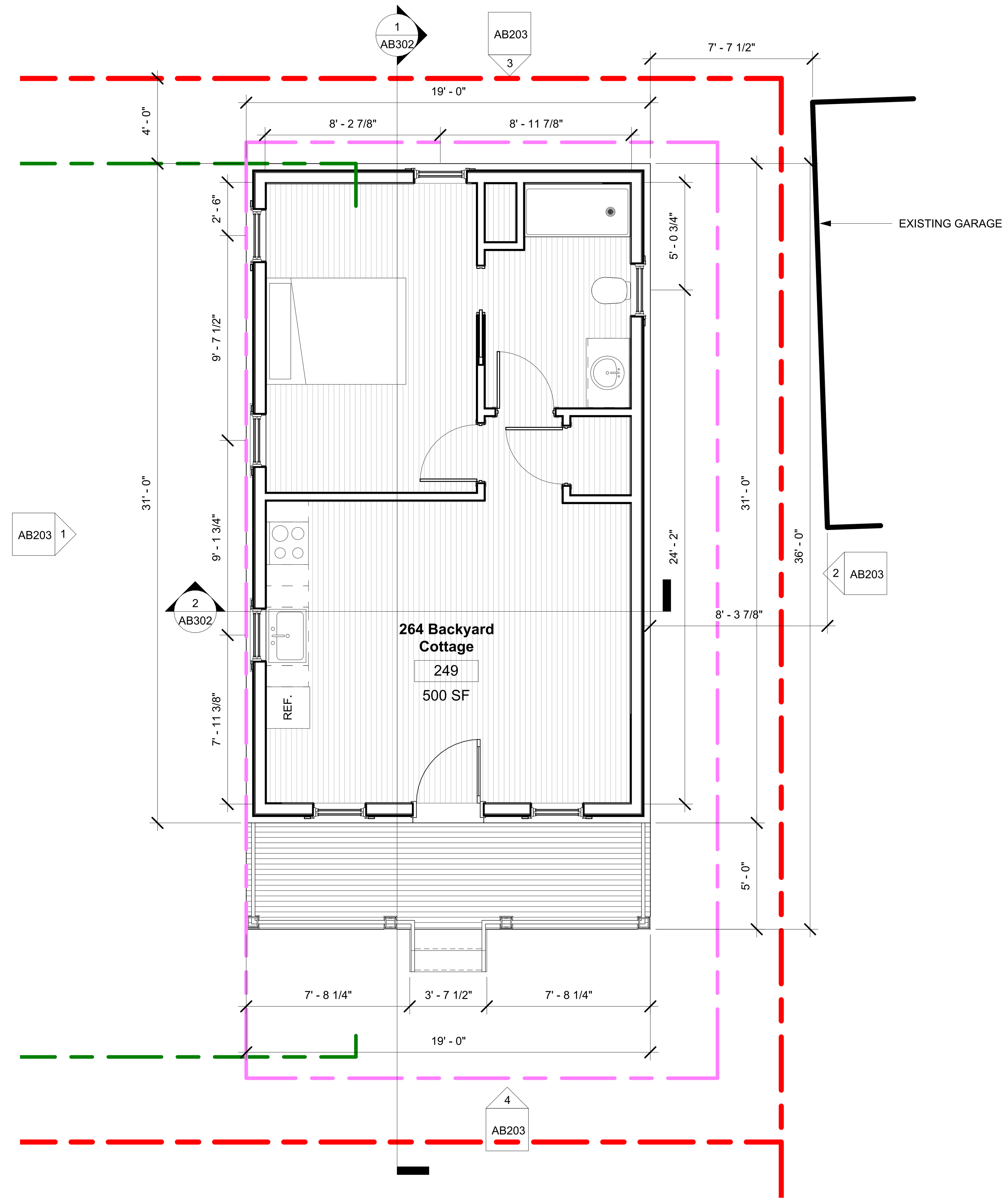
No.	Description	Date

264 Scofield Ave - Double House A - Roof Plan

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

AB105

Scale 1/4" = 1'-0"



1 264 Scofield Ave - Backyard Cottage -First Floor
1/4" = 1'-0"

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Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

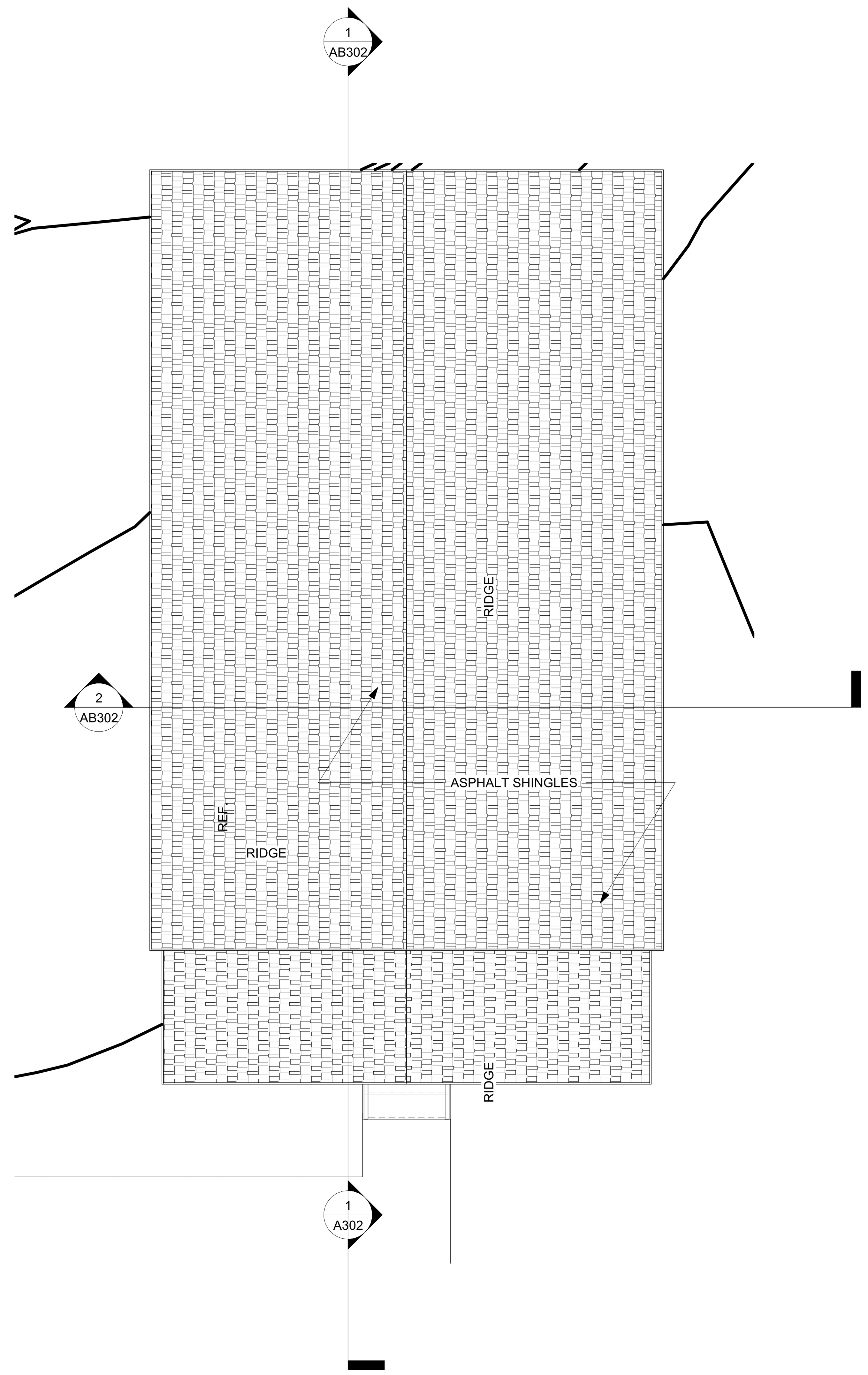
No.	Description	Date

264 Scofield Ave - Backyard Cottage - Floor Plan

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

AB106

Scale	1/4" = 1'-0"



1 264 Scofield Ave - Backyard Cottage - Roof Plan
1/4" = 1'-0"

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Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

No.	Description	Date

264 Scofield Ave - Backyard Cottage - Roof Plan

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

AB107

Scale	1/4" = 1'-0"

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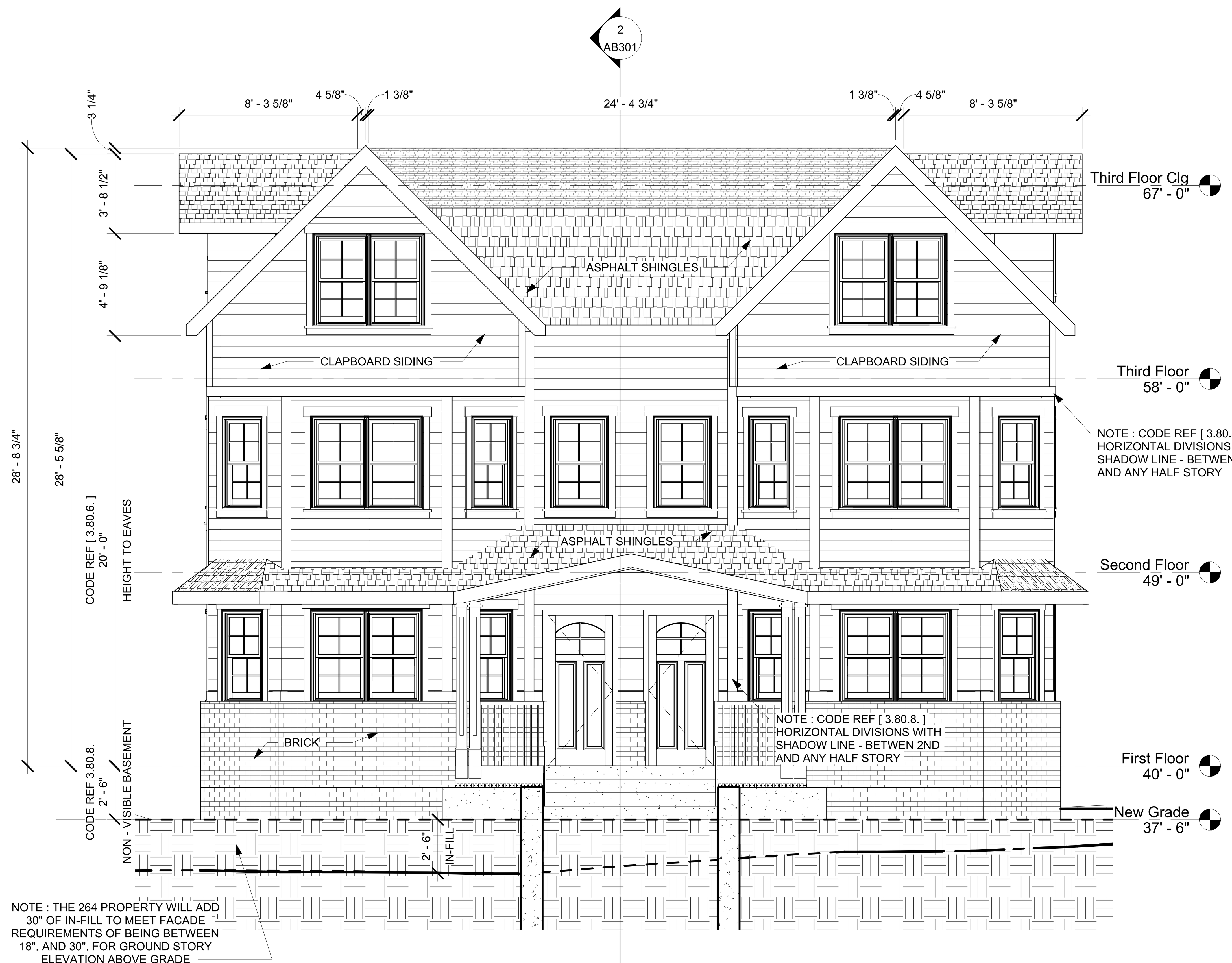
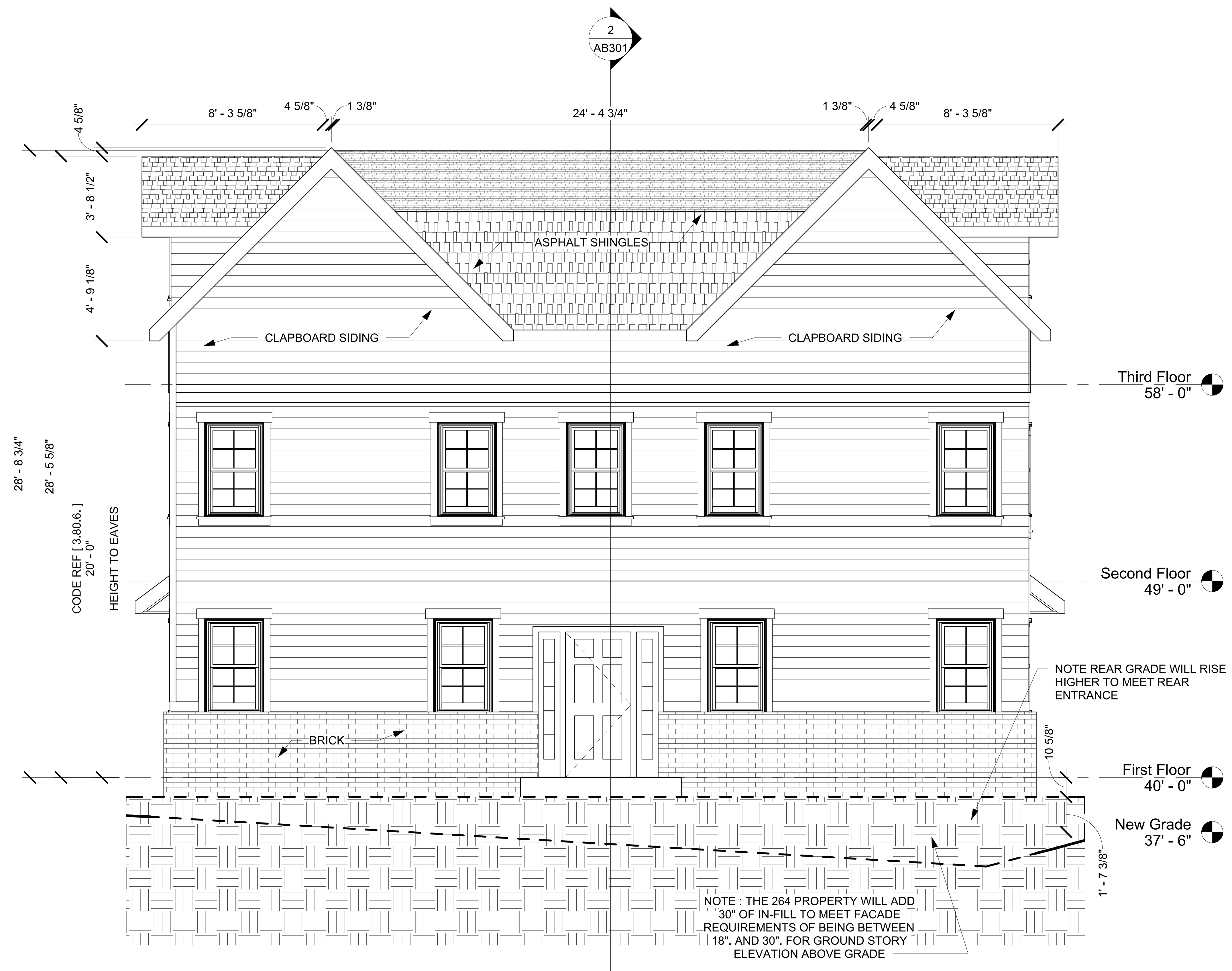


2 264 Scofield Ave - Double House A - West Elevation
1/4" = 1'-0"



1 264 Scofield Ave - Double House A - East Elevation
1/4" = 1'-0"

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Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

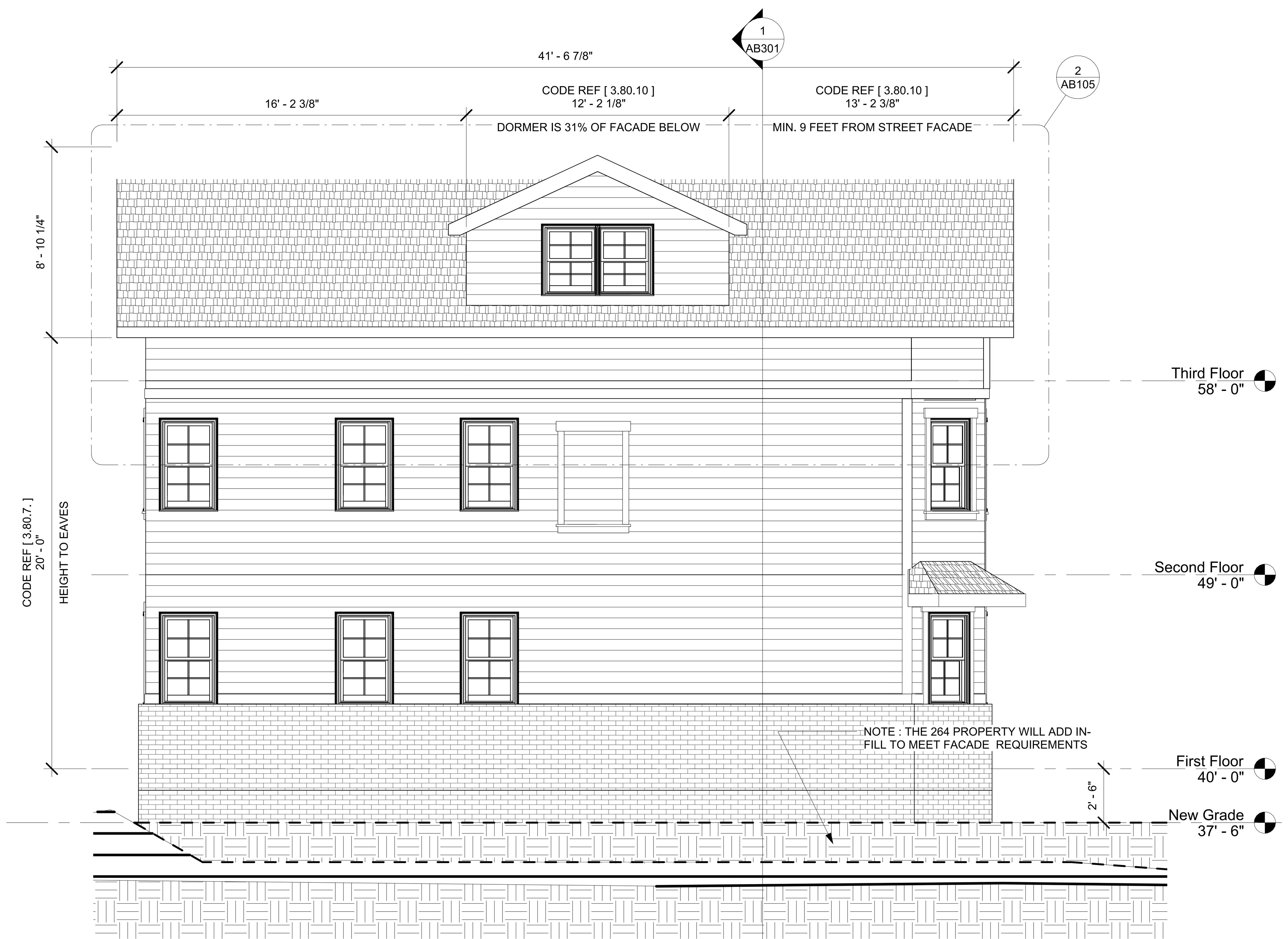
No.	Description	Date

264 Scofield Ave - Double House A - West & East Exterior Elevations

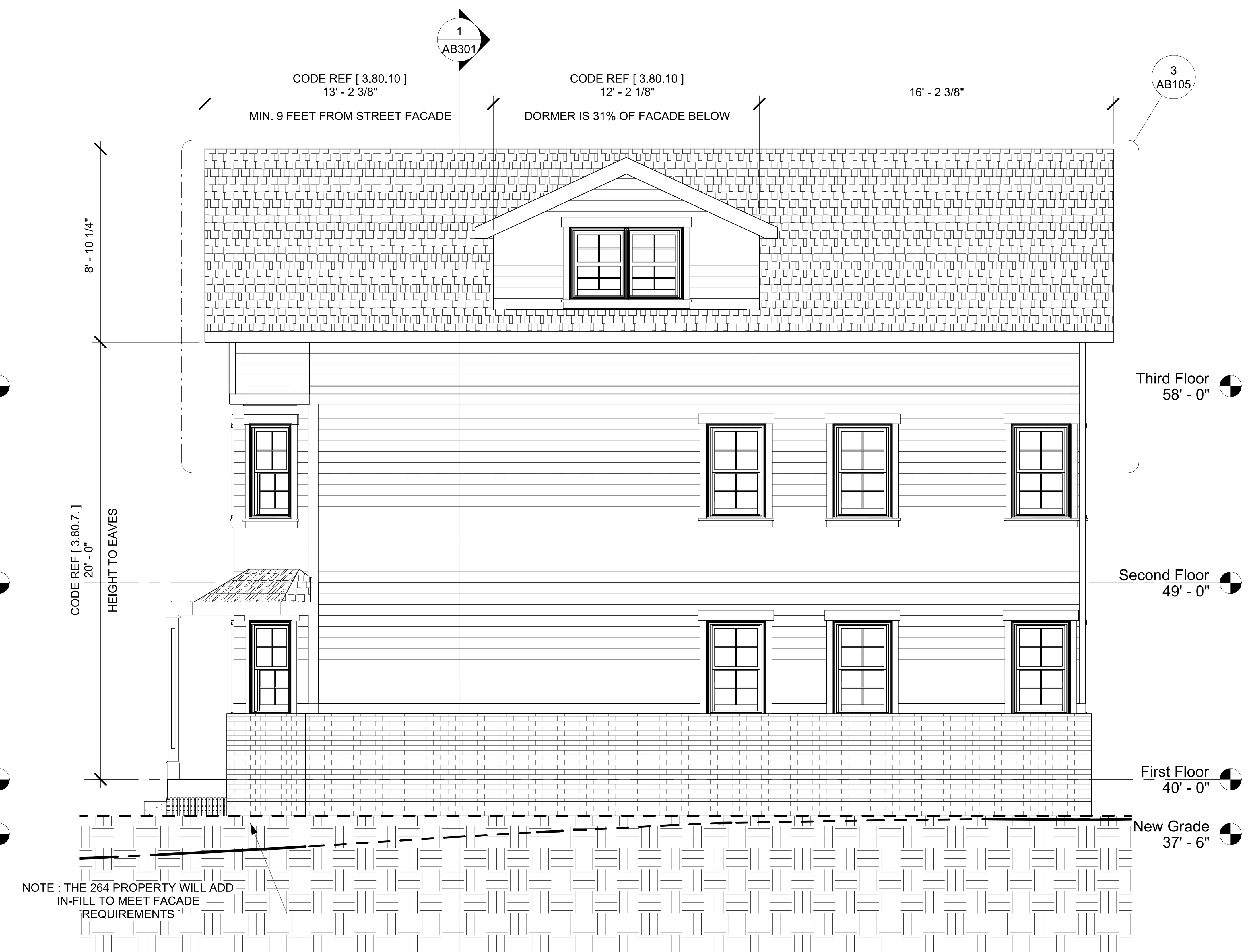
Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

AB201

Scale	1/4" = 1'-0"



1 264 Scofield Ave - Double House A - North Elevation
1/4" = 1'-0"



2 264 Scofield Ave - Double House A - South Elevation
1/4" = 1'-0"

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Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

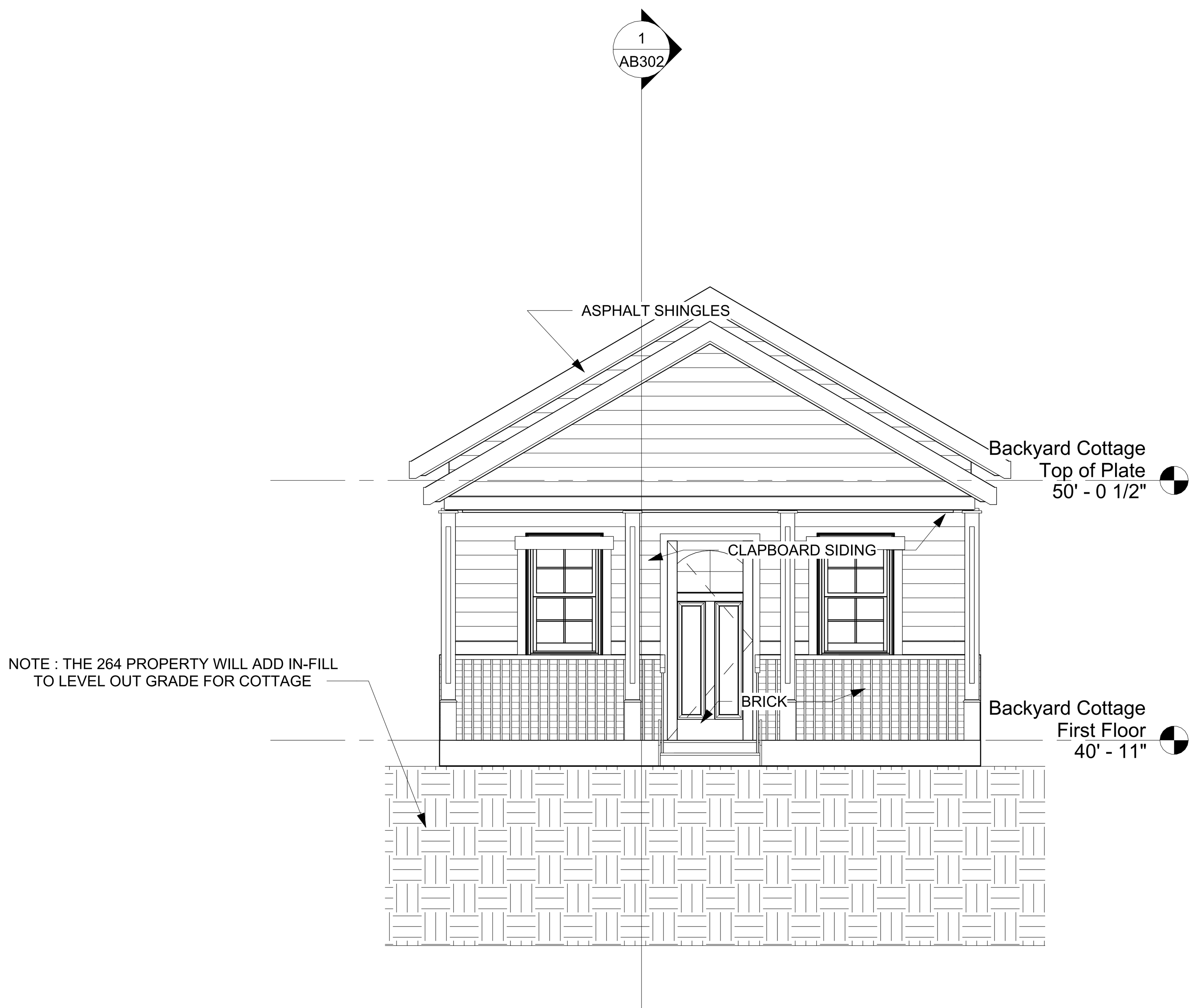
No.	Description	Date

264 Scofield Ave - Double House A - North & South Exterior Elevations

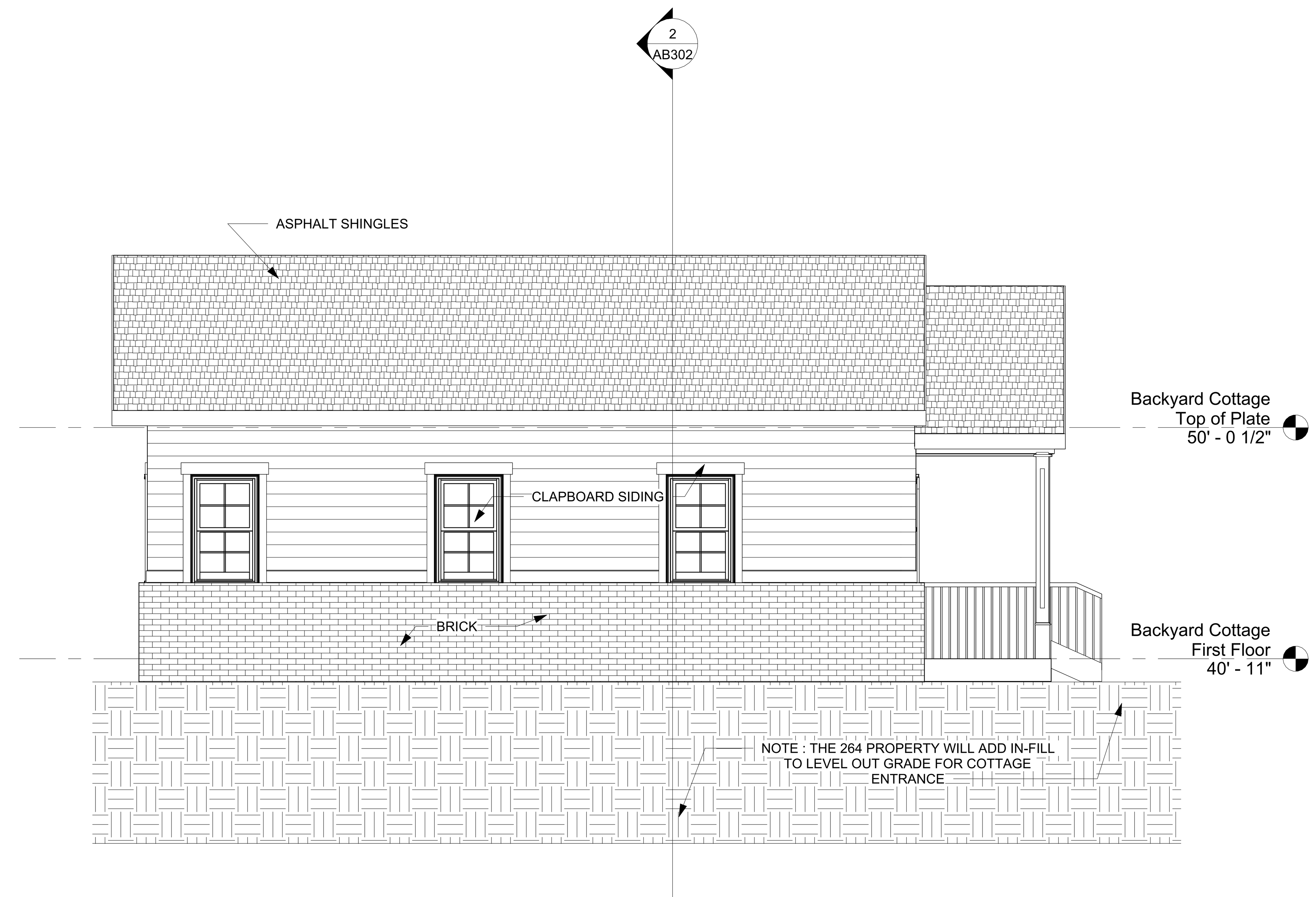
Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

AB202

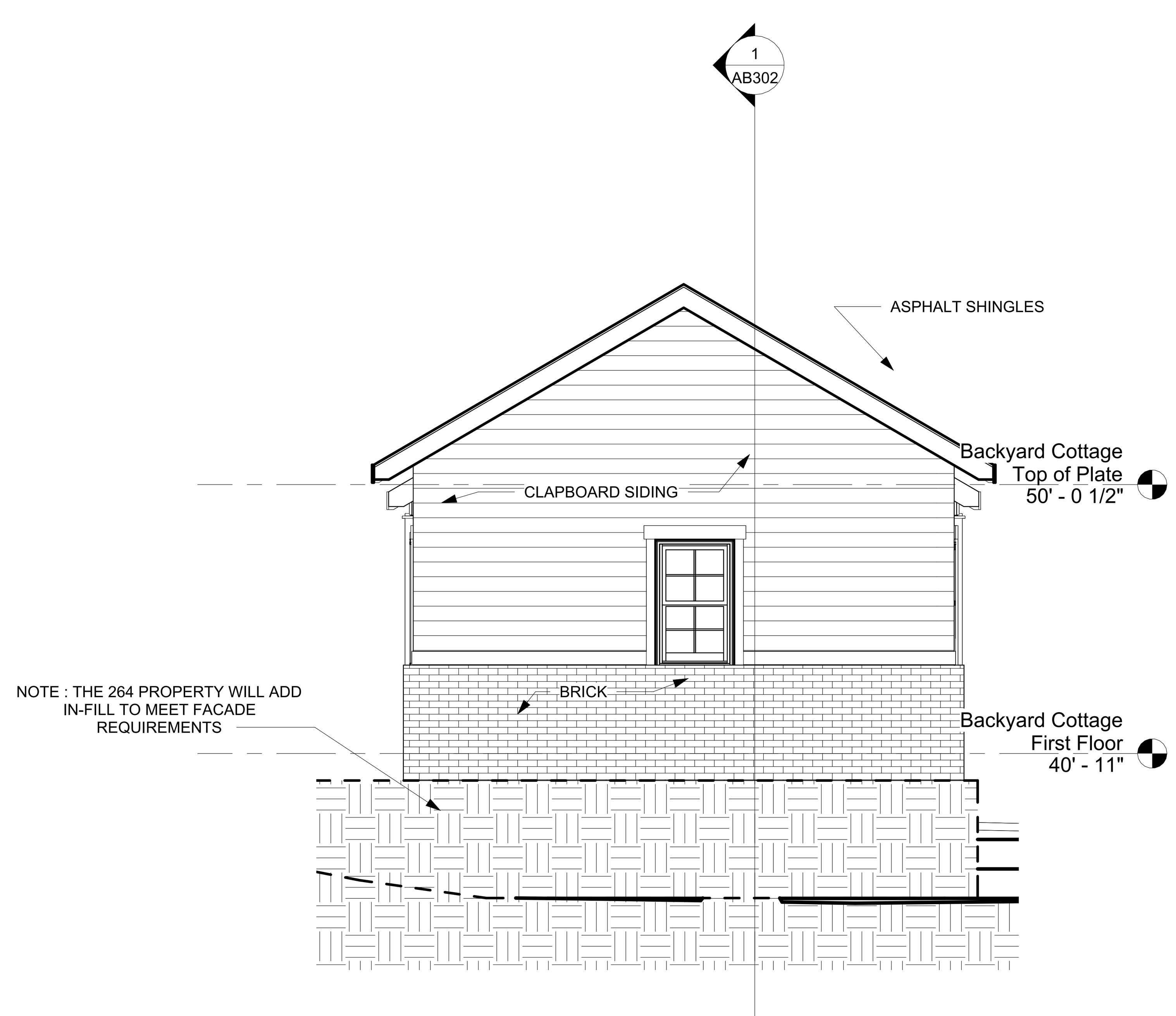
Scale 1/4" = 1'-0"



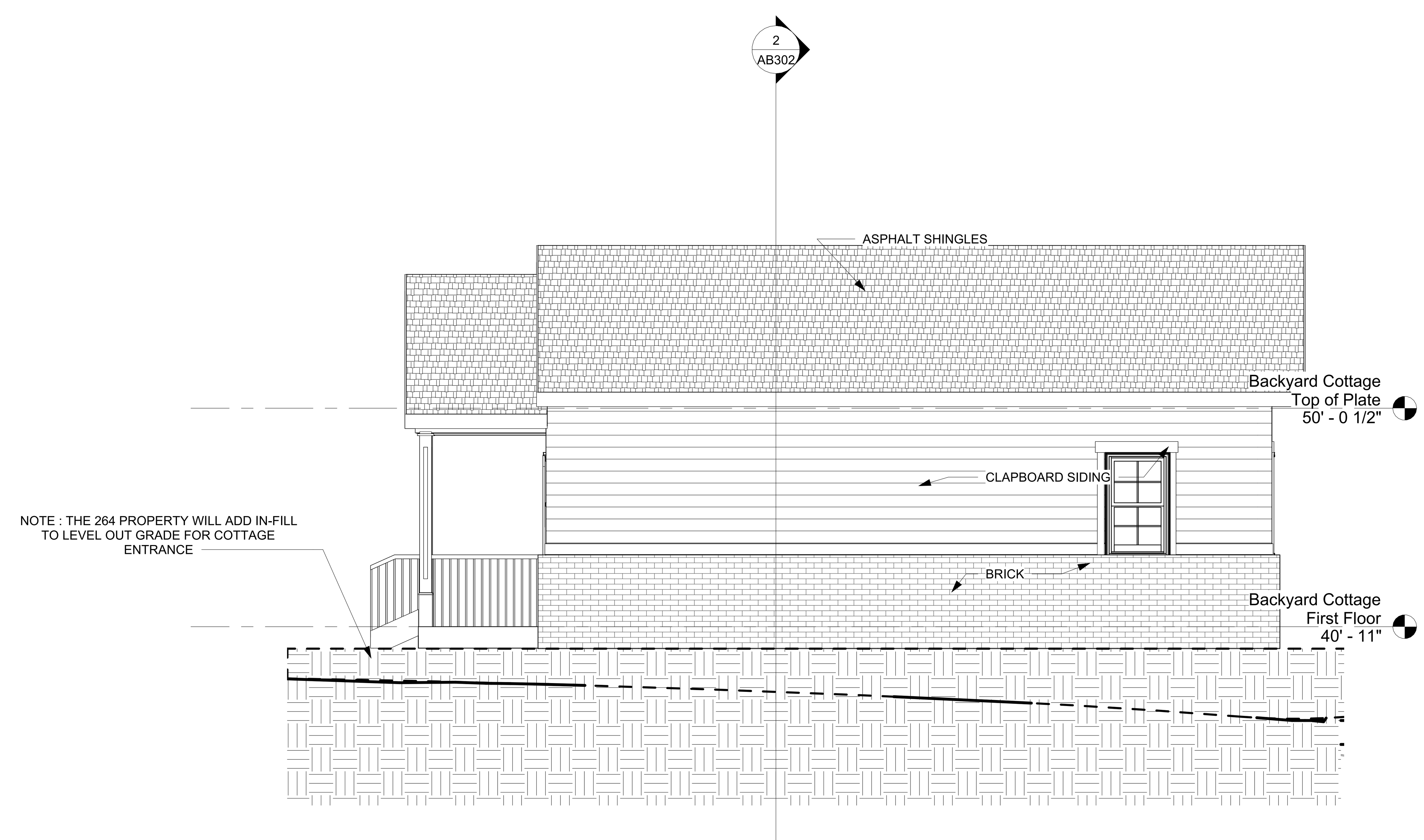
4 264 Scofield Ave - Backyard Cottage - South Elevation
1/4" = 1'-0"



1 264 Scofield Ave - Backyard Cottage - West Elevation
1/4" = 1'-0"



3 264 Scofield Ave - Backyard Cottage - North Elevation
1/4" = 1'-0"



2 264 Scofield Ave - Backyard Cottage - East Elevation
1/4" = 1'-0"

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Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

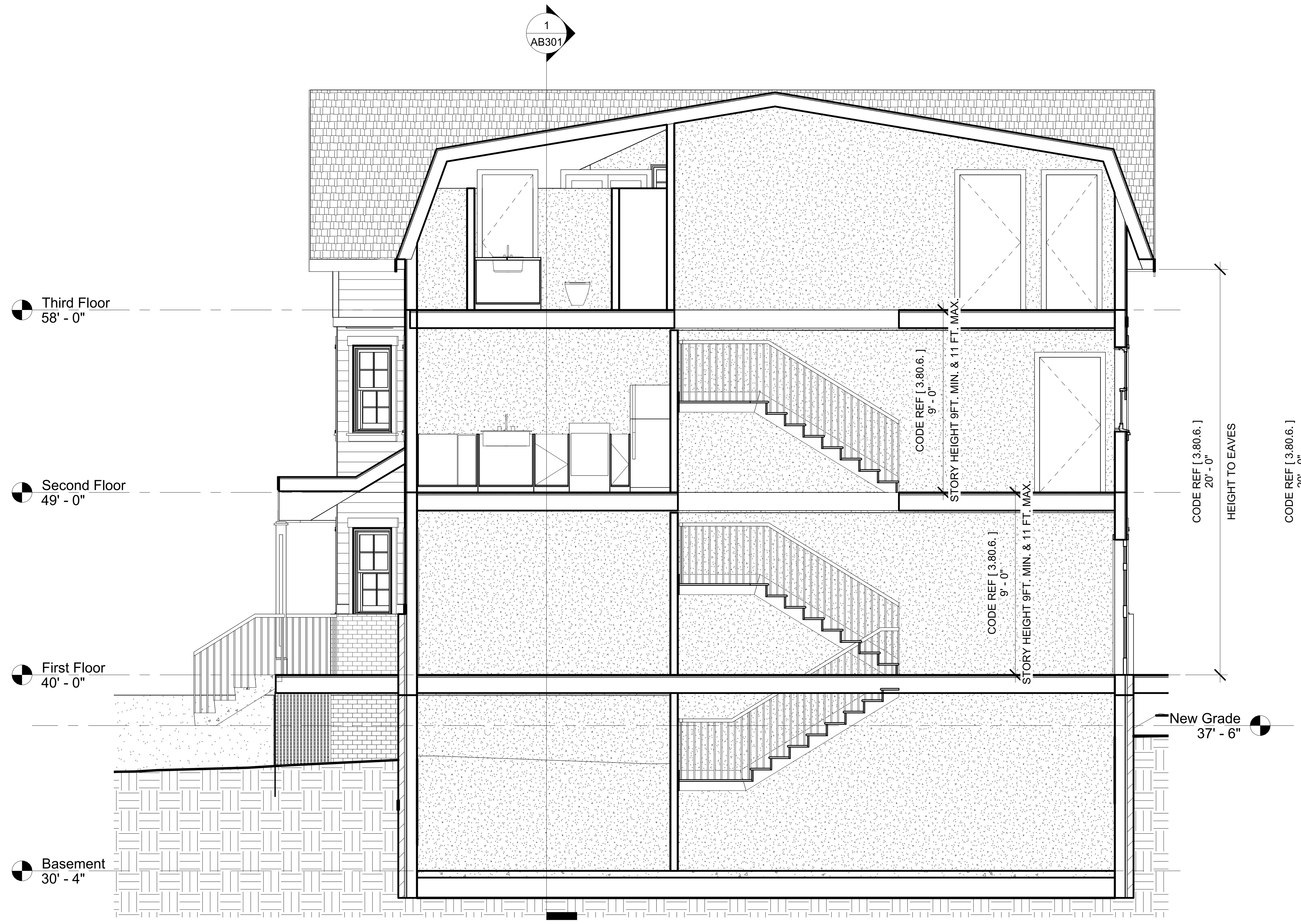
No.	Description	Date

264 Scofield Ave - Backyard Cottage - Exterior Elevations

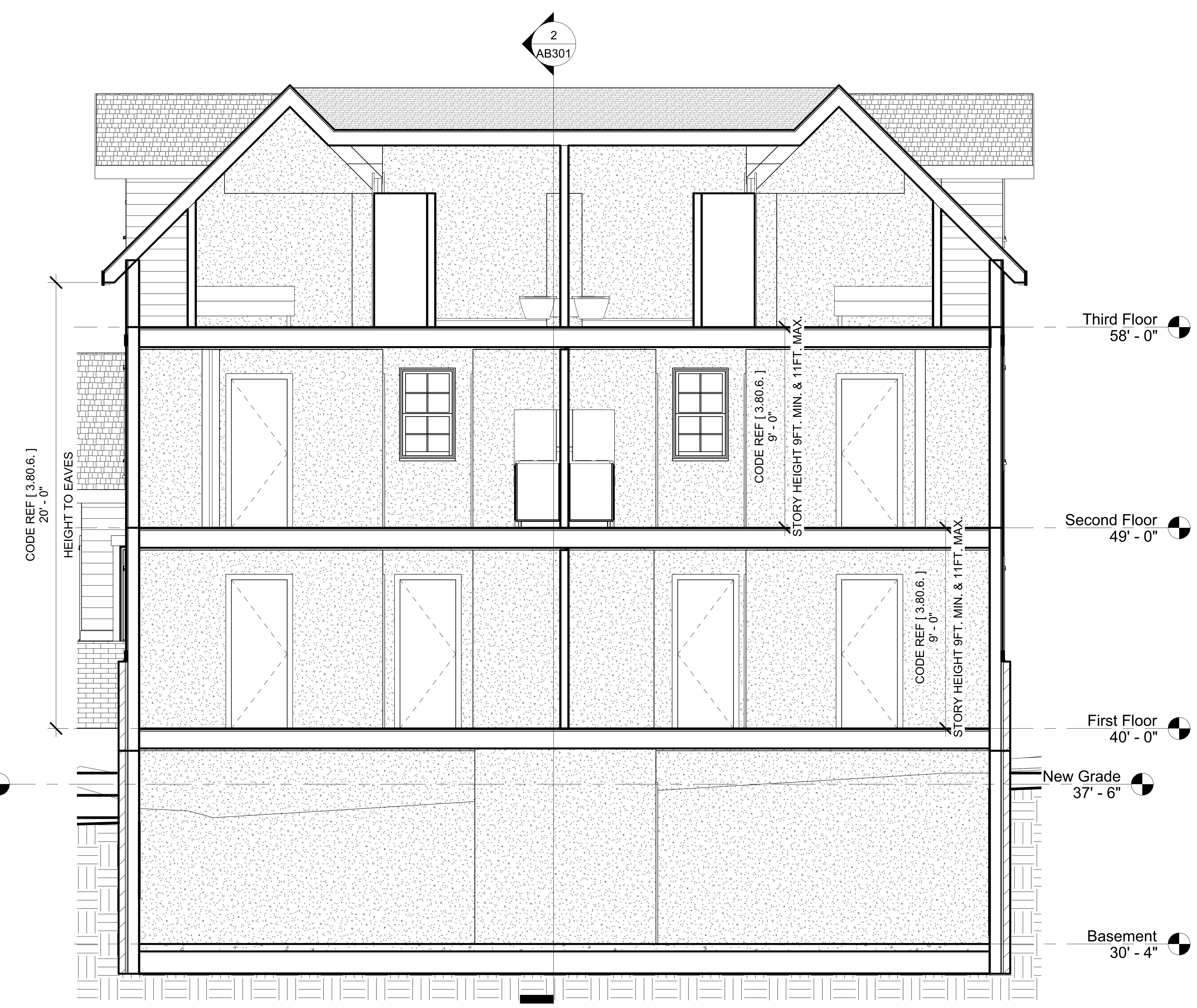
Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

AB203

Scale	1/4" = 1'-0"



2 264 Scofield - Double House A - Section 1
1/4" = 1'-0"



1 264 Scofield - Double House A - Section 2
1/4" = 1'-0"

Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

No.	Description	Date

264 Scofield Ave - Double House A - Building Sections

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

AB301

Scale	1/4" = 1'-0"

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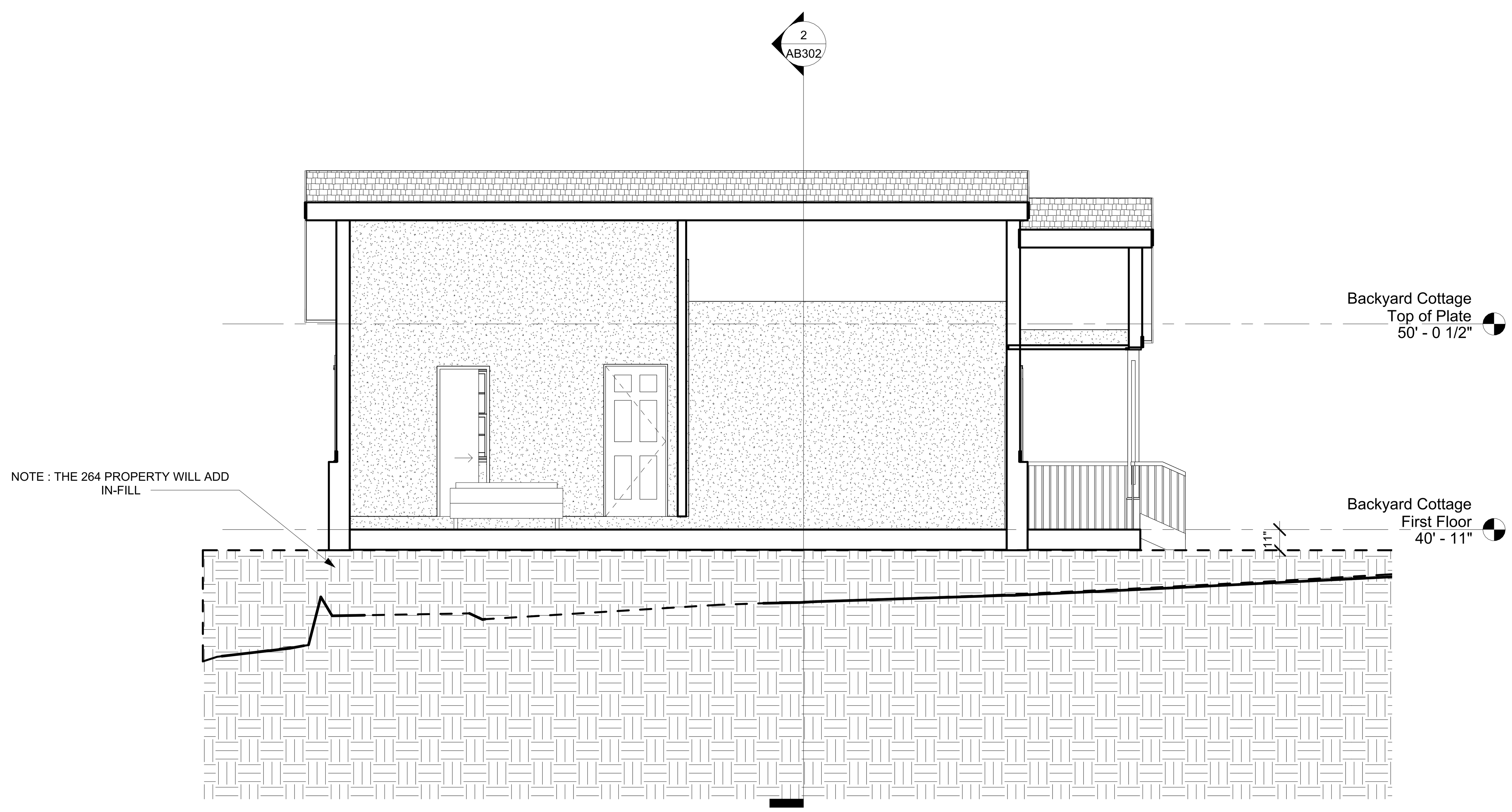
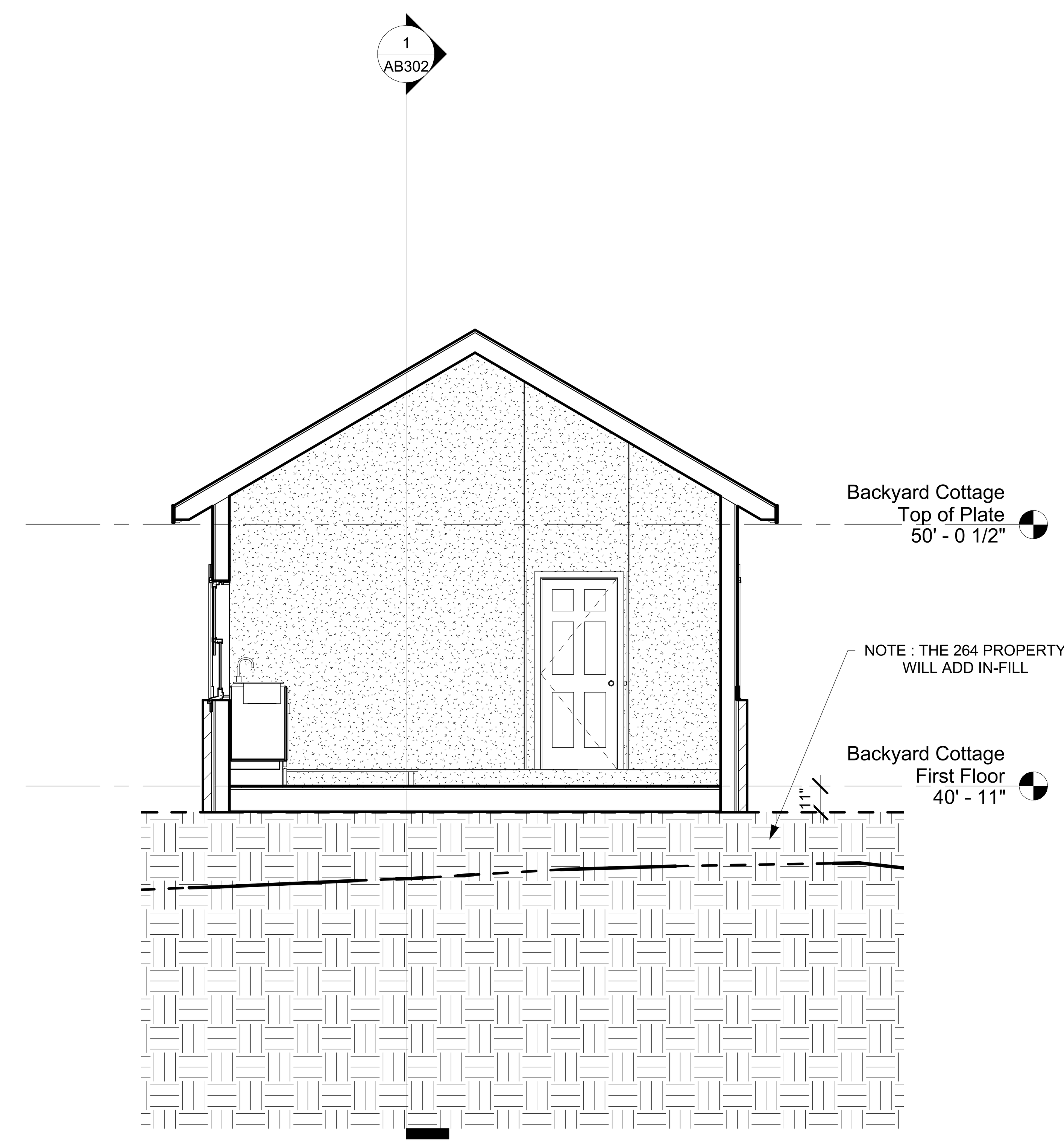


1 264 Scofield Ave - Backyard Cottage - Section 1
1/4" = 1'-0"



2 264 Scofield Ave - Backyard Cottage - Section 2
1/4" = 1'-0"

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Scofield Multi-Family

264 Scofield Ave
Bridgeport, Ct

Professional Seal:

wiles + Architects

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3557
www.wilesarch.com

No.	Description	Date

264 Scofield Ave - Backyard Cottage - Building Sections

Project number	23-325
Date	Feb 05, 2024
Drawn by	Author
Checked by	Checker
	Designer

AB302

Scale	1/4" = 1'-0"

CITY OF BRIDGEPORT

File No. ____________

PLANNING & ZONING COMMISSION APPLICATION

1. **NAME OF APPLICANT:** 375 Boston Ave 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: 375 Boston Avenue, Bridgeport, CT 06610
   (number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 61/2016 Lot No. 2/A
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section: ________
   (Attach copies of Amendment)
6. Description of Property (Metes & Bounds): 169.50' x 102.74' x 112.50' x 91.27' x 113.36' x 127.24'
7. Existing Zone Classification: MX2
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: Construction of a 697 SF addition to existing building for a proposed convenience store accessory to the existing fueling station use, a new fueling canopy, a proposed multi-family dwelling, landscaping and associates site improvements.

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

Signature: ________________ **Date:** 03/15/2024

Print Name: ________________

If signed by Agent, state capacity (Lawyer, Developer, etc.) **Signature:** ________________

Print Name: Chris Russo

Mailing Address: 10 Sasco Hill Rd, Fairfield, CT 06824

Phone: 203-255-9928 Cell: 203-255-9928 Fax: 203-576-6626

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

Print Owner's Name	Owner's Signature	Date
375 Boston Ave LLC		03/15/2024

Rev. 6/18/2016

Cabezas DeAngelis
ENGINEERS & SURVEYORS · 78 ELM STREET · BRIDGEPORT, CONNECTICUT 06604

APPLICATION FOR REVIEW OF COASTAL SITE PLANS

PREPARED FOR:

375 Boston Avenue, LLC

375 Boston Avenue
BRIDGEPORT, CONNECTICUT

February 16, 2024

Prepared by: Washington Cabezas, Jr., PE, LS
CT License No. PEL 70210

STATE OF CONNECTICUT
WASHINGTON CABEZAS JR.
No. 70210
LICENSED
PROFESSIONAL ENGINEER

TABLE OF CONTENTS

203.330.8700 • FAX 203.330.8701 • WWW.CD-ENGINEERS.COM

PROJECT NARRATIVE

This proposed development is located at **375 Boston Avenue** and is known as Block **2016**, Lot **2A** per City of Bridgeport Assessor records. The parcel has a parcel area of **23,553±** square feet and is within zone **MX2** with frontage on Concord Street. This parcel is currently occupied by an existing masonry building used as a vehicle repair facility. The pavement is in poor condition and the vegetation is not well kept. The total site grade change is approximately four feet pitching in a westerly direction.

The site is located within Zone X (Un-shaded) per FEMA FIRM Map Number 09001C0**433G**, Panel Number **433** of 626, Map Revised **July 8, 2013**.

The parcel is within the Pequonnock River Coastal Area Management Zone per Coastal Master Plan of Bridgeport, Connecticut (Sheet 4 of 4) found on file in the City of Bridgeport Engineering Department.

This site is located in a high traffic commercial corridor and is bounded by other commercial parcels and multi-unit residential buildings adjacent to Concord Street. The developer is proposing the construction of a zoning compliant, six unit, 3 story, residential building and a paved parking and driveway area adjacent to Concord Street. The existing masonry building will receive and addition on the westerly side and will be converted to a retail convenience store. Additionally, a six pump fueling station is proposed adjacent to Boston Avenue. The remainder of the site will be lawn/planting areas at the perimeter. Two storm drainage systems consisting of infiltration chambers have been designed for this development that will to contain the storm water run-off from the new roof and pavement areas. The storm water system complies with best management practices and aids in storm water quality.

This property will be developed in keeping with the integrity of this Zone. Construction is anticipated to have a duration of twenty-four months.

City of Bridgeport
Zoning Department
PLANNING AND ECONOMIC DEVELOPMENT
45 Lyon Terrace • Bridgeport, Connecticut 06604
Telephone (203) 576-7217
Fax (203) 576-7213

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 and submit it with the appropriate plans to appropriate **municipal agency**.

Section I: Applicant Identification

Applicant: 375 Boston Ave, LLC Date: 02/16/2024
Address: 375 Boston Avenue, Bridgeport, Connecticut 06610 Phone: 718-200-9433
Project Address or Location: 375 Boston Avenue, Bridgeport, Connecticut
Interest in Property: ☑ fee simple ☐ option ☐ lessee ☐ easement
☐ other (specify)
List primary contact for correspondence if other than applicant:
Name: Cabezas DeAngelis, LLC c/o Washington Cabezas
Address: 78 Elm Street
City/Town: Bridgeport State: CT Zip Code: 06604
Business Phone: 203-330-8700
e-mail: wcj@cd-engineers.com

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:

- ☑ Project location
- ☑ Existing and proposed conditions, including buildings and grading
- N/A ☐ Coastal resources on and contiguous to the site
- N/A ☐ 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)
- ☑ Soil erosion and sediment controls
- ☑ Stormwater treatment practices
- ☑ Ownership and type of use on adjacent properties
- ☑ 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: 375 Boston Avenue
   Bridgeport, Connecticut

   City or Town:
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:
   Pequonnock River
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:
   Existing land use for this site is a vehicle repair facility to be converted to a fueling station with a convenience store and a new six unit residential building. Present land use within the vicinity of this parcel is a mixture of commercial buildings consisting of retail use, other fueling stations, multi-family buildings, nearby and a religious assemblies. The proposed development is an allowed use within this zone and coincides with the general character of the neighborhood.
5. Indicate the area of the project site: 23,553± 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 project consists of the construction of a 3 story, six unit residential building, a convenience store addition and a fueling station. The residential building will be accessed from Concord Street by a new driveway access and served by four parking stalls. The fueling station and the convenience store will be accessed from Boston Avenue. The existing pavement will be removed and replaced to provide new parking stalls, fueling pump areas and a refuse pad. Remaining perimeter areas will be converted to landscape buffers and lawn areas and will provide a minimum of 20% landscape areas as required by zoning. All construction will be confined to the parcel boundary using perimeter soil and erosion controls as a barrier. Construction is anticipated to be completed within twenty-four (24) months from commencement. Activity will be overseen by the developer who is well versed and experienced with fuel station construction. This property will be developed in keeping with the integrity of this zone. Approvals by the Zoning Planning Commission is required under Coastal Site Plan review.

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 structures and pavement will be routed to two underground infiltration systems. Primary stormwater treatments will be implemented to comply with Best Management Practices (BMP's). The proposed infiltration system will provide water quantity requirements which will aid in the attenuation of storm water run-off. Pre- and post-development stormwater run-off rates and volumes were computed using the TR-55 method. Water quality volume (WQV) was determined using methods as outlined in CT DEEP Stormwater Quality Manual (SWQM). The proposed stormwater management systems demonstrates the reduction in peak flow rates and overall site runoff volumes. This primary treatment method will remove at least 80% of the average annual total suspended solids (TSS) load.

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):

Complies w/ CGS 22a-92(a)(1) "...by promoting economic growth without significantly disrupting the environment..."
Complies w/ CGS 22a-92(b)(2)(F) "...manage coastal hazard areas to minimize hazards to property..."
Complies w/ CGS 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:

- X General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- ☐ Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A); Definition CGS Section 22a-93(16)
- ☐ Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- ☐ Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- ☐ Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- ☐ Boating - CGS Section 22a-92(b)(1)(G)
- ☐ Fisheries - CGS Section 22a-92(c)(1)(I)
- ☐ 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)
- ☐ Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- ☐ Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- ☐ Solid Waste - CGS Section 22a-92(a)(2)
- ☐ Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- ☐ Cultural Resources - CGS Section 22a-92(b)(1)(J)
- ☐ 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 off-site 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 areas will be loamed, seeded and planted upon completion of construction. The proposed building will have new connections to the street utilities.

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 Aapplicable≅ 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)		✕
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)		✕
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)		✕
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)		✕
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)		✕
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		✕
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)		✕
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)		✕

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 Aapplicable≅ 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.)*:

Not applicable as the parcel is not in the immediate vicinity of the Pequonnock River and there is no water dependent use applicable to this site. Proposed development will consist of a fueling station, a convenience store and a six unit, residential building with dedicated parking areas for each proposed use. The residential building will be accessed from Concord Street only and the fueling station with convenience store will be accessed from Boston Avenue only.

*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

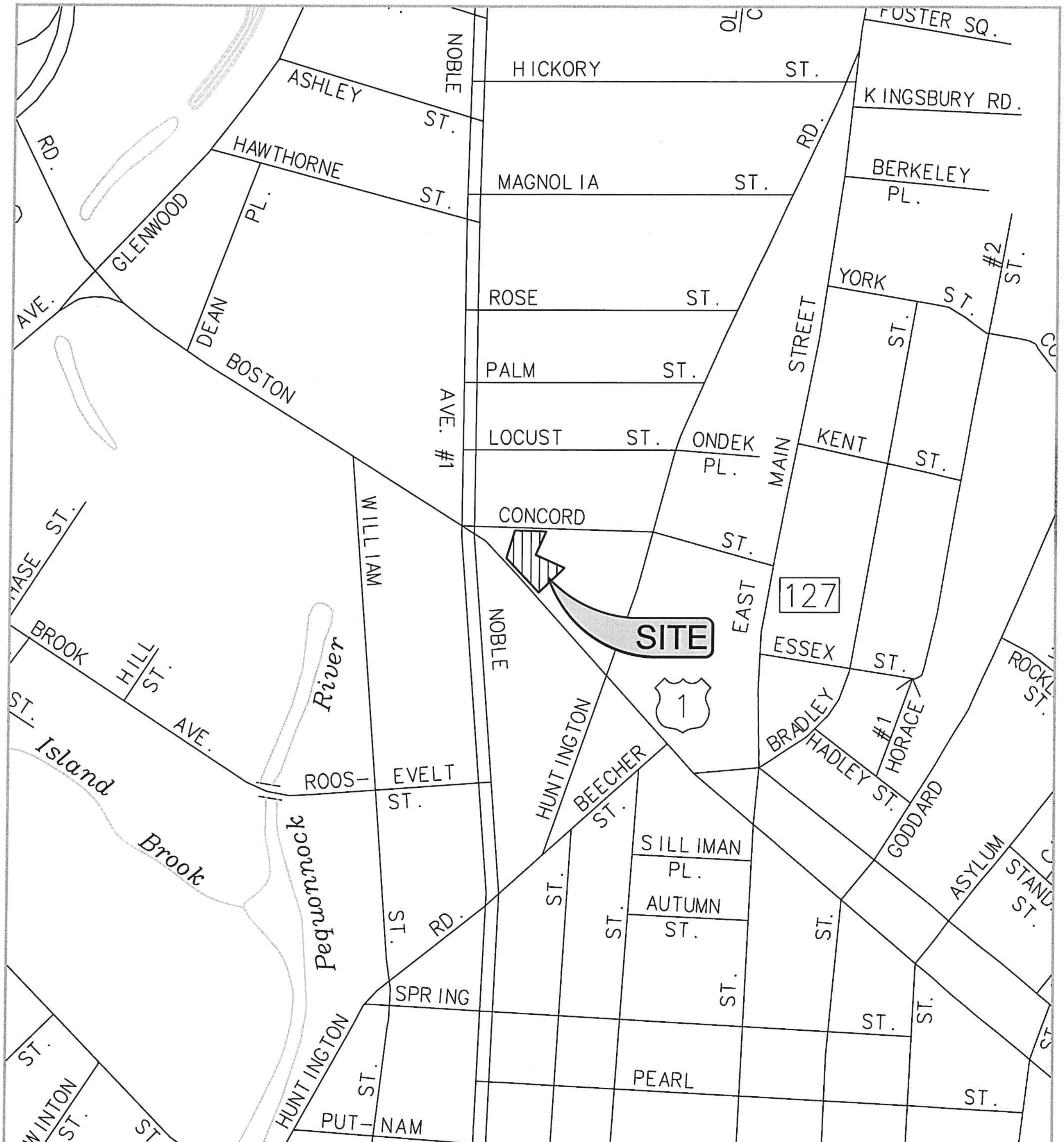
Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

No adverse impacts were determined on adjacent or nearby coastal resources. The proposed activity will be constructed with the appropriate soil erosion and control measures and will include the design of a storm drainage system to ensure there will be no adverse impact on the adjoining properties. The proposed perimeter landscape and lawn areas will also help reduce erosion and provide storm water quality.

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):

No adverse impacts resulting from the proposed activity is anticipated and appropriate measures will be utilized and designed as outlined above.



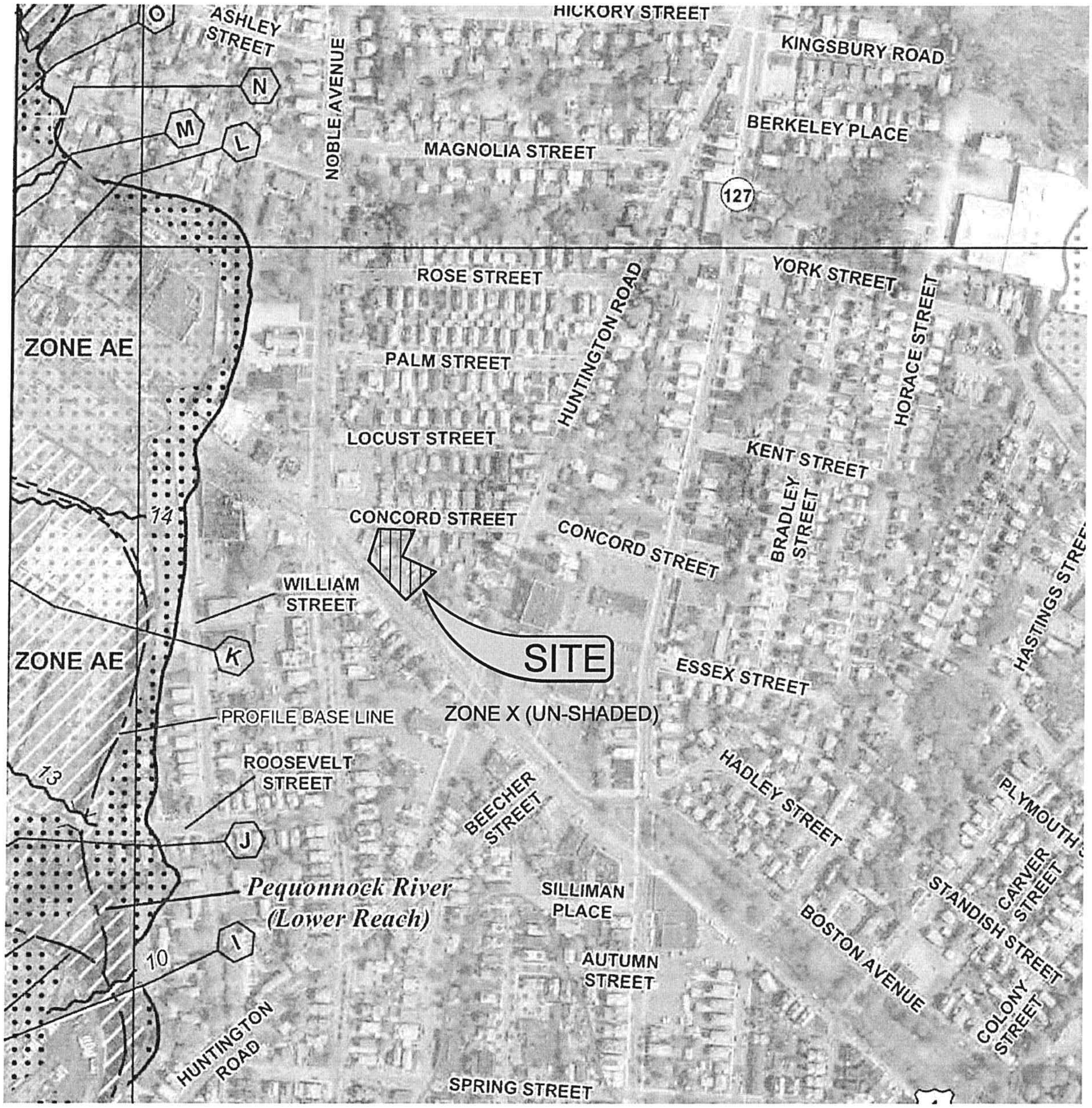
SCALE: 1" = 500'

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

LOCATION MAP

375 BOSTON AVE, LLC
375 BOSTON AVENUE
BRIDGEPORT, CONNECTICUT

DATE: FEBRUARY 16, 2024	FIGURE A



SCALE: 1" = 500'

Cabezas DeAngelis

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N

FEMA FIRM MAP

MAP NUMBER 09001C0433G

MAP REVISED JULY 8, 2013

375 BOSTON AVE, LLC

375 BOSTON AVENUE

BRIDGEPORT, CONNECTICUT

DATE: FEBRUARY 16, 2024 | FIGURE B

SCALE: 1" = 500'

COASTAL MASTER PLAN
OF BRIDGEPORT, CONNECTICUT
SHEET 4 OF 4
PREPARED BY KASPER ASSOCIATES, INC.
AUGUST 1982

SCALE: 1" = 500'

Cabezas DeAngelis
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78 ELM STREET, BRIDGEPORT, CT 06604
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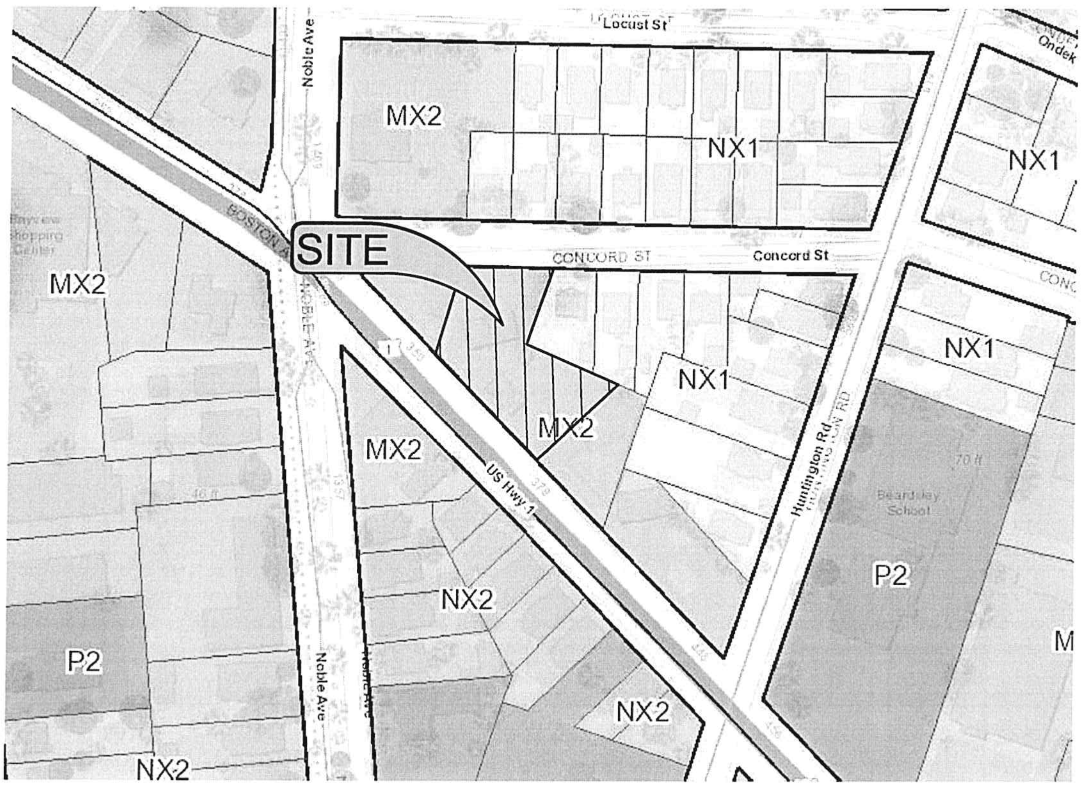
COASTAL MASTER PLAN	
375 BOSTON AVE, LLC 375 BOSTON AVENUE BRIDGEPORT, CONNECTICUT	
DATE: FEBRUARY 16, 2024	FIGURE C



SCALE: 1" = 200'

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BRIDGEPORT ZONE MAP

375 BOSTON AVE, LLC
375 BOSTON AVENUE
BRIDGEPORT, CONNECTICUT

DATE: FEBRUARY 16, 2024	FIGURE D

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

March 15, 2024

Paul Boucher
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Petition for Coastal Site Plan Review and Site Plan Review – 375 Boston Avenue

Dear Mr. Boucher:

Please accept the following narrative and enclosed application materials as part of an application for coastal site plan review and site plan review under the Bridgeport Zoning Regulations (the "Regulations") for the property located at 375 Boston Avenue (the "Site") to construct a 697 SF addition to the existing 1,492 SF building on the Site for a proposed retail convenience store in connection with the existing fueling station use. In addition, the Applicant proposes to replace the existing fuel pump canopy with six (6) fuel pumps along Boston Avenue as well as construct a three-story multifamily residential building containing six (6) dwelling units along with associated Site improvements and landscaping in the MX2 Zone under the Commercial Center building type.

<u>Narrative</u>

The Site contains two (2) street frontages along Boston Avenue and Concord Street. Boston Avenue is obviously a major commercial corridor while Concord Street mainly contains residential dwellings. The Applicant proposes a mixed-use development that will transition between the two (2) streets. To the West, the Site abuts a commercial property containing a KFC restaurant, and to the East, the Site abuts a commercial retail building. The Site itself contains an existing 1,492 SF automotive service building containing three (3) service bays. It also contains a dilapidated fuel pump canopy. The Applicant proposes to construct a 697 SF one-story addition to the existing building and converting it to a convenience store. The redesign of the Site will create seven (7) parking spaces in front of the proposed building for customers to the convenience store. In addition, the Applicant proposes to reorient the new fuel pump canopy, so it is perpendicular to Boston Avenue. This reorientation allows for greater stacking and access to the fuel pumps. An addition four (4) parking spaces are able to be created on the northern part of the Site, which will have access to an air pump, vacuum and electric charging station. The redesign also allows for extensive landscaping along the frontage and perimeter of the Site to enhance the visual appearance of the Site. The Applicant proposes an interior concrete walk that connects the public sidewalk directly to the convenience store entrance thereby enhancing pedestrian connectivity.

On the northern half of the Site, the Applicant proposes to construct a three-story residential building containing six (6) dwelling units. This building and use are a perfect transition between the busy commercial corridor of Boston Avenue and the residential Concord Street. It provides a buffer in both use and appearance. It screens the commercial Boston Avenue. The dwelling will be accessed from Concord Street into a parking area containing four (4) off-street parking spaces. This area of the Site will also feature extensive landscaping to buffer the neighboring residential dwellings.

Site Plan Review

The Petition satisfies Sec. 11.70 Site Plan Review standards of the Regulations as it fully complies with the 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 from the existing dilapidated site. The proposed uses and buildings present a perfect transition from the busy commercial corridor to the residential street. The scale and proportion of the buildings conform to the MX2 Zone development standards for the Commercial . The Petition proposes significant landscaping along the perimeter and street frontage. The proposed use will be a tremendous complement to the surrounding commercial and residential areas as a vital resource to the range of activities that occur in the area. It is an ideal rehabilitation of the Site.

Coastal Site Plan Review

The Petition also complies with Section 11.80 of the Regulations regarding coastal site plan review. 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 area for development is located a significant distance from the Pequonnock River, which is the nearest coastal resource. The proposed building and Site improvements will all be constructed in accordance with current codes and regulations, including the appropriate stormwater drainage systems. Sediment and erosion controls, such as silt fencing and anti-tracking aprons, will be utilized during construction. Storm water run-off from the structures and pavement will be routed to two (2) underground infiltration systems utilizing Best Management Practices and attenuating storm water run-off. The proposed systems will reduce peak flow rates and overall Site runoff volumes. No adverse impacts were determined for off-Site coastal resources. Construction is anticipated to be completed within twenty-four (24) months. There could be no possibility of a water-dependent use as the Site is not in the vicinity of the Pequonnock River.

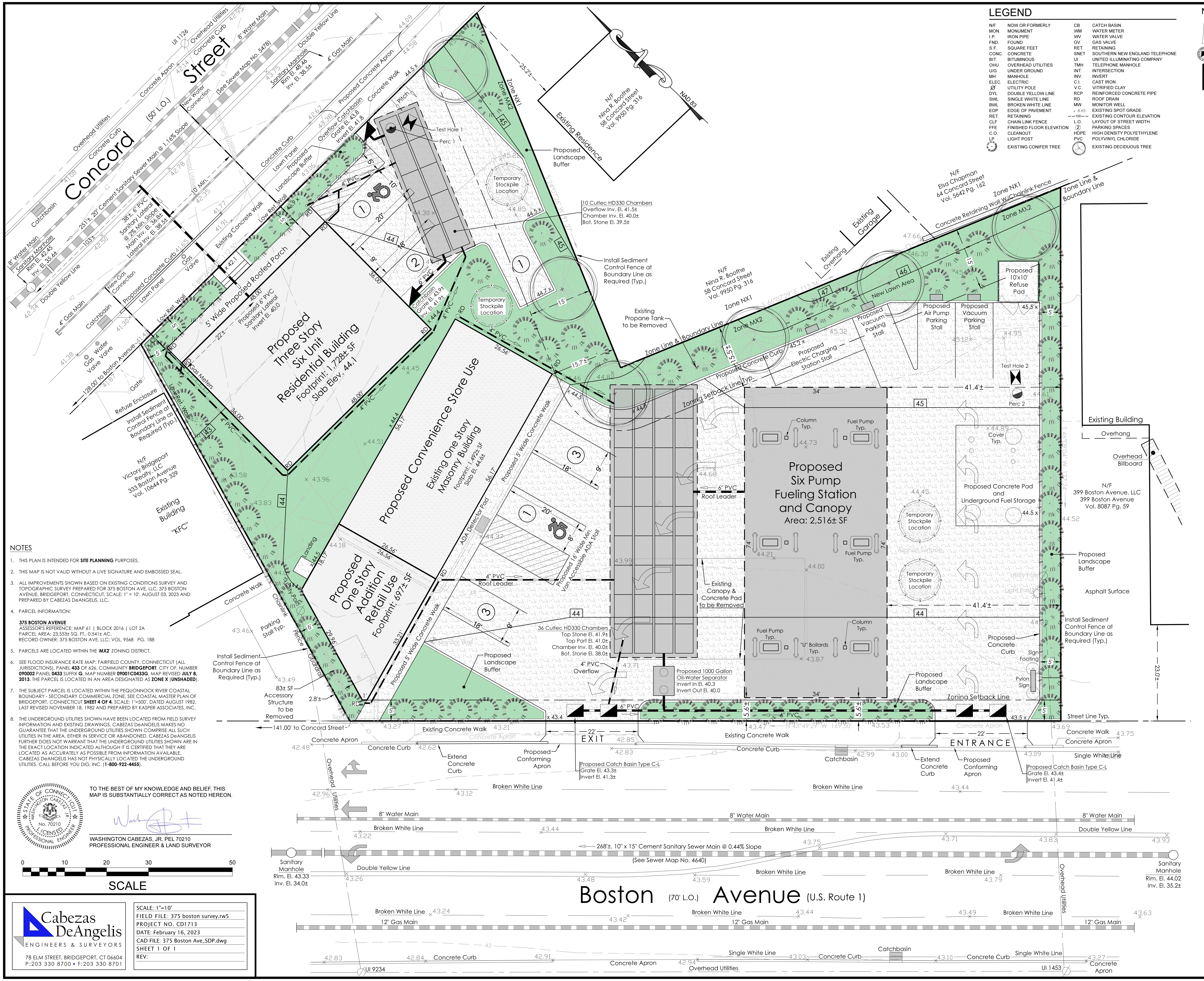
For the above-stated reasons, the Application satisfies all the applicable standards of the Regulations and the Applicant respectfully requests its approval.

Sincerely,

Chris Russo
Attorney for Applicant

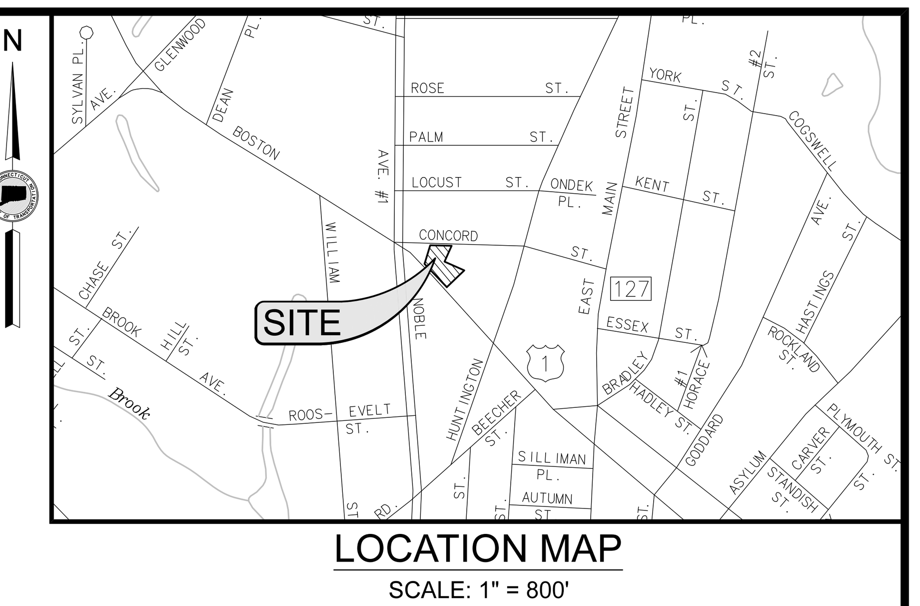
PROPERTIES WITHIN 100' OF 375 BOSTON AVENUE

PROPERTY ADDRESS	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
408 BOSTON AV	PRESSOIR MEPRIMA	25 HELEN PLACE	STRATFORD	CT	06614
398 BOSTON AV #400	ANDINO ABIEAIL	398 BOSTON AVE, #400	BRIDGEPORT	CT	06610
388 BOSTON AV #390	IGLESIAS CAPITAL LLC	2389 MAIN ST SUITE 100	GLASTONBURY	CT	06033
425 BOSTON AV	GILL HARJINDER K	425 BOSTON AVENUE	BRIDGEPORT	CT	06610
515 HUNTINGTON RD #517	AMARO JACK R	515 HUNTINGTON ROAD	BRIDGEPORT	CT	06608
399 BOSTON AV	399 BOSTON AVENUE LLC	495 KINGS LANDING RD	HAMPSTEAD	NC	28443
527 HUNTINGTON RD	PROPERTY PRIVACY SERVICES AS TRUSTEE	4730 S FORT APACHE RD STE 300	LAS VEGAS	NV	89147
1360 NOBLE AV	NET LEASE REALTY I ATTN: MS INGRID IRVIN	450 SOUTH ORANGE AVE STE 900	ORLANDO	FL	32801
80 CONCORD ST	LAMBERT DONOVAN O & PAULINE A LAMBERT	80 CONCORD ST	BRIDGEPORT	CT	06610
70 CONCORD ST	HENRY CHESTER	70 CONCORD ST	BRIDGEPORT	CT	06614
64 CONCORD ST	CHAPMAN ELSA	64 CONCORD ST	BRIDGEPORT	CT	06610
58 CONCORD ST	BOOTHE NINA R	58 CONCORD ST	BRIDGEPORT	CT	06606
375 BOSTON AV	375 BOSTON AVE LLC	81-52 LITTLE NECK PKWY	FLORAL PARK	NY	11004
333 BOSTON AV	VICTORY BRIDGEPORT REALTY LLC	333 BOSTON AVE	BRIDGEPORT	CT	06610
65 CONCORD ST #67	WALKER, BARBARA	65-67 CONCORD STREET	BRIDGEPORT	CT	06610
55 CONCORD ST	THOMPSON ASLAWNY	55 CONCORD ST	BRIDGEPORT	CT	06610-1706
45 CONCORD ST	BLACK VICKERS & SHELLY-ANN M	45 CONCORD ST	BRIDGEPORT	CT	06610
35 CONCORD ST	MARDOIAN BRYAN	1795 NORTH AVENUE #9	BRIDGEPORT	CT	06604
1400 NOBLE AV	C & N ASSOCIATES LLC	1400 NOBLE AVE	BRIDGEPORT	CT	06610



LEGEND

N/F	NOW OR FORMERLY	CB	CATCH BASIN
MON.	MONUMENT	WM	WATER METER
I.P.	IRON PIPE	WV	WATER VALVE
FND.	FOUND	GV	GAS VALVE
S.F.	SQUARE FEET	RET.	RETAINING
CONC.	CONCRETE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
BIT.	BITUMINOUS	UI	UNITED ILLUMINATING COMPANY
OHU	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
U/G	UNDER GROUND	INT.	INTERSECTION
MH	MANHOLE	INV.	INVERT
ELEC.	ELECTRIC	C.I.	CAST IRON
Ø	UTILITY POLE	V.C.	VITRIFIED CLAY
DYL	DOUBLE YELLOW LINE	RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE	RD	ROOF DRAIN
BWL	BROKEN WHITE LINE	MW	MONITOR WELL
EOP	EDGE OF PAVEMENT	x 8.65	EXISTING SPOT GRADE
RET.	RETAINING	--100--	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FFE	FINISHED FLOOR ELEVATION	2	PARKING SPACES
C.O.	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
LP	LIGHT POST	PVC	POLYVINYL CHLORIDE
	EXISTING CONIFER TREE		EXISTING DECIDUOUS TREE



LOCATION MAP

SCALE: 1" = 800'

MX2 Zone Development Standards Commercial Center Building Type		
3.30.4. BUILDING SITING SEE FIGURE 3.30-B	REQUIRED	PROPOSED
MULTIPLE PRINCIPAL BUILDING	ALLOWED PER 3.30.10.A	TWO BUILDINGS
1) LOT WIDTH	60 FT MINIMUM PER PRINCIPAL BUILDING	169± FT
2) PRIMARY STREETWALL	60% MINIMUM; *(COURTYARDS, OUTDOOR DINING, SIDE PARKING ALLOWANCES PER 3.30.10. MEASURED IN BUILD-TO-ZONE ALONG ANY STREET FRONTAGE)*	10%
3) PRIMARY STREET BUILD-TO-ZONE	**5 FT MINIMUM, 20 FT MAXIMUM**; *(MINIMUM STREETSCAPE AREA REQUIRED PER 3.30.10. COURTYARDS, OUTDOOR DINING, SIDE PARKING ALLOWANCES PER 3.30.10.)*	5.0 FT
4) NON-PRIMARY STREET BUILD-TO-ZONE	**0 FT MINIMUM, 15 FT MAXIMUM**; *(MINIMUM STREETSCAPE AREA REQUIRED PER 3.30.10. COURTYARDS, OUTDOOR DINING, SIDE PARKING ALLOWANCES PER 3.30.10.)*	5.0± FT
5) SIDE SETBACK	**5 FT MINIMUM**	5.0 FT
6) REAR SETBACK	**5 FT MINIMUM, 15 FT MINIMUM ADJACENT TO 'N' ZONES** *(BUFFER REQUIRED ADJACENT TO 'N' ZONES PER 3.30.10.)*	THRU LOT
7) SITE COVERAGE	80% MAXIMUM *(SEE 14.20.7 FOR MEASURING SITE COVERAGE)*	80%
3.30.5. PARKING AND ACCESSORY STRUCTURES SEE FIGURE 3.30-C		
1) PARKING AND DRIVEWAY ACCESS	1 ACCESS PER 120 FEET OF STREET FRONTAGE; MAX. 22 FT. WIDTH AT SIDEWALK *(SEE 8.0 FOR PARKING)*	2 ACCESS DRIVES ON BOSTON, PREEXISTING 1 ACCESS DRIVE ON CONCORD, PROPOSED
2) ATTACHED GARAGE SETBACK	30 FT MIN. BEHIND PRIMARY FACADE IN REAR OF BUILDING ABOVE ANY BASEMENT *(SEE 6.50.11 FOR GARAGE DOOR DESIGN REGULATIONS)*	N/A
ALLOWED GARAGE DOOR LOCATION	REAR, SIDE, INTERNAL, NON-PRIMARY FACADE *(SEE 6.50.11 FOR GARAGE DOOR DESIGN REGULATIONS)*	N/A
3) SURFACE PARKING LOCATION	REAR YARD, INTERNAL YARD, SIDE YARD *(SEE 14.270 FOR DEFINITION OF YARDS)*	COMPLIES
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING *(SEE 14.270 FOR DEFINITION OF YARDS)*	COMPLIES
SIDE AND REAR SETBACK	5 FT MINIMUM *(SEE 14.270 FOR DEFINITION OF YARDS)*	COMPLIES
4) ACCESSORY STRUCTURE LOCATION	REAR YARD ONLY *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	THRU LOT
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	5.6± FT (CANOPY)
SIDE AND REAR SETBACK	5 FT MINIMUM; 15 FT MINIMUM ADJACENT TO 'N' ZONES *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	41.4± FT (SIDE) 15.5± FT (REAR)
ALLOWED ACCESSORY STRUCTURES	*(SEE 3.170 FOR ACCESSORY STRUCTURES AND 4.70 FOR ACCESSORY USES)*	
OUTBUILDINGS AND GARAGES *(SEE 3.170.7 FOR ACCESSORY STRUCTURES AND 4.70 FOR ACCESSORY USES)*	ALLOWED	COMPLIES
OUTBUILDINGS AND GARAGES *(HEIGHT)*	ONE STORY MAX. OR, WHERE PRINCIPAL BUILDINGS ARE 2 OR MORE STORIES, 1.5 STORIES, CALCULATED BASED UPON THE FLOOR-TO-FLOOR HEIGHTS USED ON THE PRINCIPAL BUILDING.	ONE STORY
OUTBUILDINGS AND GARAGES *(FLOOR AREA)*	THE MAXIMUM FLOOR AREA IS 50% OF THE PRINCIPAL BUILDING FOOTPRINT	N/A
DRIVE-THROUGH FACILITIES	ALLOWED	N/A
FUEL PUMPS	ALLOWED	6 TOTAL
3.30.6. HEIGHT SEE FIGURE 3.30-D	*(SEE 3.30.10 FOR ADDITIONAL HEIGHT FOR TALLER SPACES (LARGE FORMAT). STORY HEIGHT MEASURED FLOOR-TO-FLOOR. SEE 14.20.10 FOR MEASURING HEIGHT)*	
1) HEIGHT	1 STORY MINIMUM; 3 STORIES MAXIMUM	1 STORY
2) GROUND STORY HEIGHT	12 FT MINIMUM; 14 FT MAXIMUM; ADDITIONAL HEIGHT FOR TALLER SPACES	12± FT
	14 FT MINIMUM, 18 FT MAXIMUM FOR A SINGLE-STORY BUILDING WITH 6 FT MAXIMUM HEIGHT PARAPET	N/A
3) UPPER STORY HEIGHT	9 FT MINIMUM, 14 FT MAXIMUM	N/A
3.30.7. ROOFS SEE FIGURE 3.30-D		
1) ROOF TYPES	FLAT, PARAPET, PITCHED *(SEE 6.20 FOR ROOF TYPES AND TOWER REGULATIONS. SEE 3.30.10 FOR PITCHED ROOF ON SINGLE-STORY BUILDING)*	PITCHED
2) TOWER	ALLOWED	N/A
3.30.9. ALLOWED USES SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS		
CONSUMER SERVICE INDOOR	ALLOWED	CONVENIENCE STORE
LIGHT VEHICLE SALES AND SERVICE 4.40.8.A FUELING STATION	REQUIRES CERTIFICATE OF LOCATION APPROVAL	FUELING STATION
RESIDENTIAL	NO LIMITS	6 UNITS

NOTES

1. THIS PLAN IS INTENDED FOR **SITE PLANNING** PURPOSES.
2. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
3. ALL IMPROVEMENTS SHOWN BASED ON EXISTING CONDITIONS SURVEY AND TOPOGRAPHIC SURVEY PREPARED FOR 375 BOSTON AVE, LLC, 375 BOSTON AVENUE, BRIDGEPORT, CONNECTICUT, SCALE: 1" = 10', AUGUST 03, 2023 AND PREPARED BY CABEZAS DeANGELIS, LLC.
4. PARCEL INFORMATION:

   375 BOSTON AVENUE
   ASSESSOR'S REFERENCE: MAP 61 | BLOCK 2016 | LOT 2A
   PARCEL AREA: 23,553± SQ. FT., 0.541± AC.
   RECORD OWNER: 375 BOSTON AVE, LLC; VOL. 9568 PG. 188
5. PARCELS ARE LOCATED WITHIN THE '**MX2**' ZONING DISTRICT.
6. SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL **433** OF 626, COMMUNITY **BRIDGEPORT**, CITY OF, NUMBER **090002** PANEL **0433** SUFFIX **G**, MAP NUMBER **09001C0433G**, MAP REVISED **JULY 8, 2013**. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X** (**UNSHADED**).
7. THE SUBJECT PARCEL IS LOCATED WITHIN THE PEQUONNOCK RIVER COASTAL BOUNDARY - SECONDARY COMMERCIAL ZONE. SEE COASTAL MASTER PLAN OF BRIDGEPORT, CONNECTICUT **SHEET 4 OF 4**, SCALE: 1"=500', DATED AUGUST 1982, LAST REVISED NOVEMBER 18, 1982 AND PREPARED BY KASPER ASSOCIATES, INC.
8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DeANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DeANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DeANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (**1-800-922-4455**).

STATE OF CONNECTICUT · WASHINGTON CABEZAS JR. · No. 70210 · LICENSED · PROFESSIONAL ENGINEER

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

WASHINGTON CABEZAS, JR, PEL 70210
PROFESSIONAL ENGINEER & LAND SURVEYOR

0 10 20 30 50

SCALE

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

SCALE: 1"=10'
FIELD FILE: 375 boston survey.rw5
PROJECT NO. CD1713
DATE: February 16, 2023
CAD FILE: 375 Boston Ave_SDP.dwg
SHEET 1 OF 1
REV:

SITE DEVELOPMENT PLAN

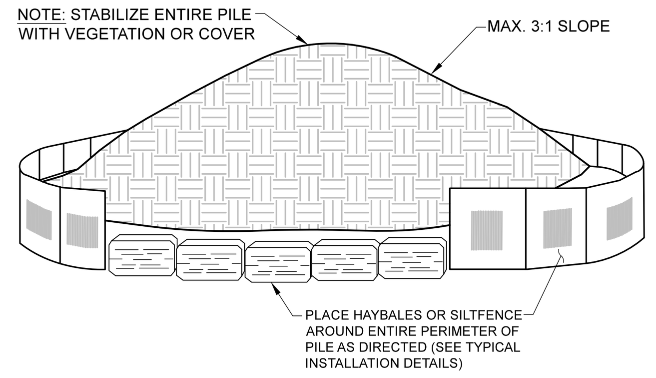
PREPARED FOR

375 BOSTON AVE, LLC

375 BOSTON AVENUE (STATE ROUTE 1)
BRIDGEPORT, CONNECTICUT
ASSESSOR'S REFERENCE: MAP 61 | BLOCK 2016 | LOT 2A

SHEET 1 OF 1

FEBRUARY 16, 2024 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 10'



INSTALLTION NOTES:
1. AREA CHOSEN FOR STOCKPILE OPERATION SHALL BE DRY AND STABLE.
2. THE GROUND SURFACE SHALL SLOPE AWAY FROM THE STOCK PILE.
3. IF NECESSARY, PLACE TARP OR IMPERVIOUS MATERIAL BENEATH STOCKPILE TO PREVENT MIXING OF SOIL.
4. COVER STOCKPILE WITH FABRIC OR VEGETATION AS DIRECTED.
5. MAX. SLOPE OF STOCKPILE SHALL BE 3:1 (H:V) UNLESS OTHERWISE APPROVED.

TEMPORARY SOIL STOCKPILE
NTS

SANITARY SEWER NOTES

1. SADDLE TO BE SEALTITE TYPE 'E' MULTI-RANGE WYE SEWER SADDLE. (TO BE USED IF CONNECTION IS NOT FOUND)

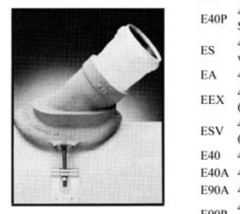
2. 6" PVC SEWER CONNECTION TO BE INSTALLED ON CRUSHED STONE BASE. CRUSHED STONE TO EXTEND FROM 6" BELOW PIPE TO 3" ABOVE PIPE. FILTER FABRIC TO BE INSTALLED ON TOP SURFACE OF CRUSHED STONE.

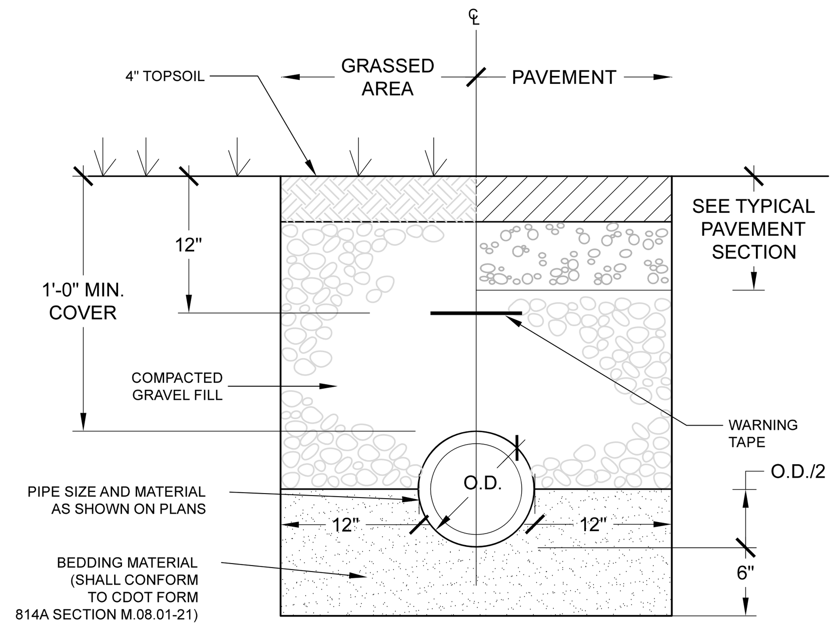
3. SERVICE LATERALS TO CROSS SANITARY LINE. VERIFY ELEVATIONS AT CROSSINGS WITH TEST PITS.

NOTE

1. PIPE TO BE BEDDED IN CRUSHED STONE.

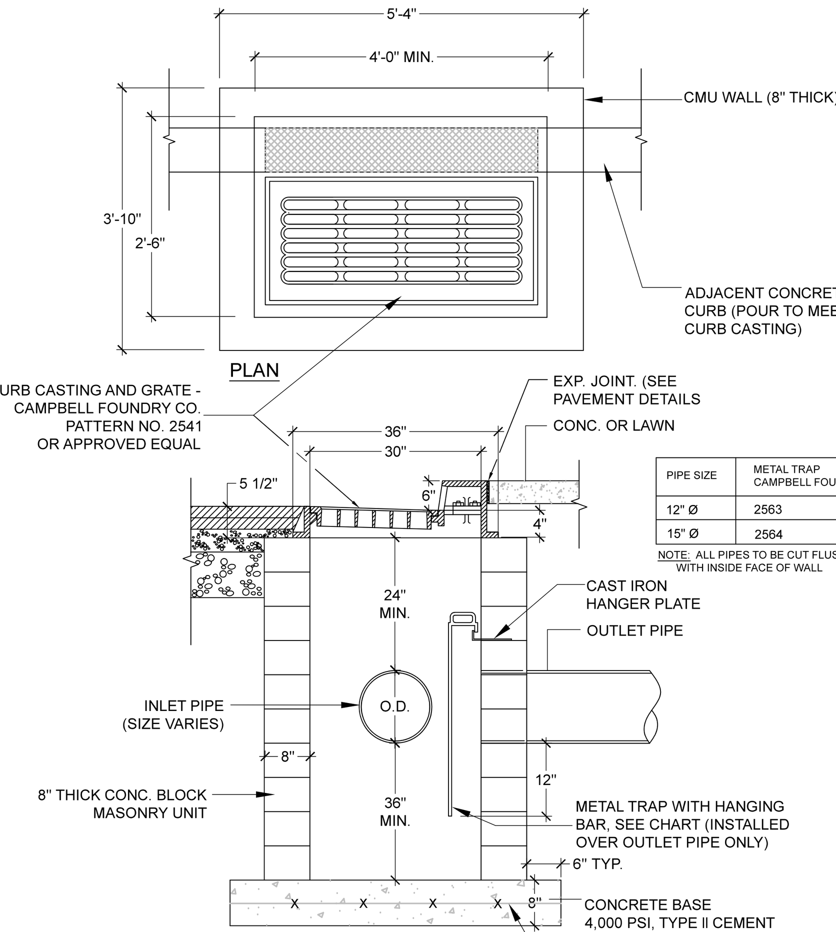
SEALTITE TYPE "E" MULTI-RANGE WYE SEWER SADDLE





Typical Trench Section (Sanitary Sewer)
NTS

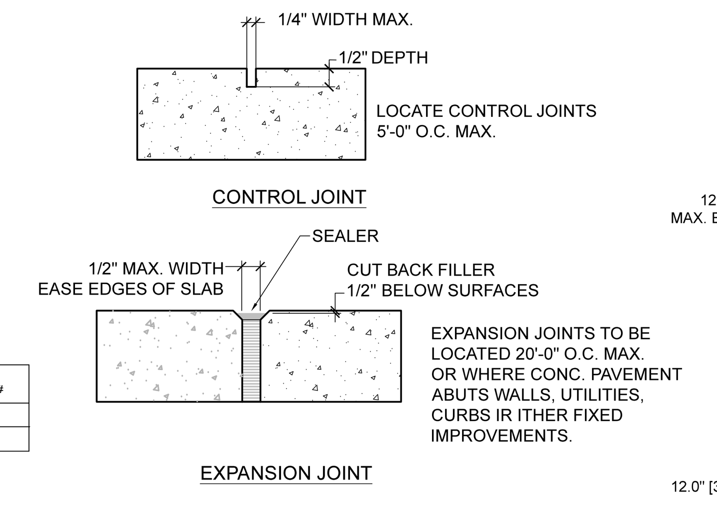
NOTES:
1. Storm drain pipe shall be P.E. Pipe type N-12 w/ water tight couplings, by ads or equal.
2. Sewer gravity main shall be PVC SH-40, 8 inch diameter.
3. Sewer force main shall be C-900 PVC.



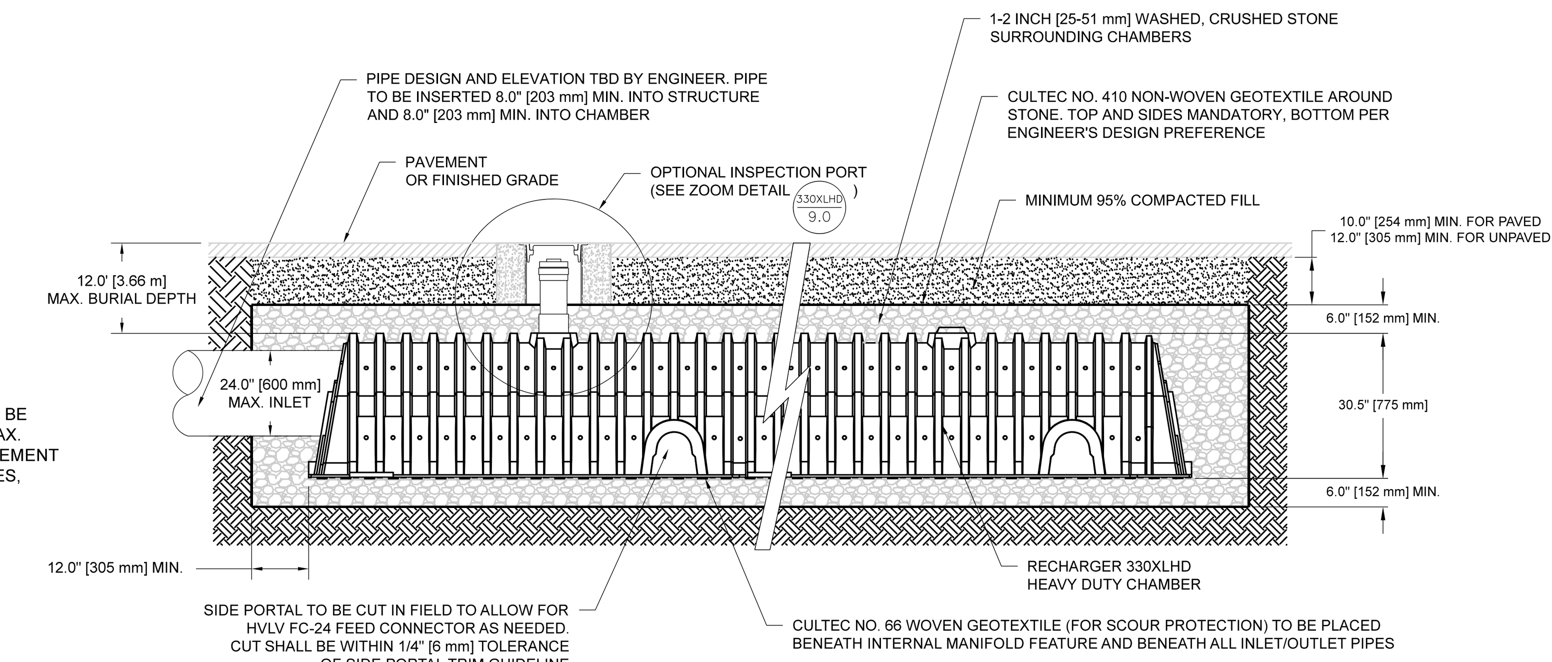
PIPE SIZE	METAL TRAP CAMPBELL FOUNDRY #
12" Ø	2563
15" Ø	2564

NOTE: ALL PIPES TO BE CUT FLUSH WITH INSIDE FACE OF WALL

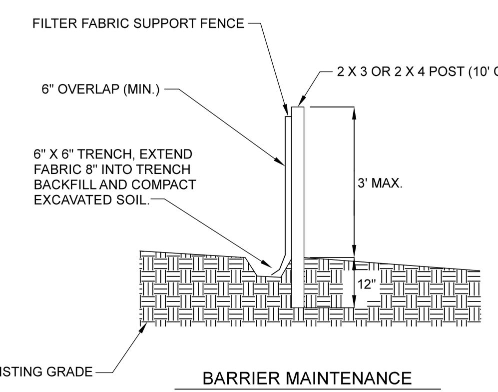
CATCH BASIN
NOT TO SCALE



EXPANSION JOINT
NOT TO SCALE

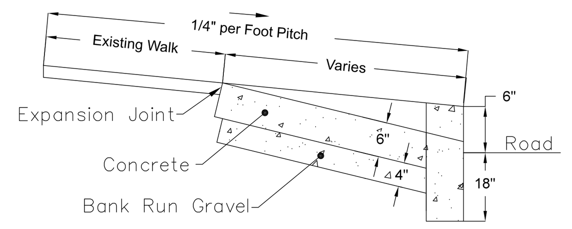


CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL

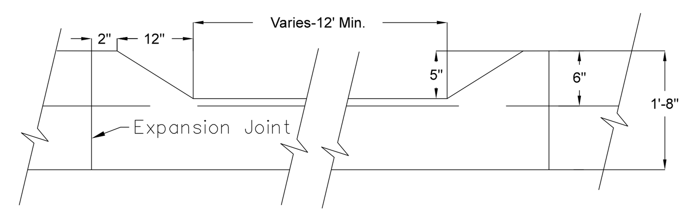


BARRIER MAINTENANCE
1. INSPECT FENCE AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. REPAIR WHERE REQUIRED.
2. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH 1/8 OF THE BARRIER

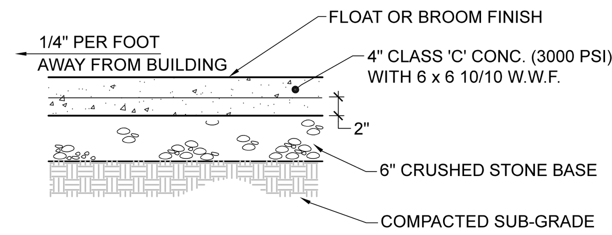
FILTER FENCE DETAIL
(N.T.S.)



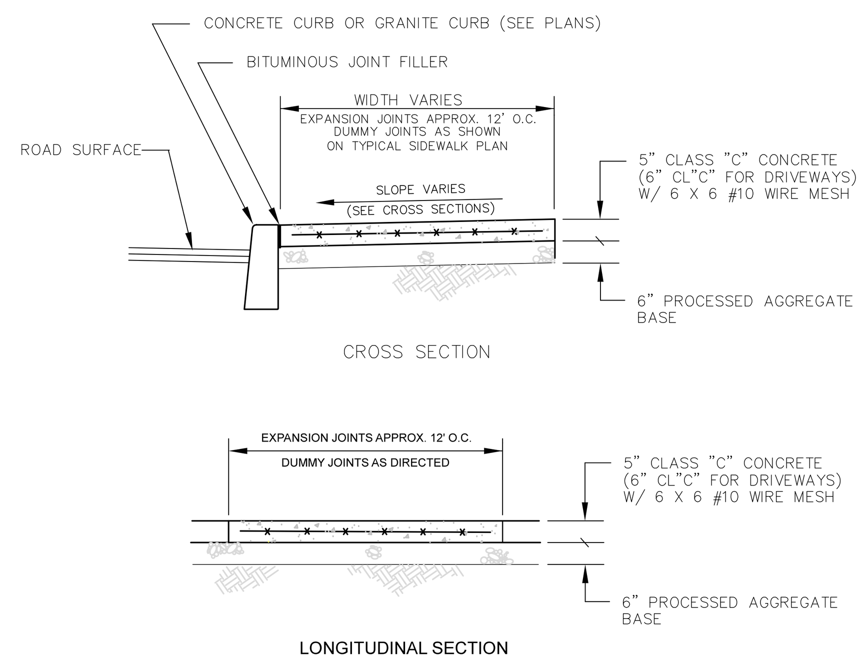
SECTION OF CONCRETE DRIVEWAY APPROACH
NTS



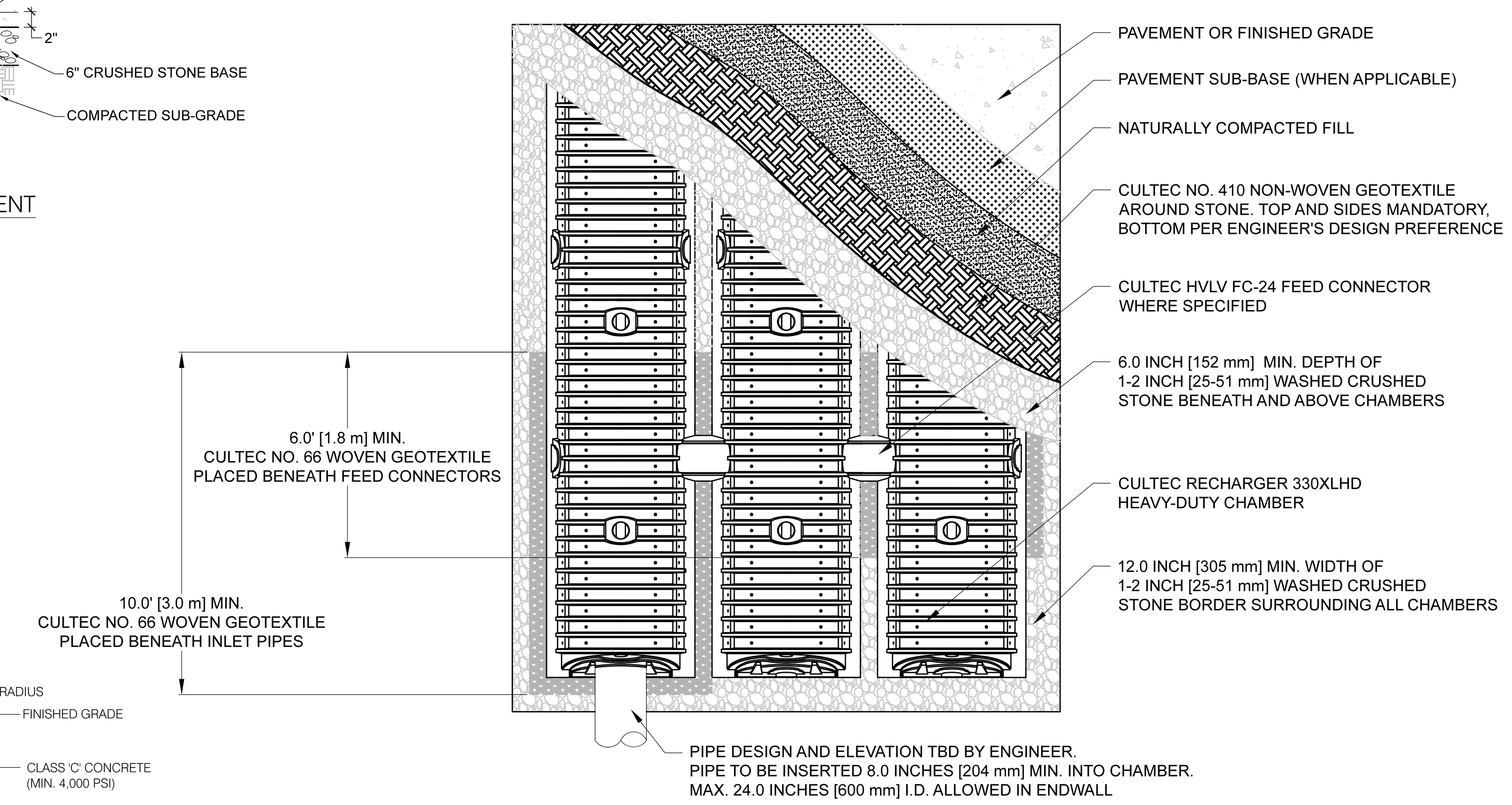
CURB CUT OUT FOR DRIVEWAY APPROACH
NTS



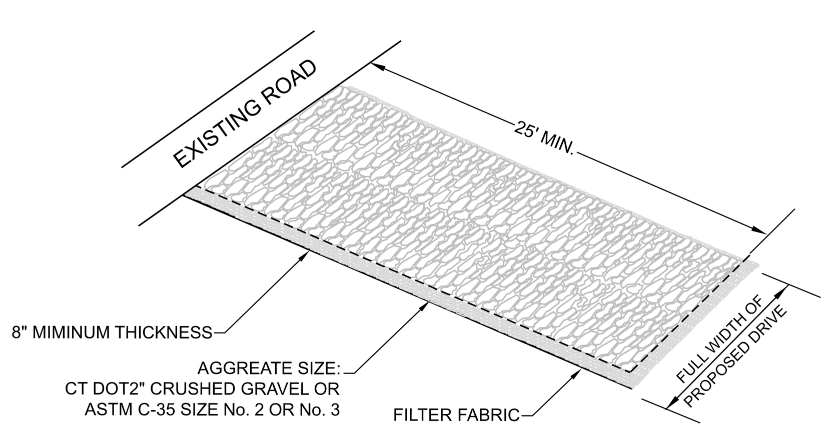
CONCRETE PAVEMENT
NOT TO SCALE



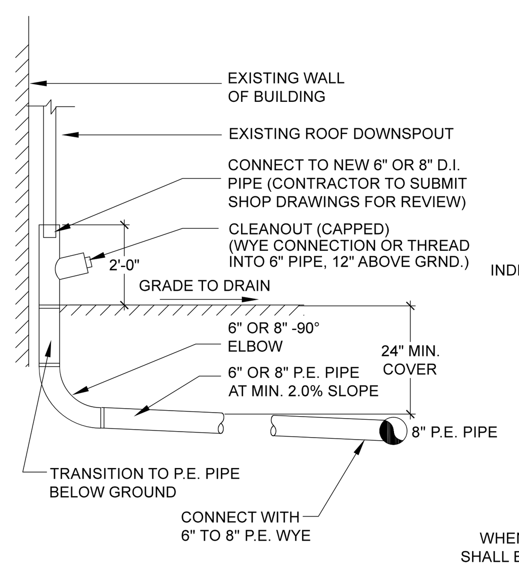
CONCRETE SIDEWALK
SCALE: NTS



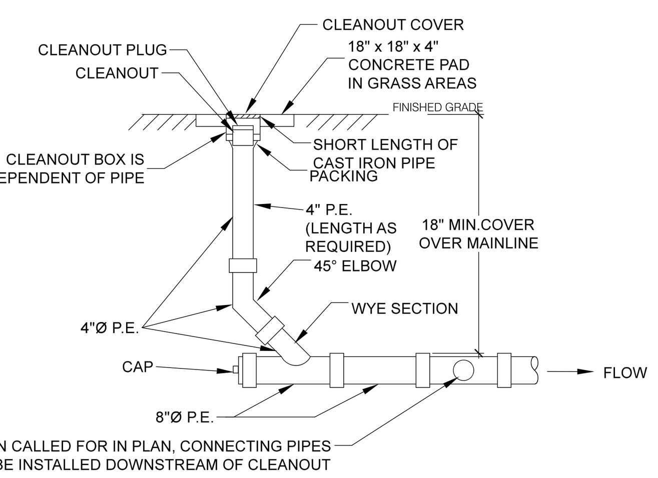
CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



ANTI-TRACKING PAD
NTS

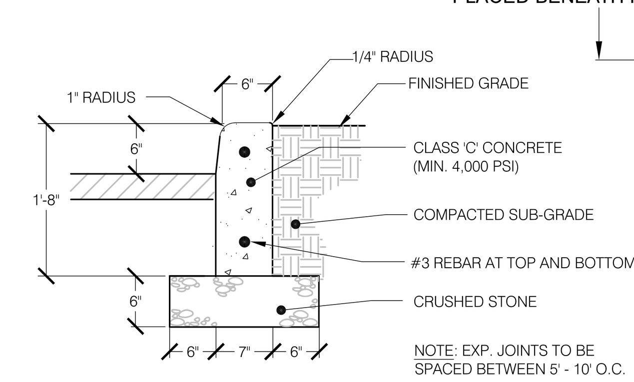


TYPICAL ROOF LEADER CONNECTION

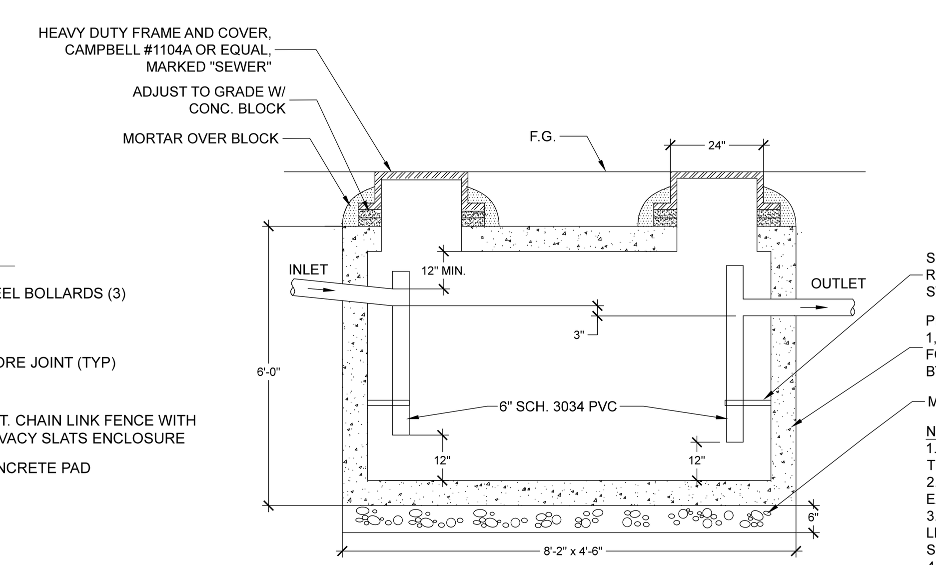


TYPICAL CLEANOUT
(AT GRASS AND PARKING LOT AREAS)

TYPICAL ROOF LEADER AND CLEANOUT
NOT TO SCALE



CONCRETE CURB
NTS



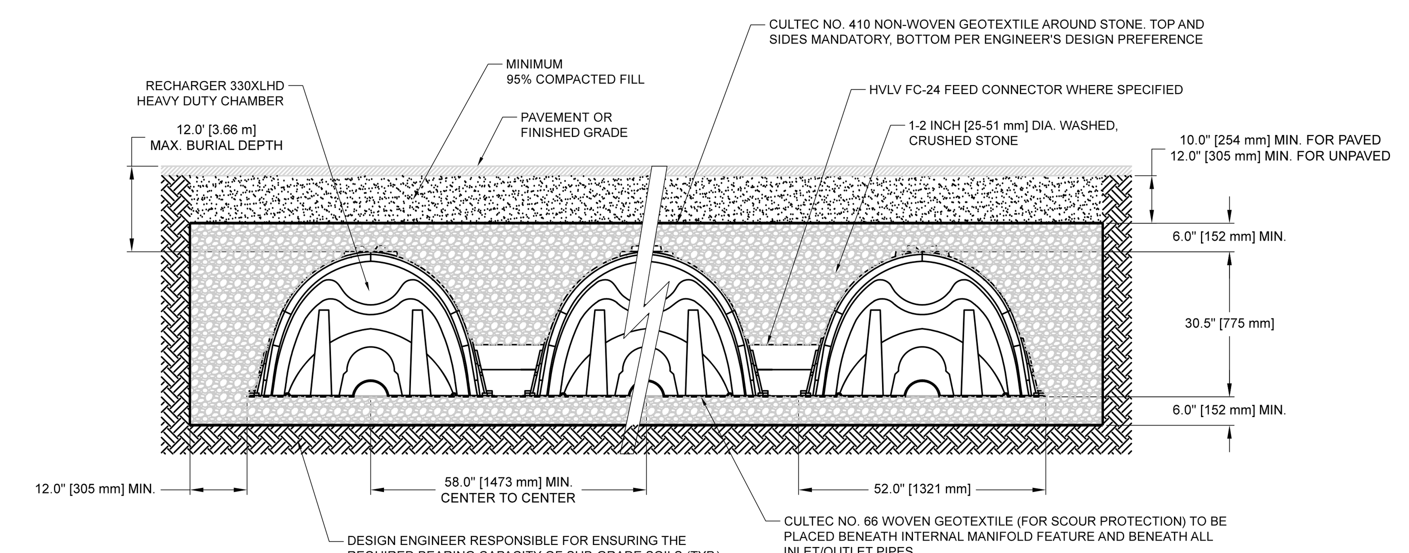
SECURE BOTH INLET AND OUTLET RISERS TO SIDE WITH STAINLESS STEEL STRAP OR EQUAL

PRECAST CONC. GREASE TRAP 1,000 GAL MIN. CAPACITY REINFORCED FOR HS-20 LOADING (MODEL NO. GT1000 BY UNITED CONC. OR EQUAL)

MIN. 6" CRUSHED STONE BASE

NOTES:
1. COAT INTERIOR WITH AN EPOXY SEALANT THAT IS RESISTANT TO GASOLINE, OIL AND SOLVENTS.
2. COAT EXTERIOR, INCLUDING THE EXTERIOR TOP AND BOTTOM AND EXTENSION TO GRADE MANHOLES, WITH WATERPROOF SEALANT.
3. ALL STRUCTURAL SEAMS SHALL BE LOCATED ABOVE THE STATIC LIQUID LEVEL AND GROUTED WITH NON-SHRINKING CEMENT OR SIMILAR MATERIAL COATED WITH A WATERPROOF SEALANT.
4. VOIDS BETWEEN SEPARATOR WALLS AND INLET AND OUTLET PIPING SHALL BE GROUTED WITH NON-SHRINKING CEMENT AND COASTED WITH A WATERPROOF SEALANT.
5. CONCRETE COVERS SHALL BE PERMANENTLY REMOVED.

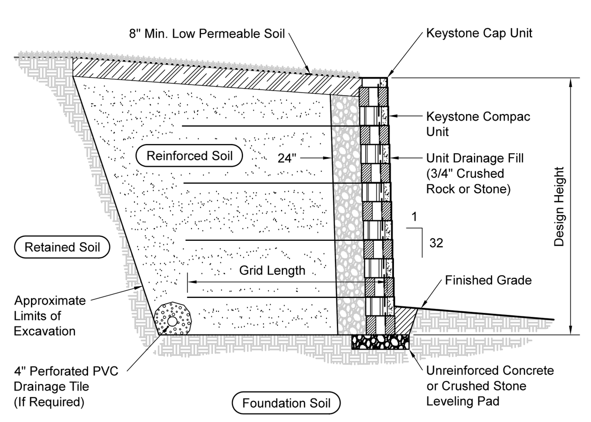
OIL-WATER SEPARATOR



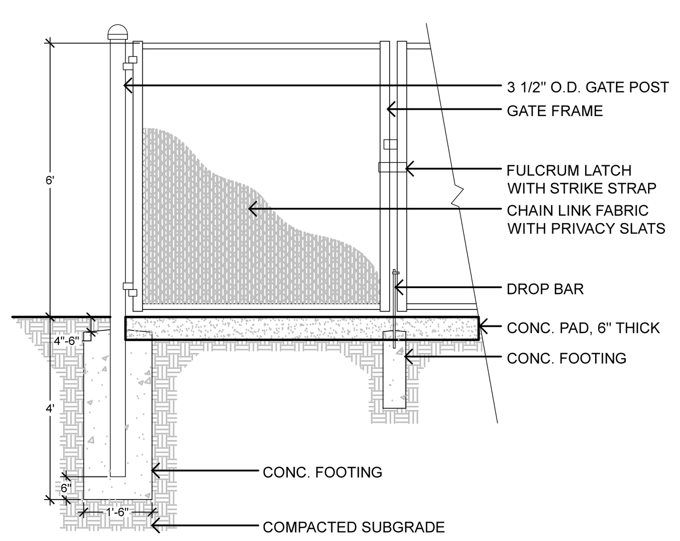
GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

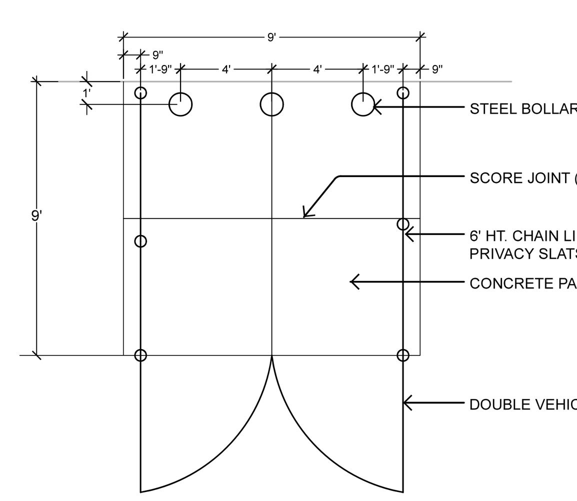
CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL CROSS SECTION



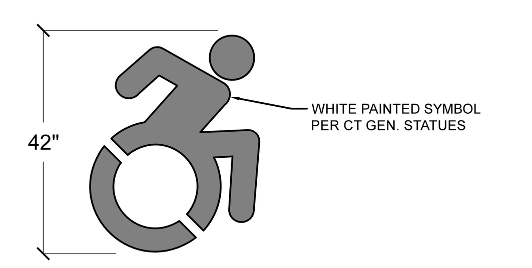
TYPICAL REINFORCED WALL SECTION
Compac Unit - Near Vertical Setback



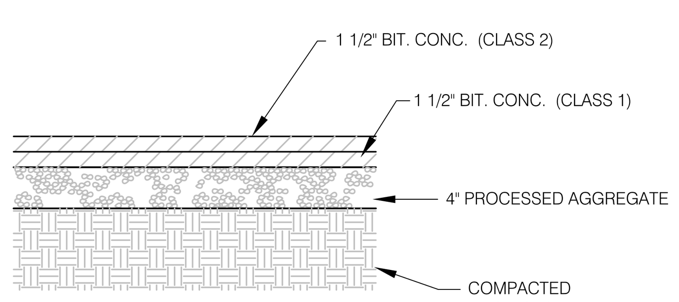
DUMPSTER ENCLOSURE
VEHICULAR GATE SECTION - ELEVATION
NOT TO SCALE



PLAN VIEW



ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
SCALE: NTS

TEST PIT DATA Observed by Cabezas DeAngelis, LLC on December 14, 2023	
TEST PIT 1 (63")	TEST PIT 2 (67")
0" - 8" TOP SOIL & ROOTS 8" - 22" MEDIUM BROWN, COURSE SAND, SMALL STONES 22" - 30" MASONRY FOUNDATION REMNANTS 30" - 63" MEDIUM TO LIGHT BROWN, COURSE SAND, MEDIUM STONES MOTTLING: NONE GW: NONE LEDGE: NONE ROOTS: NONE RESTRICTIVE: NONE VISIBLE	0" - 6" TOP SOIL & ROOTS 6" - 34" LIGHT TO MEDIUM BROWN, COARSE SAND, SMALL STONES 34" - 67" DARK BROWN, COURSE SAND, SMALL TO MEDIUM STONES MOTTLING: NONE GW: NONE LEDGE: NONE ROOTS: NONE RESTRICTIVE: NONE VISIBLE

PERCOLATION TEST DATA
Performed by Cabezas DeAngelis, LLC on December 14, 2023

PERCOLATION TEST 1
PRESOAK AT 8 AM

34" DEPTH

TIME	TIME INCREMENT	DEPTH TO WATER	DROP IN INCHES	RATE (INCHES./HOUR)
8:54		27"		
9:54	60 MINS.	31 - $\frac{7}{8}$"	4 - $\frac{7}{8}$"	4 - $\frac{7}{8}$"

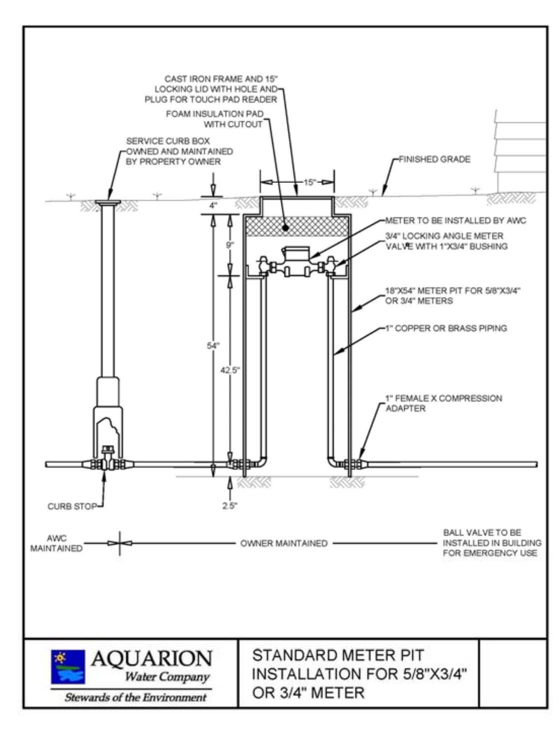
RATE: 4 - $\frac{7}{8}$" PER HOUR OR 4.8" PER HOUR

PERCOLATION TEST 2
PRESOAK AT 8 AM

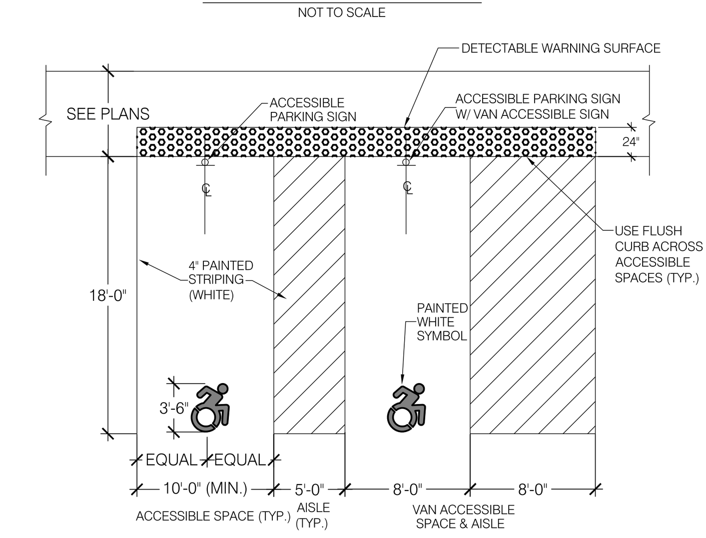
29" DEPTH

TIME	TIME INCREMENT	DEPTH TO WATER	DROP IN INCHES	RATE (INCHES./HOUR)
8:56		22 - $\frac{3}{4}$"		
9:56	60 MINS.	28 - $\frac{1}{4}$"	5 - $\frac{1}{2}$"	5 - $\frac{1}{2}$"

RATE: 5 - $\frac{1}{2}$" PER HOUR OR 5.5" PER HOUR



STANDARD METER PIT
NTS



ACCESSIBLE PARKING STALL (TYPICAL)
NOT TO SCALE

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

SCALE: 1"=10'
FIELD FILE: 375 boston survey.rw5
PROJECT NO. CD1713
DATE: February 16, 2023
CAD FILE: 375 Boston Ave_DETAILS.dwg
SHEET 1 OF 1
REV:

SITE, DRAINAGE, SANITARY AND
SOIL EROSION & SEDIMENT CONTROL DETAILS

PREPARED FOR
375 BOSTON AVE, LLC

375 BOSTON AVENUE (STATE ROUTE 1)
BRIDGEPORT, CONNECTICUT
ASSESSOR'S REFERENCE: MAP 61 | BLOCK 2016 | LOT 2A

SHEET 1 OF 1

FEBRUARY 16, 2024 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 10'

Cabezas DeAngelis
ENGINEERS & SURVEYORS · 78 ELM STREET · BRIDGEPORT, CONNECTICUT 06604

DESIGN REPORT

STORMWATER MANAGEMENT SYSTEM

375 Boston Avenue
Bridgeport, Connecticut

Prepared By: ___________________________________
Washington Cabezas, Jr., PEL 70210

Date: **February 16, 2024**

203.330.8700 • FAX 203.330.8701 • WWW.CD-ENGINEERS.COM

GENERAL INFORMATION

Per the City of Bridgeport Tax Assessor records, **375 Boston Avenue** is listed as Block **2016**, Lot **2A**. The parcel has a parcel area of **23,553±** square feet and is within zone **MX2** with frontage on Concord Street. This parcel is currently occupied by an existing masonry building used as a vehicle repair facility. The pavement is in poor condition and the vegetation is not well kept. The total site grade change is approximately four feet pitching in a westerly direction.

The site is NOT within a FEMA Special Flood Hazard Zone. The site is within Zone X (Un-shaded) per FEMA FIRM Map Number 09001C0**433G**, Panel Number **433** of 626, Map Revised **July 8, 2013**.

Sanitary sewer, gas, water and electric services are available on **Boston Avenue** and **Concord Street**. Proposed Improvements include the construction of a 3 story, six unit building and a paved parking area adjacent to Concord Street. A one story addition is proposed on the westerly side of the existing masonry building, a six pump fueling station with adjacent parking areas and perimeter landscape buffers. The masonry building and addition will serve as a future convenience store. Two underground, infiltration systems have been designed for this development. "Drainage System I" will serve the convenience store and fueling station and "Drainage System II" will serve the six unit apartment building. The roofed and paved areas will discharge into the underground, drainage chambers. The chambers are designed with overflow devices that discharge into adjacent City rights-of-way. This report is partitioned into two drainage areas and analyzed accordingly. Under this analysis, the proposed conditions will accommodate the theoretical storage volume and peak flow rates required by the City of Bridgeport Storm Management Manual and Best Management Practices (BMP). All remaining yard areas are to be loamed and seeded to establish good grass cover.

DESIGN METHODOLOGY

The stormwater runoff resulting from the existing and proposed conditions was analyzed using a 24-hour, 2-year, 10-year, 25-year, and 50-year frequency, Type III storm event. HydroCAD software was used to run the storm analysis based on the SCS TR-20 method. A 2-year storm frequency for the Bridgeport area has a rainfall of **3.48** inches, a 10-year storm frequency has a rainfall of **5.37** inches, a 25-year storm frequency has a rainfall of **6.55** inches, and a 50-year storm frequency has a rainfall of **7.42** inches per NOAA Point Precipitation Frequency Estimates. The minimum time of concentration of five (5) minutes is utilized as a conservative option. Hydrographs are also included in this report reflecting runoff information for the existing and proposed conditions under the 2, 10, 25 and 50-year storm events.

DRAINAGE ANALYSIS I (Fueling Station and Convenience Store)

Hydrographs provided the following information for the **50 year** storm event and a runoff area of **17,281 Ft^2**

Offsite Peak Flow Reduction

Existing Peak Flow Rate: **3.29 Ft^3/s** *(10% Reduction Requirement = 3.29 x 0.9 = 2.96 Ft^3/s)*

Proposed Peak Flow Rate: **0.45 Ft^3/s** *(0.58 Ft^3/s Allowed)*

Proposed Peak Flow Rate Reduction: **2.84 Ft^3/s** *(3.29 Ft^3/s - 0.45 Ft^3/s) or* **86%** *(2.84 Ft^3/s / 3.29 Ft^3/s x 100 = 86%)*

Offsite Runoff Volume Reduction

Existing Conditions Runoff Volume: 10,169 Ft^3

10% Reduction Runoff Requirement: 1,016.9 Ft^3

Maximum Runoff Volume Allowed: **9,152.1** Ft^3

Proposed Conditions Runoff Volume: **1,392** Ft^3

Proposed Volume Reduction: 8,777 Ft^3 or **86%** *(8,777 /10,169 x 100 = 86%)*

PROPOSED DRAINAGE SYSTEM I

The proposed system in drainage area I consists of four rows of nine 330HD Cultec Chambers for a total of 36 330HD Cultec Chambers. The chambers provide a storage capacity of 3,499 Ft^3 which includes the crushed-stone envelope surrounding the chambers and four catch basins**.** PVC pipe volume connecting each device is not included. The calculations for sizing the system are included below. Filter Fabric to be installed on all sides of crushed stone.

Stormwater Storage - Required

From hydrographs of 50-Year Event:

Pre Conditions Runoff Volume = 10,169 Ft^3

10% Storm Runoff Volume Reduction = 1,016.9 Ft^3 *(50-Year Storm Event = 0.10(10,169 Ft^3) = 1,016.9 Ft^3)*

Allowed Runoff Volume Per City: 10,169 – 1,016.9 = ***9,152.1 Ft^3***

Post Conditions Runoff Volume: **1,392 Ft^3** (See Hydrograph Summary “Proposed Offsite Flows”)

Water Quality Equation

WQV= 1" RA/12 and R = 0.05+0.009(% Proposed Impervious)

R = 0.05+0.009(81%) = 0.7790

WQV = 1" (0.7790) (0.397)/12 = 0.0258 Acre-Ft = 1,123.8 Ft^3

Pre Conditions Runoff Volume = 10,169 Ft^3

Allowed Runoff Volume Per WQV = 10,169 – 1,123.8 = ***9,045.2 Ft^3***

Post Conditions Runoff Volume: **1,392 Ft^3** (See Hydrograph Summary “Proposed Offsite Flows”)

Design Storage (See Hydrograph Summary “Pond 1P”)

Four rows of Nine, 330HD Cultec Chambers = **1,922 Ft^3**

Crushed-Stone Envelope = ((21 Ft x 65 Ft x 4 Ft) -1,922 Ft^3)) x 0.4 = **1,415 Ft^3**

Two Catch Basins = (2.5 Ft x 4 Ft x 4 Ft) x 2 = **80 Ft^3**

Two Catch Basins = (2.5 Ft x 4 Ft x 4.1 Ft) x 2 = **82 Ft^3**

Total Anticipated Storage = 3,499 Ft^3

Pre Vs. Post Runoff (Commercial Use)								
Storm Frequency	Pre-Conditions (Ft^3)	Post Conditions (Ft^3)	Reduction (Ft^3)	Percent Reduction	Pre-Peak Flows (Ft^3/s)	Post Peak Flows (Ft^3/s)	Reduction (Ft^3/s)	Percent Reduction
2	4,528	446	4,082	90%	1.52	0.14	1.38	91%
10	7,223	881	6,342	88%	2.37	0.28	2.09	88%
25	8,918	1,172	7,746	87%	2.90	0.38	2.52	87%
50	10,169	1,392	8,777	86%	3.29	0.45	2.84	86%

DRAINAGE ANALYSIS II (Six Unit Apartment Building)
Hydrographs provided the following information for the **50 year** storm event and a runoff area of **6,272 Ft^2**

Offsite Peak Flow Reduction

Existing Peak Flow Rate: **1.17 Ft^3/s** *(10% Reduction Requirement = 1.17 x 0.9 = 1.05 Ft^3/s)*

Proposed Peak Flow Rate: **0.33 Ft^3/s** *(1.05 Ft^3/s Allowed)*

Proposed Peak Flow Rate Reduction: **0.84 Ft^3/s** *(1.17 Ft^3/s - 0.33 Ft^3/s) or* **72%** *(0.84 Ft^3/s / 1.17 Ft^3/s x 100 = 72%)*

Offsite Runoff Volume Reduction

Existing Conditions Runoff Volume: 3,443 Ft^3

10% Reduction Runoff Requirement: 344.3 Ft^3

Maximum Runoff Volume Allowed: **3,098.7** Ft^3

Proposed Conditions Runoff Volume: **1,032** Ft^3

Proposed Volume Reduction: 2,411 Ft^3 or **70%** *(2,411 /3,443 x 100 = 70%)*

PROPOSED DRAINAGE SYSTEM II

The proposed system in drainage area II consists of two rows of five 330HD Cultec Chambers for a total of ten 330HD Cultec Chambers. The chambers provide a storage capacity of 909 Ft^3 which includes the crushed-stone envelope surrounding the chambers**.** PVC pipe volume connecting each device is not included. The calculations for sizing the system are included below. Filter Fabric to be installed on all sides of crushed stone.

Stormwater Storage - Required

From hydrographs of 50-Year Event:
Pre Conditions Runoff Volume = 3,443 Ft^3

10% Storm Runoff Volume Reduction = 344.3 Ft^3 *(50-Year Storm Event = 0.10(3,443 Ft^3) = 344.3 Ft^3)*

Allowed Runoff Volume Per City: 3,443 – 344.3 = ***3,098.7 Ft^3***

Post Conditions Runoff Volume: **1,032 Ft^3** (See Hydrograph Summary “Proposed Offsite Flows”)

Water Quality Equation

WQV= 1" RA/12 and R = 0.05+0.009(% Proposed Impervious)
R = 0.05+0.009(61%) = 0.5990
WQV = 1" (0.5990) (0.144)/12 = 0.0078 Acre-Ft = 339.8 Ft^3

Pre Conditions Runoff Volume = 3,443 Ft^3

Allowed Runoff Volume Per WQV = 3,443 – 339.8 = ***3,103.2 Ft^3***

Post Conditions Runoff Volume: **1,032 Ft^3** (See Hydrograph Summary “Proposed Offsite Flows”)

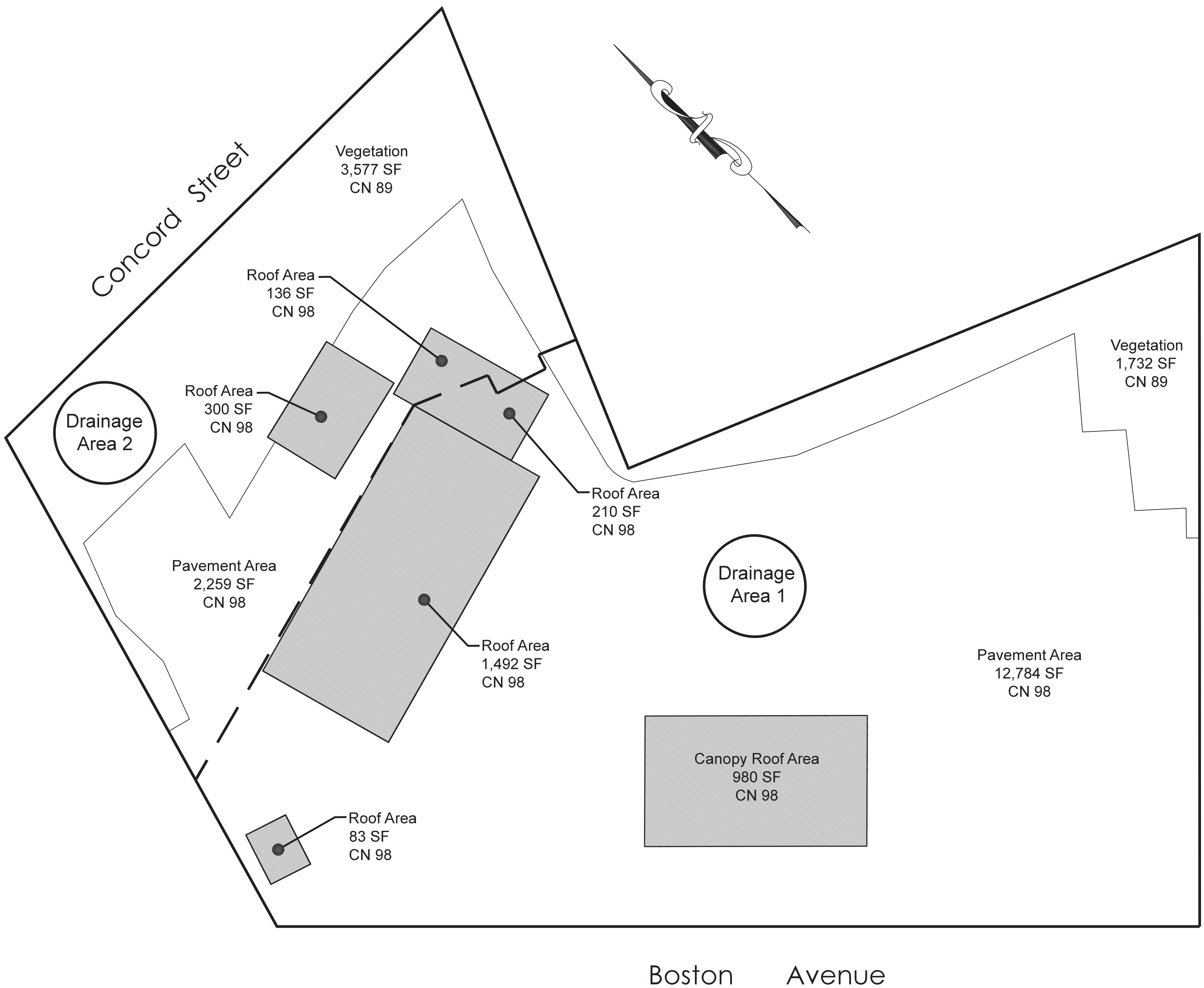
Design Storage (See Hydrograph Summary “Pond 2P”)

Two rows of Five, 330HD Cultec Chambers = **544 Ft^3**

Crushed-Stone Envelope = ((11.25 Ft x 37 Ft x 3.50 Ft) -544 Ft^3)) x 0.4 = **365 Ft^3**

Total Anticipated Storage =   909 Ft^3

Pre Vs. Post Runoff (Multi-Residential)								
Storm Frequency	Pre-Conditions (Ft^3)	Post Conditions (Ft^3)	Reduction (Ft^3)	Percent Reduction	Pre-Peak Flows (Ft^3/s)	Post Peak Flows (Ft^3/s)	Reduction (Ft^3/s)	Percent Reduction
2	1,424	330	1,094	77%	0.51	0.11	0.40	78%
10	2,384	653	1,731	73%	0.82	0.21	0.61	74%
25	2,993	869	2,124	71%	1.02	0.28	0.74	73%
50	3,443	1,032	2,411	70%	1.17	0.33	0.84	72%



Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

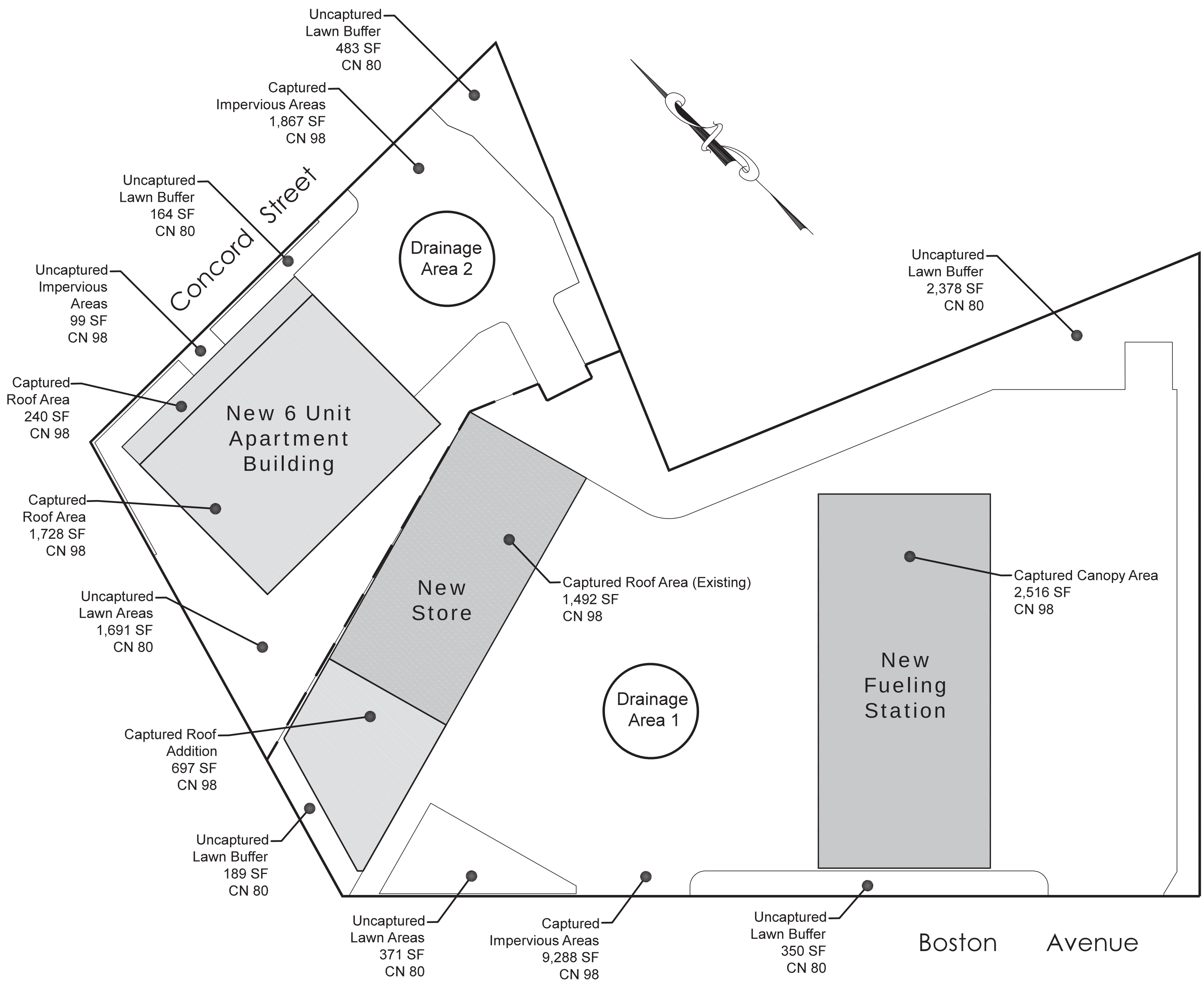
SCALE: 1"=30'
FIELD FILE: 375 boston survey.rw5
PROJECT NO. CD1713
DATE: February 16, 2023
CAD FILE: 375 Boston Ave_SDP.dwg
SHEET 1 OF 1
REV:

EXISTING DRAINAGE FIGURES

PREPARED FOR

375 BOSTON AVE, LLC

375 BOSTON AVENUE (STATE ROUTE 1)
BRIDGEPORT, CONNECTICUT



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SCALE: 1"=30'
FIELD FILE: 375 boston survey.rw5
PROJECT NO. CD1713
DATE: February 16, 2023
CAD FILE: 375 Boston Ave_SDP.dwg
SHEET 1 OF 1
REV:

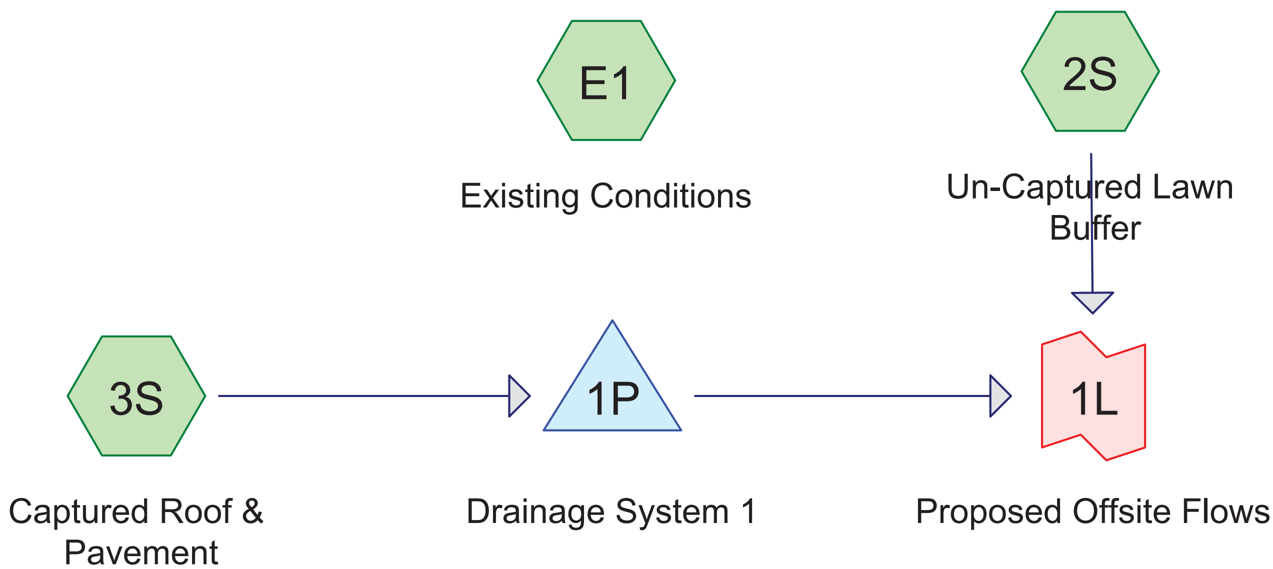
PROPOSED DRAINAGE FIGURES

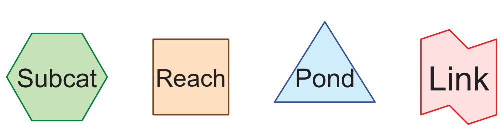
PREPARED FOR

375 BOSTON AVE, LLC

375 BOSTON AVENUE (STATE ROUTE 1)
BRIDGEPORT, CONNECTICUT

Drainage Analysis I
Fueling Station and Convenience Store





Routing Diagram for 375 BOSTON AVE_FUELING STATION
Prepared by Cabezas DeAngelis Engineers and Surveyors, Printed 2/16/2024

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Un-Captured Lawn Buffer Runoff Area=3,288 sf 0.00% Impervious Runoff Depth>1.63"
Tc=5.0 min CN=80 Runoff=0.14 cfs 446 cf

Subcatchment 3S: Captured Roof & Runoff Area=13,993 sf 100.00% Impervious Runoff Depth>3.25"
Tc=5.0 min CN=98 Runoff=1.10 cfs 3,796 cf

Subcatchment E1: Existing Conditions Runoff Area=17,281 sf 89.98% Impervious Runoff Depth>3.14"
Tc=0.0 min CN=97 Runoff=1.52 cfs 4,528 cf

Pond 1P: Drainage System 1 Peak Elev=39.95' Storage=1,090 cf Inflow=1.10 cfs 3,796 cf
Discarded=0.16 cfs 3,794 cf Primary=0.00 cfs 0 cf Outflow=0.16 cfs 3,794 cf

Link 1L: Proposed Offsite Flows Inflow=0.14 cfs 446 cf
Primary=0.14 cfs 446 cf

Total Runoff Area = 34,562 sf Runoff Volume = 8,770 cf Average Runoff Depth = 3.04"
14.52% Pervious = 5,020 sf 85.48% Impervious = 29,542 sf

Summary for Subcatchment 2S: Un-Captured Lawn Buffer

[49] Hint: Tc<2dt may require smaller dt

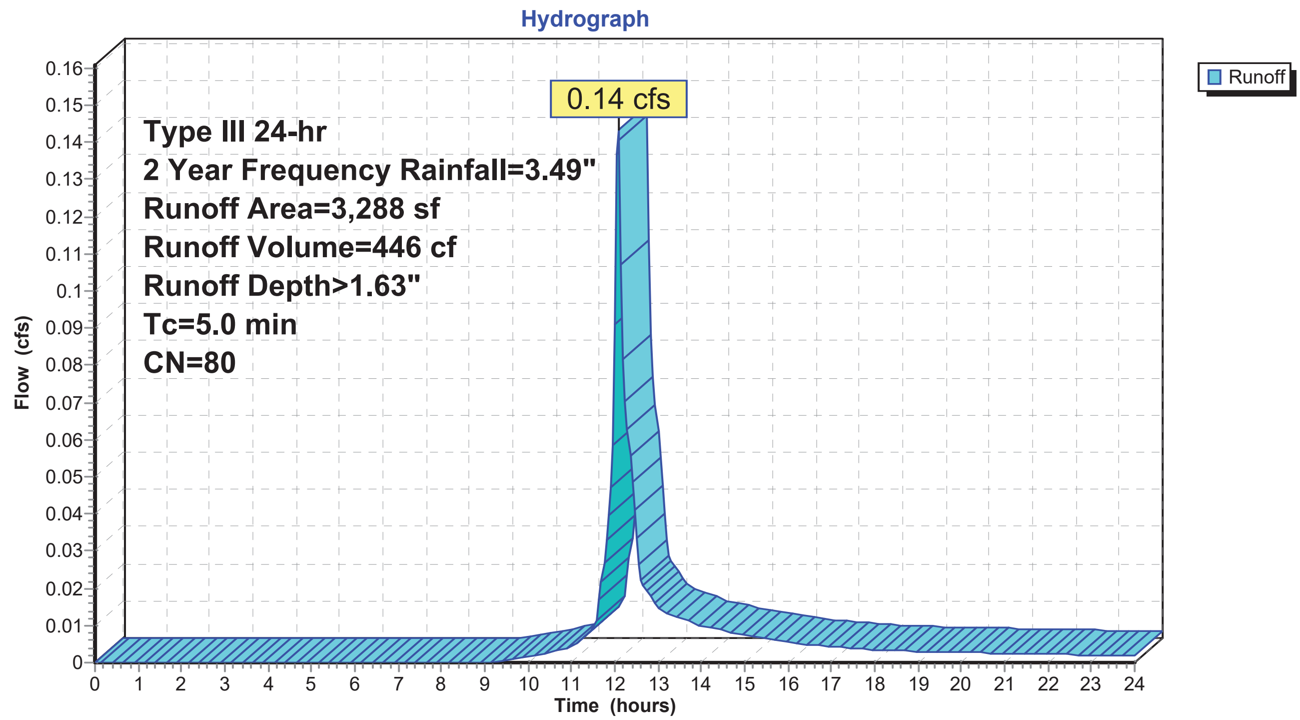
Runoff = 0.14 cfs @ 12.08 hrs, Volume= 446 cf, Depth> 1.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.49"

Area (sf)	CN	Description
2,378	80	>75% Grass cover, Good, HSG D
371	80	>75% Grass cover, Good, HSG D
350	80	>75% Grass cover, Good, HSG D
189	80	>75% Grass cover, Good, HSG D
3,288	80	Weighted Average
3,288		100.00% Pervious Area

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

Subcatchment 2S: Un-Captured Lawn Buffer



Summary for Subcatchment 3S: Captured Roof & Pavement

[49] Hint: Tc<2dt may require smaller dt

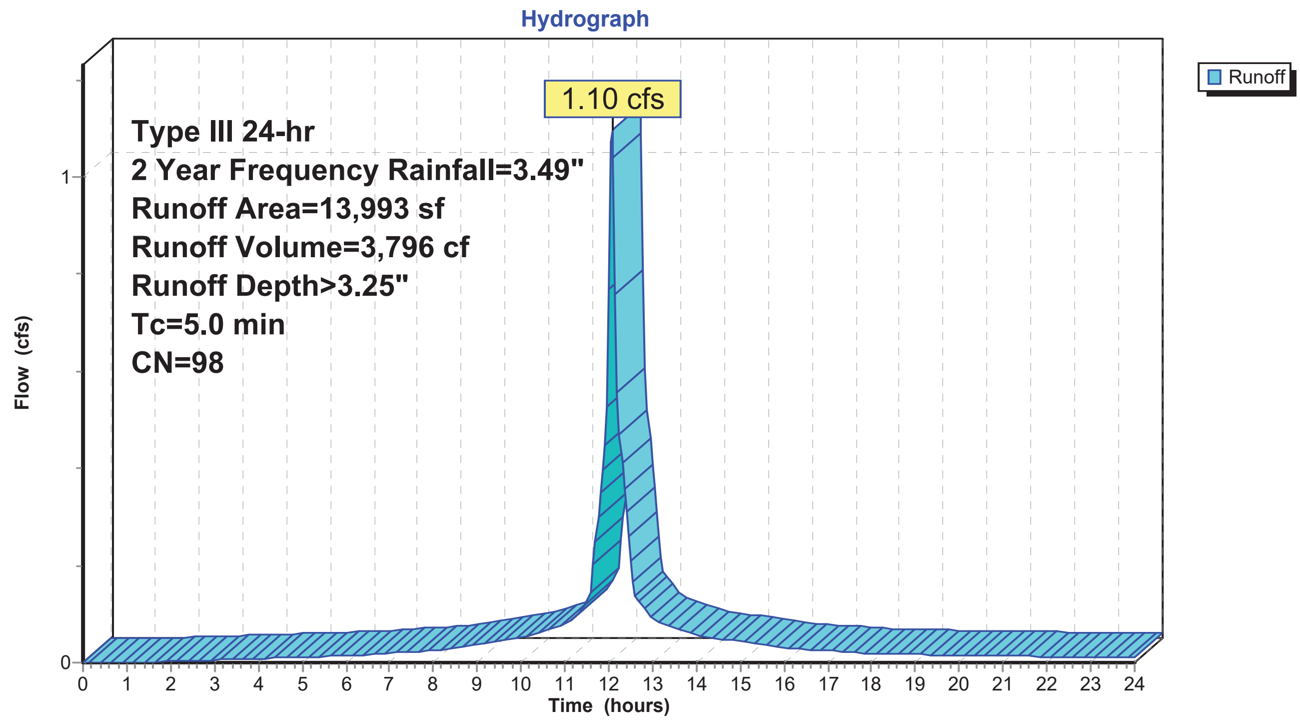
Runoff = 1.10 cfs @ 12.07 hrs, Volume= 3,796 cf, Depth> 3.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.49"

Area (sf)	CN	Description
9,288	98	Paved parking, HSG D
1,492	98	Roofs, HSG D
697	98	Roofs, HSG D
2,516	98	Roofs, HSG D
13,993	98	Weighted Average
13,993		100.00% Impervious Area

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

Subcatchment 3S: Captured Roof & Pavement



Summary for Subcatchment E1: Existing Conditions

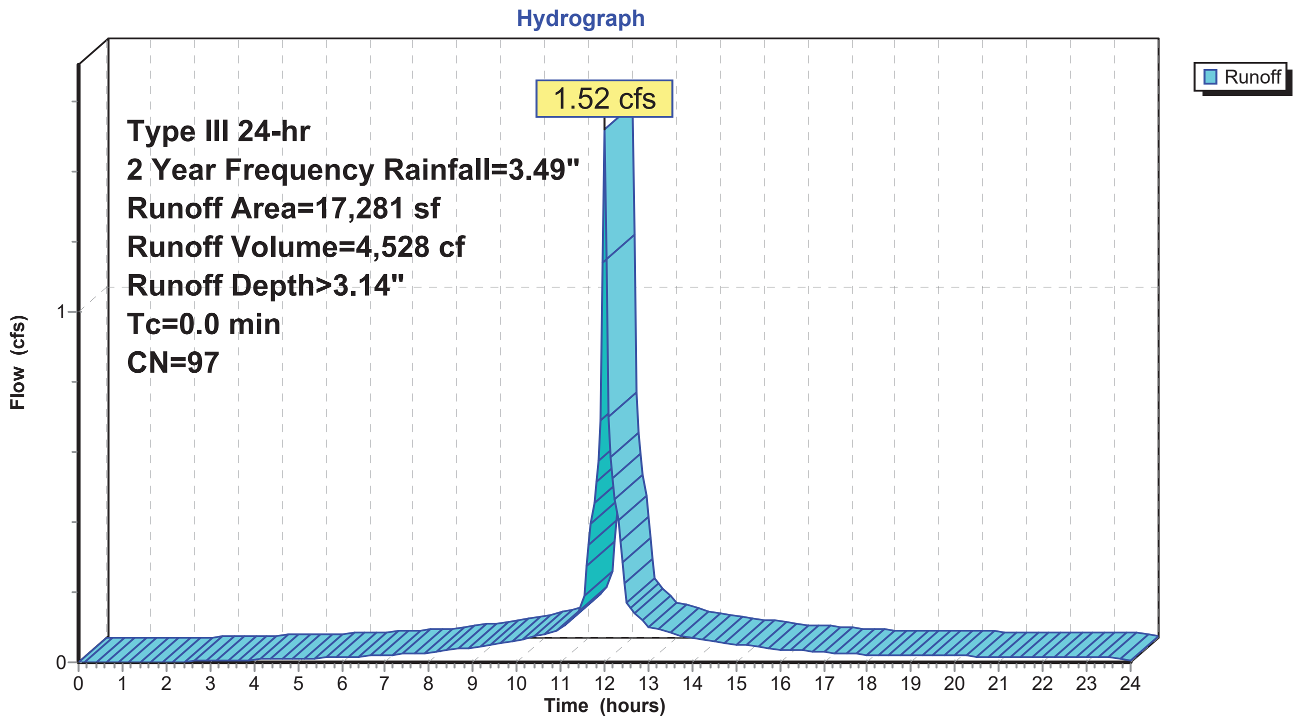
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 1.52 cfs @ 12.00 hrs, Volume= 4,528 cf, Depth> 3.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.49"

Area (sf)	CN	Description
1,492	98	Roofs, HSG D
210	98	Roofs, HSG D
83	98	Roofs, HSG D
980	98	Roofs, HSG D
1,732	89	<50% Grass cover, Poor, HSG D
12,784	98	Unconnected pavement, HSG D
17,281	97	Weighted Average
1,732		10.02% Pervious Area
15,549		89.98% Impervious Area
12,784		82.22% Unconnected

Subcatchment E1: Existing Conditions



Summary for Pond 1P: Drainage System 1

Inflow Area = 13,993 sf,100.00% Impervious, Inflow Depth > 3.25" for 2 Year Frequency event
Inflow = 1.10 cfs @ 12.07 hrs, Volume= 3,796 cf
Outflow = 0.16 cfs @ 12.10 hrs, Volume= 3,794 cf, Atten= 86%, Lag= 1.8 min
Discarded = 0.16 cfs @ 12.10 hrs, Volume= 3,794 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 39.95' @ 12.57 hrs Surf.Area= 1,405 sf Storage= 1,090 cf

Plug-Flow detention time= 41.7 min calculated for 3,786 cf (100% of inflow)
Center-of-Mass det. time= 41.3 min (794.7 - 753.4)

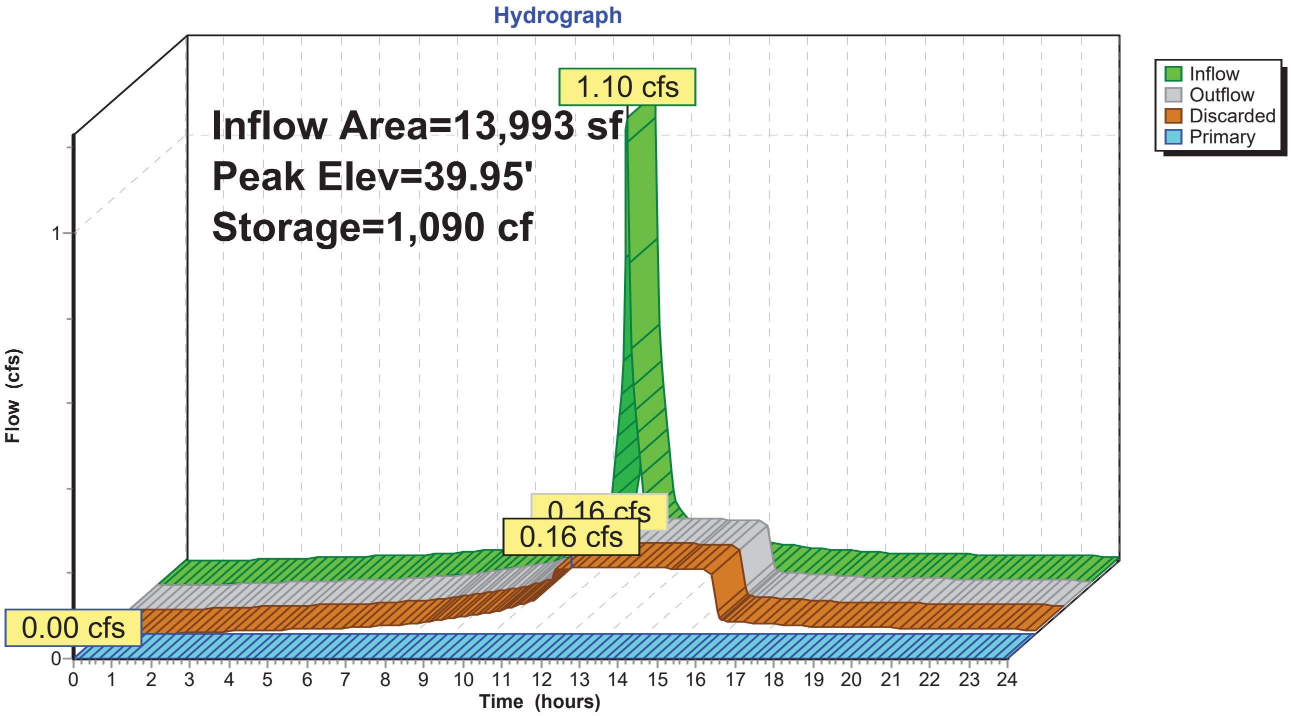
Volume	Invert	Avail.Storage	Storage Description
#1	38.50'	1,415 cf	**21.00'W x 65.00'L x 4.00'H Stone Envelope**
			5,460 cf Overall - 1,922 cf Embedded = 3,538 cf x 40.0% Voids
#2	39.50'	1,922 cf	**Cultec R-330XLHD** x 36 Inside #1
			Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
			Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
			Row Length Adjustment= +1.50' x 7.45 sf x 4 rows
#3	39.40'	80 cf	**2.50'W x 4.00'L x 4.00'H Prismatoid** x 2
#4	39.30'	82 cf	**2.50'W x 4.00'L x 4.10'H Prismatoid** x 2
		3,499 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	38.50'	**4.800 in/hr Exfiltration over Surface area**
#2	Primary	43.30'	**24.0" x 48.0" Horiz. Orifice/Grate X 2.00** C= 0.600
			Limited to weir flow at low heads

Discarded OutFlow Max=0.16 cfs @ 12.10 hrs HW=39.57' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.16 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=38.50' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Drainage System 1

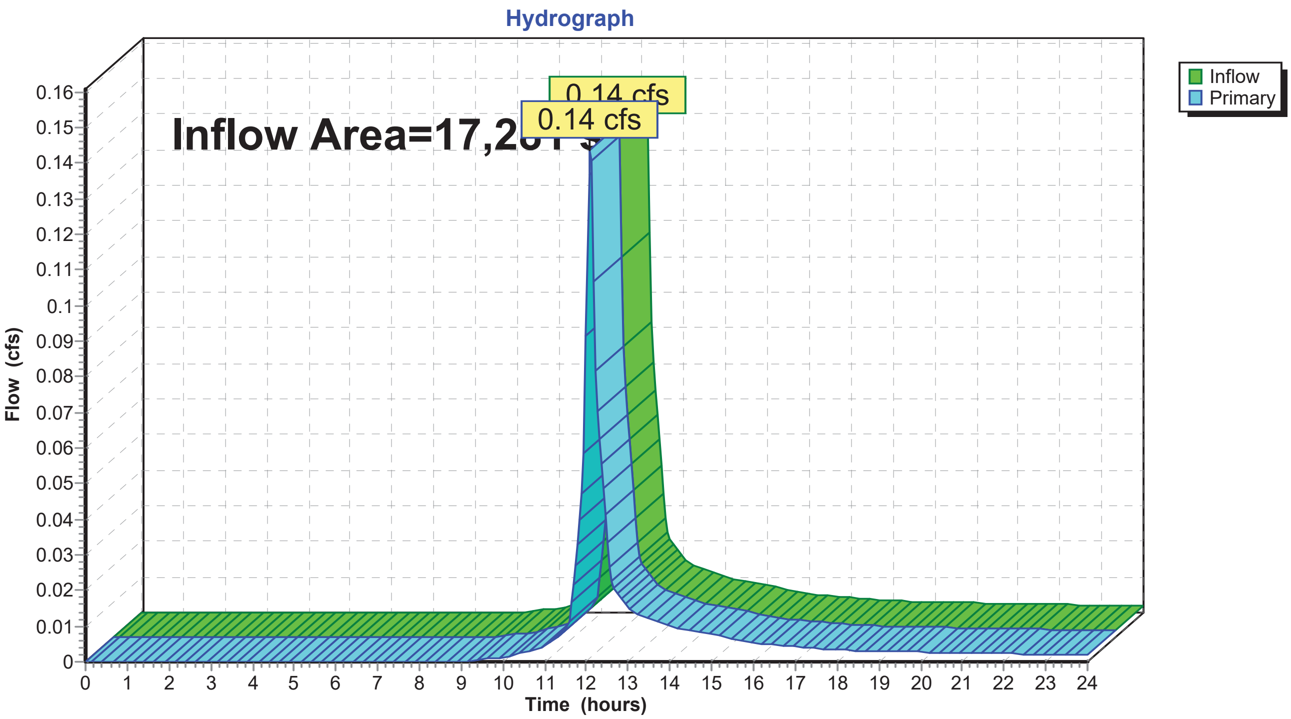


Summary for Link 1L: Proposed Offsite Flows

Inflow Area =	17,281 sf,	80.97% Impervious,	Inflow Depth > 0.31"	for 2 Year Frequency event
Inflow =	0.14 cfs @	12.08 hrs, Volume=	446 cf	
Primary =	0.14 cfs @	12.08 hrs, Volume=	446 cf, Atten= 0%, Lag= 0.0 min	

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Un-Captured Lawn Buffer Runoff Area=3,288 sf 0.00% Impervious Runoff Depth>3.22"
Tc=5.0 min CN=80 Runoff=0.28 cfs 881 cf

Subcatchment 3S: Captured Roof & Runoff Area=13,993 sf 100.00% Impervious Runoff Depth>5.13"
Tc=5.0 min CN=98 Runoff=1.70 cfs 5,982 cf

Subcatchment E1: Existing Conditions Runoff Area=17,281 sf 89.98% Impervious Runoff Depth>5.02"
Tc=0.0 min CN=97 Runoff=2.37 cfs 7,223 cf

Pond 1P: Drainage System 1 Peak Elev=40.78' Storage=2,043 cf Inflow=1.70 cfs 5,982 cf
Discarded=0.16 cfs 5,980 cf Primary=0.00 cfs 0 cf Outflow=0.16 cfs 5,980 cf

Link 1L: Proposed Offsite Flows Inflow=0.28 cfs 881 cf
Primary=0.28 cfs 881 cf

Total Runoff Area = 34,562 sf Runoff Volume = 14,087 cf Average Runoff Depth = 4.89"
14.52% Pervious = 5,020 sf 85.48% Impervious = 29,542 sf

Summary for Subcatchment 2S: Un-Captured Lawn Buffer

[49] Hint: Tc<2dt may require smaller dt

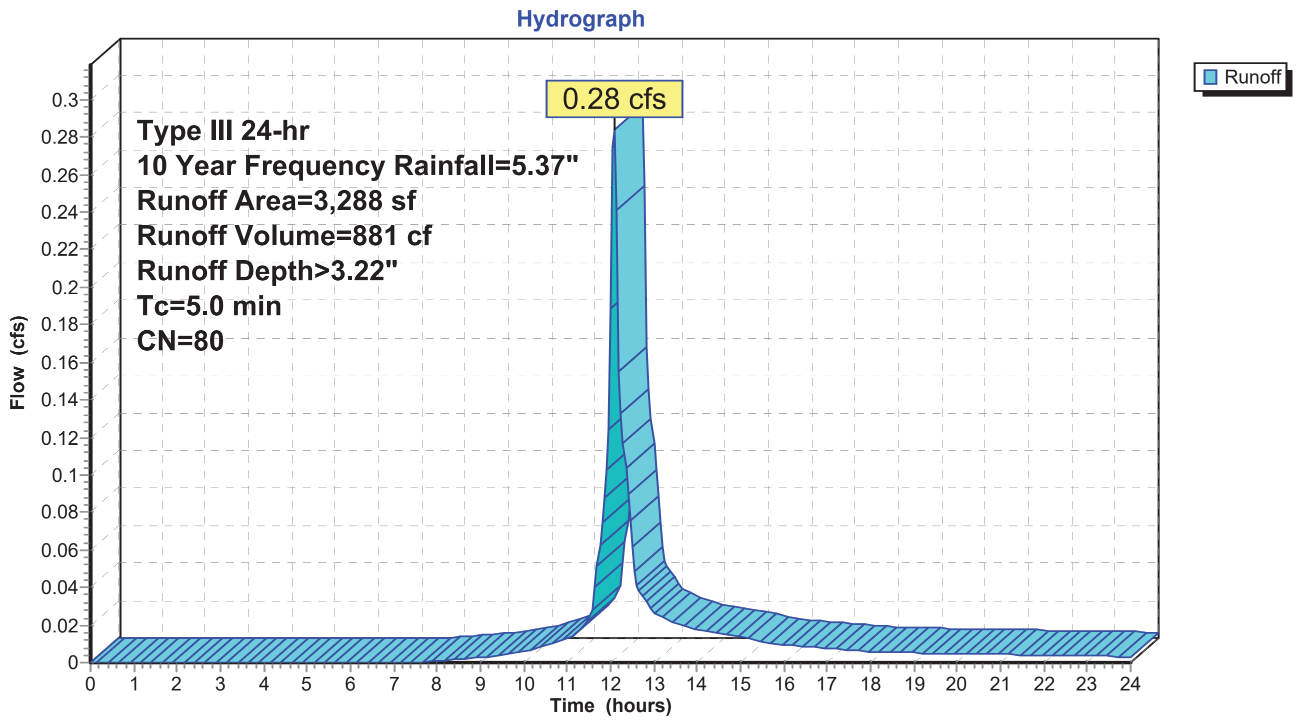
Runoff = 0.28 cfs @ 12.08 hrs, Volume= 881 cf, Depth> 3.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.37"

Area (sf)	CN	Description
2,378	80	>75% Grass cover, Good, HSG D
371	80	>75% Grass cover, Good, HSG D
350	80	>75% Grass cover, Good, HSG D
189	80	>75% Grass cover, Good, HSG D
3,288	80	Weighted Average
3,288		100.00% Pervious Area

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

Subcatchment 2S: Un-Captured Lawn Buffer



Summary for Subcatchment 3S: Captured Roof & Pavement

[49] Hint: Tc<2dt may require smaller dt

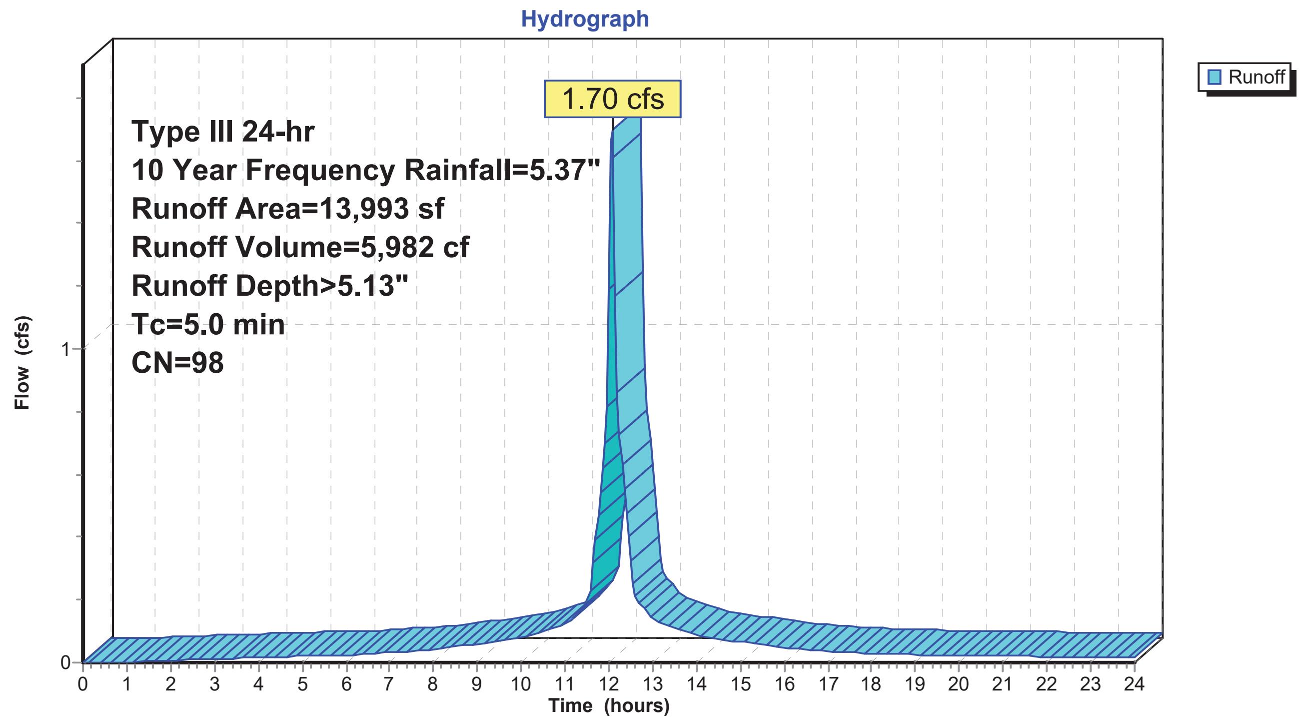
Runoff = 1.70 cfs @ 12.07 hrs, Volume= 5,982 cf, Depth> 5.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.37"

Area (sf)	CN	Description
9,288	98	Paved parking, HSG D
1,492	98	Roofs, HSG D
697	98	Roofs, HSG D
2,516	98	Roofs, HSG D
13,993	98	Weighted Average
13,993		100.00% Impervious Area

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

Subcatchment 3S: Captured Roof & Pavement



Summary for Subcatchment E1: Existing Conditions

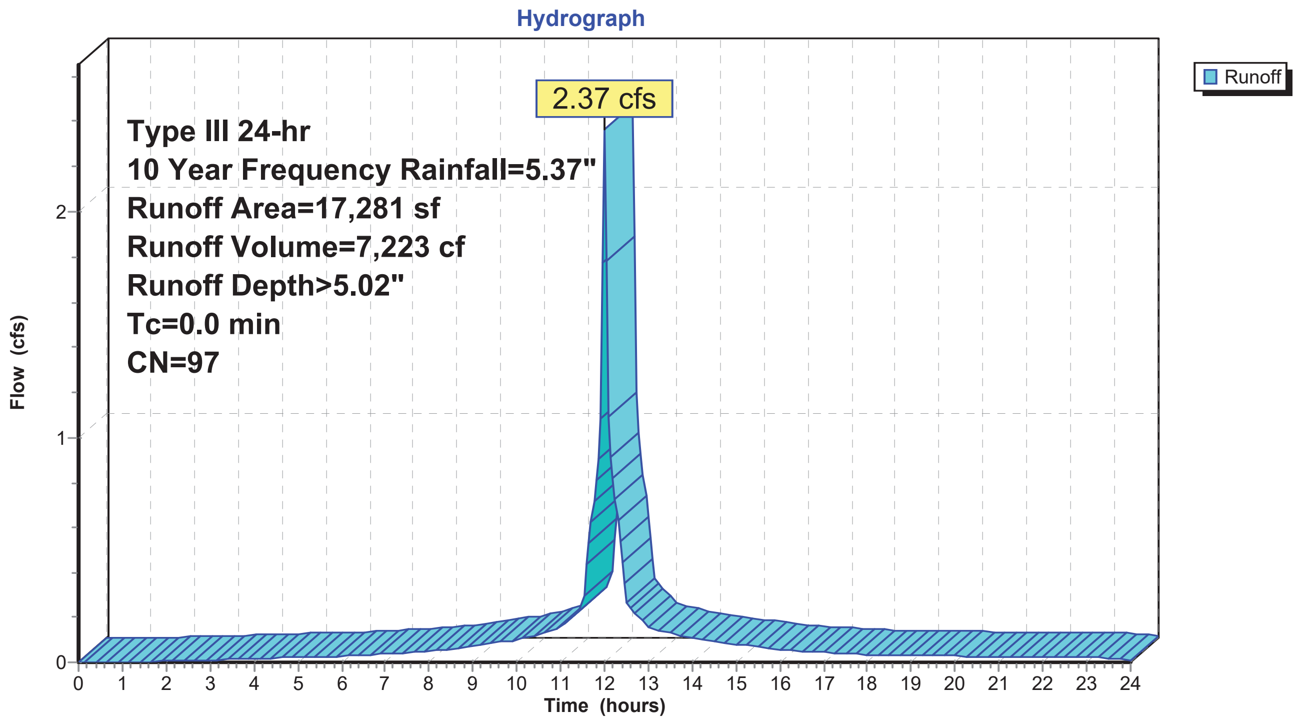
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 2.37 cfs @ 12.00 hrs, Volume= 7,223 cf, Depth> 5.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.37"

Area (sf)	CN	Description
1,492	98	Roofs, HSG D
210	98	Roofs, HSG D
83	98	Roofs, HSG D
980	98	Roofs, HSG D
1,732	89	<50% Grass cover, Poor, HSG D
12,784	98	Unconnected pavement, HSG D
17,281	97	Weighted Average
1,732		10.02% Pervious Area
15,549		89.98% Impervious Area
12,784		82.22% Unconnected

Subcatchment E1: Existing Conditions



Summary for Pond 1P: Drainage System 1

Inflow Area = 13,993 sf,100.00% Impervious, Inflow Depth > 5.13" for 10 Year Frequency event
Inflow = 1.70 cfs @ 12.07 hrs, Volume= 5,982 cf
Outflow = 0.16 cfs @ 11.95 hrs, Volume= 5,980 cf, Atten= 91%, Lag= 0.0 min
Discarded = 0.16 cfs @ 11.95 hrs, Volume= 5,980 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 40.78' @ 12.89 hrs Surf.Area= 1,405 sf Storage= 2,043 cf

Plug-Flow detention time= 89.4 min calculated for 5,967 cf (100% of inflow)
Center-of-Mass det. time= 88.9 min (834.5 - 745.6)

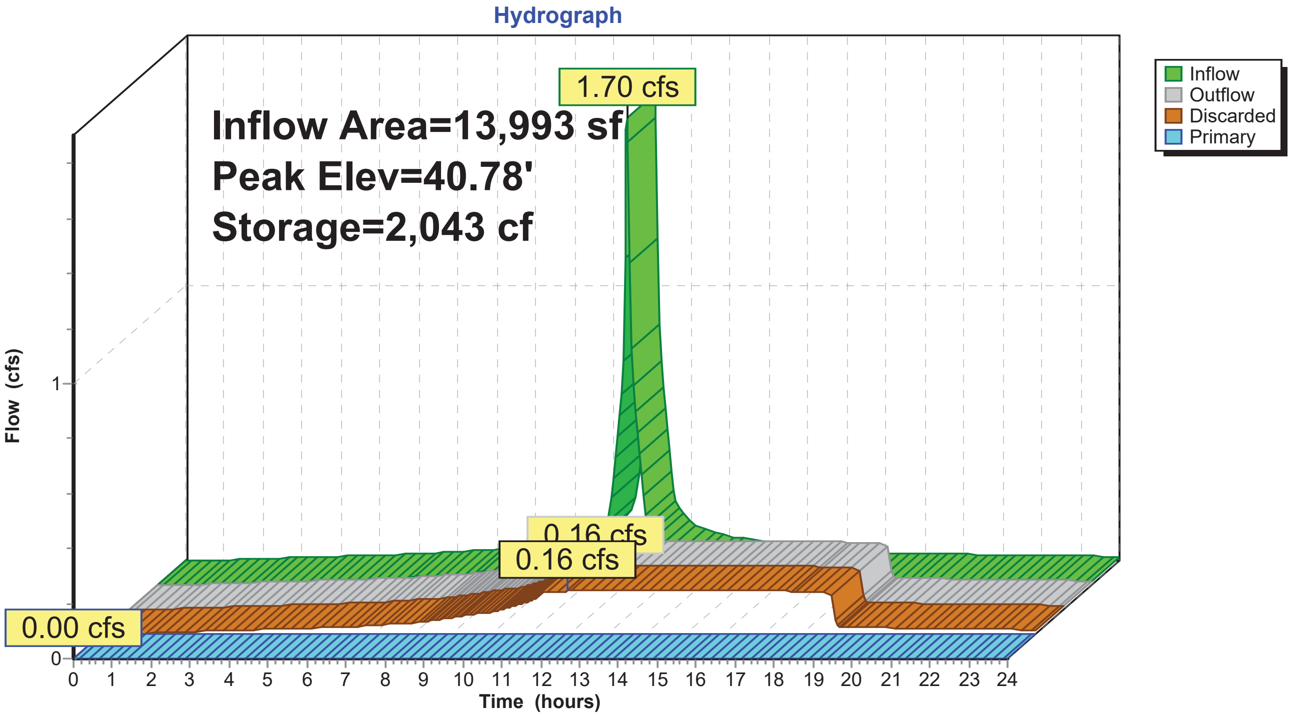
Volume	Invert	Avail.Storage	Storage Description
#1	38.50'	1,415 cf	**21.00'W x 65.00'L x 4.00'H Stone Envelope** 5,460 cf Overall - 1,922 cf Embedded = 3,538 cf x 40.0% Voids
#2	39.50'	1,922 cf	**Cultec R-330XLHD** x 36 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 4 rows
#3	39.40'	80 cf	**2.50'W x 4.00'L x 4.00'H Prismatoid** x 2
#4	39.30'	82 cf	**2.50'W x 4.00'L x 4.10'H Prismatoid** x 2
		3,499 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	38.50'	**4.800 in/hr Exfiltration over Surface area**
#2	Primary	43.30'	**24.0" x 48.0" Horiz. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.16 cfs @ 11.95 hrs HW=39.44' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.16 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=38.50' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Drainage System 1

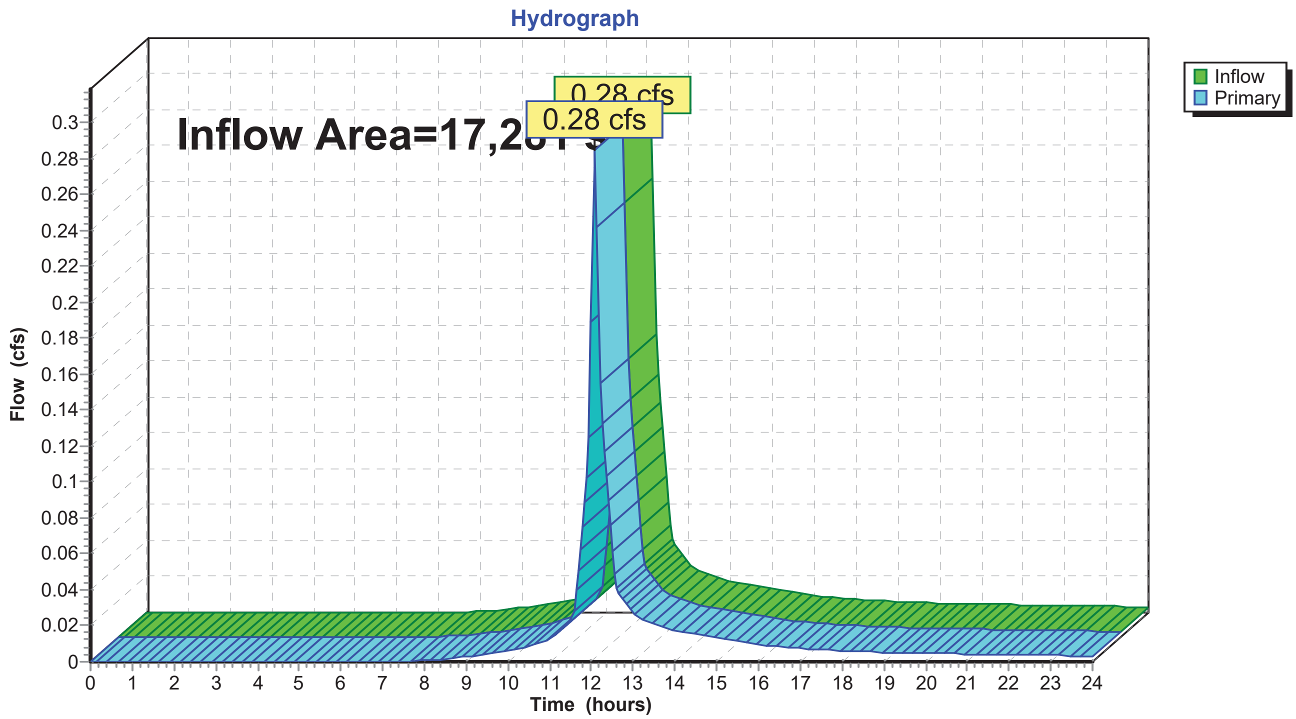


Summary for Link 1L: Proposed Offsite Flows

Inflow Area = 17,281 sf, 80.97% Impervious, Inflow Depth > 0.61" for 10 Year Frequency event
Inflow = 0.28 cfs @ 12.08 hrs, Volume= 881 cf
Primary = 0.28 cfs @ 12.08 hrs, Volume= 881 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Un-Captured Lawn Buffer Runoff Area=3,288 sf 0.00% Impervious Runoff Depth>4.28"
Tc=5.0 min CN=80 Runoff=0.38 cfs 1,172 cf

Subcatchment 3S: Captured Roof & Runoff Area=13,993 sf 100.00% Impervious Runoff Depth>6.31"
Tc=5.0 min CN=98 Runoff=2.08 cfs 7,356 cf

Subcatchment E1: Existing Conditions Runoff Area=17,281 sf 89.98% Impervious Runoff Depth>6.19"
Tc=0.0 min CN=97 Runoff=2.90 cfs 8,918 cf

Pond 1P: Drainage System 1 Peak Elev=41.43' Storage=2,716 cf Inflow=2.08 cfs 7,356 cf
Discarded=0.16 cfs 7,353 cf Primary=0.00 cfs 0 cf Outflow=0.16 cfs 7,353 cf

Link 1L: Proposed Offsite Flows Inflow=0.38 cfs 1,172 cf
Primary=0.38 cfs 1,172 cf

Total Runoff Area = 34,562 sf Runoff Volume = 17,447 cf Average Runoff Depth = 6.06"
14.52% Pervious = 5,020 sf 85.48% Impervious = 29,542 sf

Summary for Subcatchment 2S: Un-Captured Lawn Buffer

[49] Hint: Tc<2dt may require smaller dt

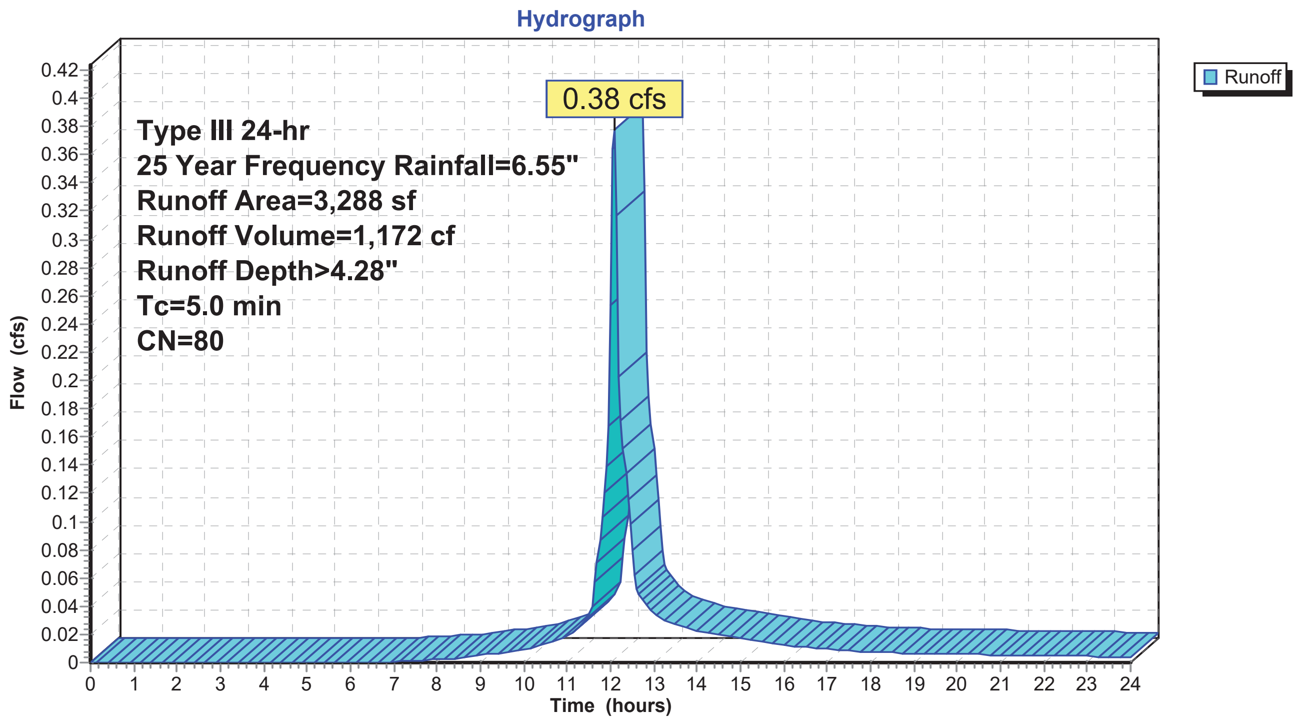
Runoff = 0.38 cfs @ 12.07 hrs, Volume= 1,172 cf, Depth> 4.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.55"

Area (sf)	CN	Description
2,378	80	>75% Grass cover, Good, HSG D
371	80	>75% Grass cover, Good, HSG D
350	80	>75% Grass cover, Good, HSG D
189	80	>75% Grass cover, Good, HSG D
3,288	80	Weighted Average
3,288		100.00% Pervious Area

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

Subcatchment 2S: Un-Captured Lawn Buffer



Summary for Subcatchment 3S: Captured Roof & Pavement

[49] Hint: Tc<2dt may require smaller dt

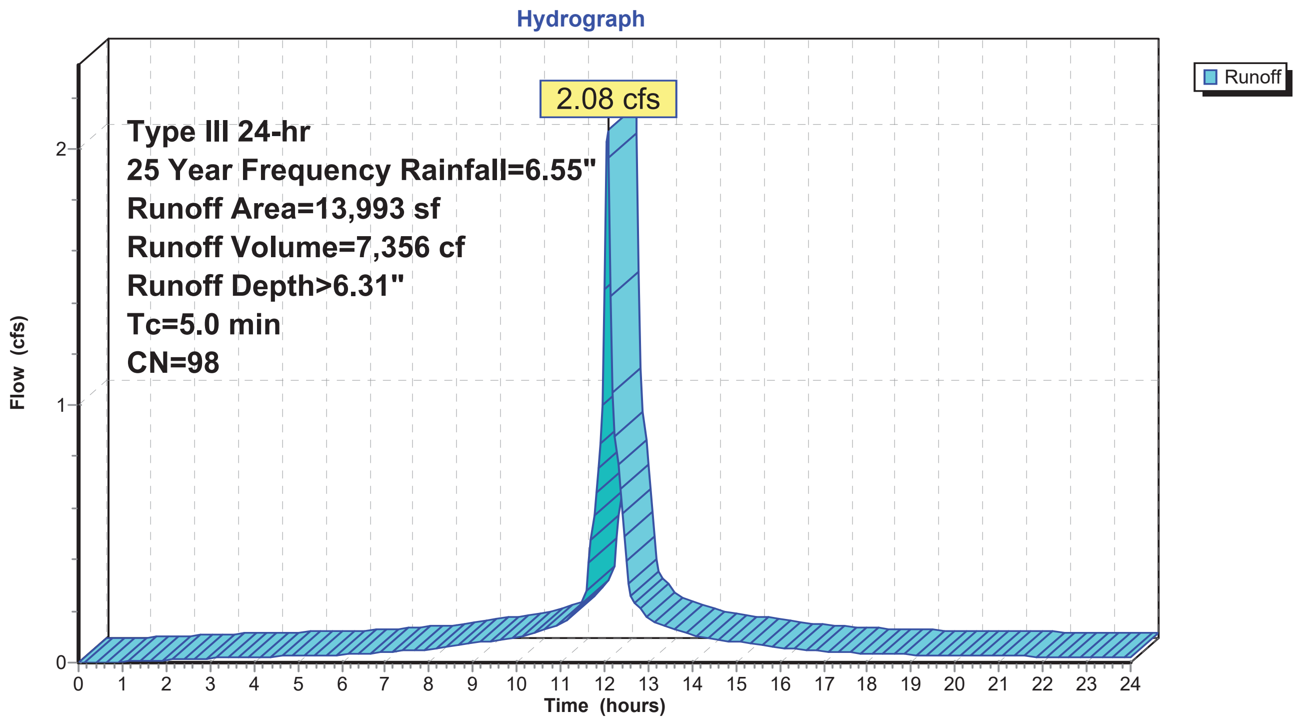
Runoff = 2.08 cfs @ 12.07 hrs, Volume= 7,356 cf, Depth> 6.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.55"

Area (sf)	CN	Description
9,288	98	Paved parking, HSG D
1,492	98	Roofs, HSG D
697	98	Roofs, HSG D
2,516	98	Roofs, HSG D
13,993	98	Weighted Average
13,993		100.00% Impervious Area

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

Subcatchment 3S: Captured Roof & Pavement



Summary for Subcatchment E1: Existing Conditions

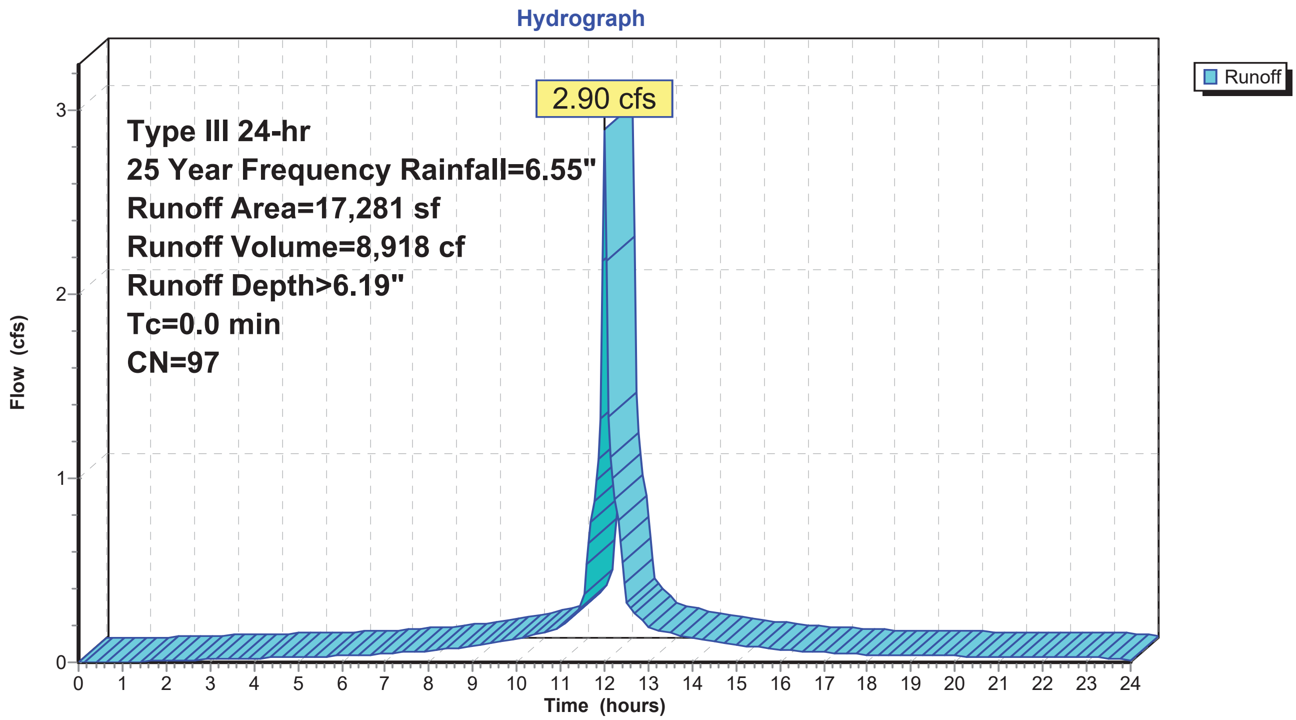
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 2.90 cfs @ 12.00 hrs, Volume= 8,918 cf, Depth> 6.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.55"

Area (sf)	CN	Description
1,492	98	Roofs, HSG D
210	98	Roofs, HSG D
83	98	Roofs, HSG D
980	98	Roofs, HSG D
1,732	89	<50% Grass cover, Poor, HSG D
12,784	98	Unconnected pavement, HSG D
17,281	97	Weighted Average
1,732		10.02% Pervious Area
15,549		89.98% Impervious Area
12,784		82.22% Unconnected

Subcatchment E1: Existing Conditions



Summary for Pond 1P: Drainage System 1

Inflow Area = 13,993 sf,100.00% Impervious, Inflow Depth > 6.31" for 25 Year Frequency event
Inflow = 2.08 cfs @ 12.07 hrs, Volume= 7,356 cf
Outflow = 0.16 cfs @ 11.90 hrs, Volume= 7,353 cf, Atten= 92%, Lag= 0.0 min
Discarded = 0.16 cfs @ 11.90 hrs, Volume= 7,353 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 41.43' @ 13.09 hrs Surf.Area= 1,405 sf Storage= 2,716 cf

Plug-Flow detention time= 126.0 min calculated for 7,338 cf (100% of inflow)
Center-of-Mass det. time= 125.4 min (868.0 - 742.6)

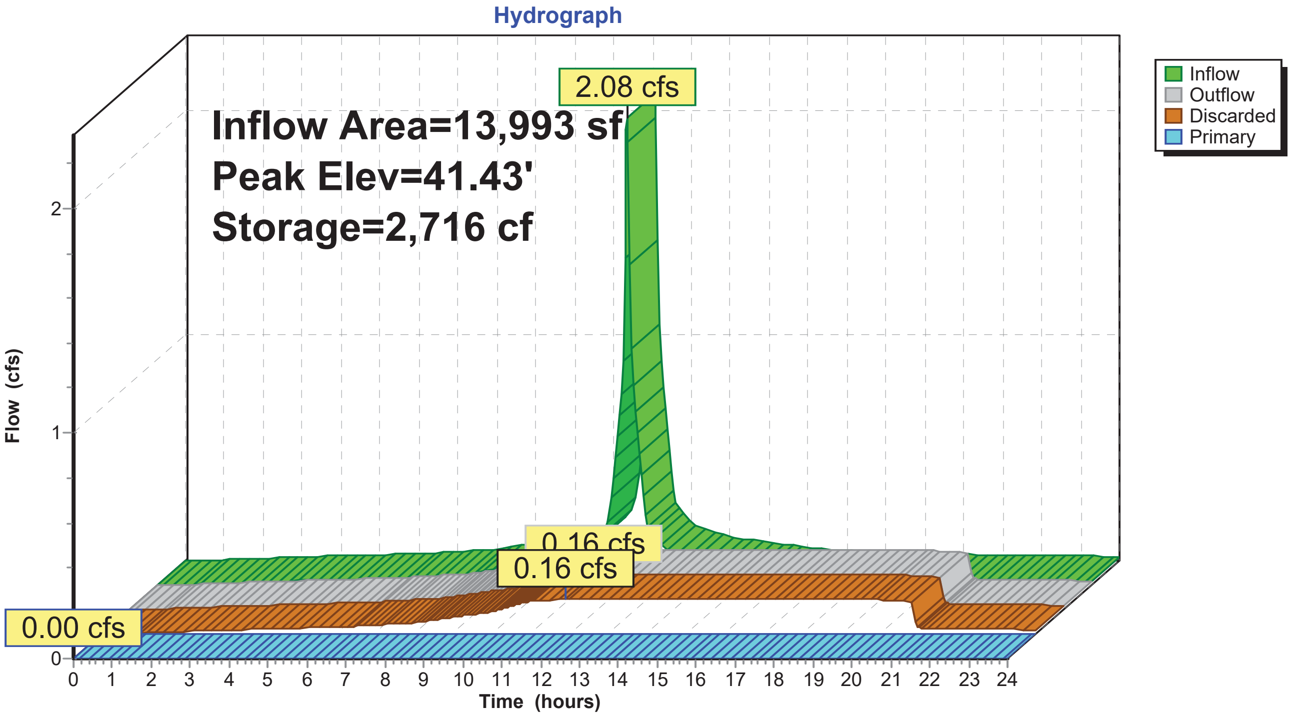
Volume	Invert	Avail.Storage	Storage Description
#1	38.50'	1,415 cf	**21.00'W x 65.00'L x 4.00'H Stone Envelope** 5,460 cf Overall - 1,922 cf Embedded = 3,538 cf x 40.0% Voids
#2	39.50'	1,922 cf	**Cultec R-330XLHD** x 36 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 4 rows
#3	39.40'	80 cf	**2.50'W x 4.00'L x 4.00'H Prismatoid** x 2
#4	39.30'	82 cf	**2.50'W x 4.00'L x 4.10'H Prismatoid** x 2
		3,499 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	38.50'	**4.800 in/hr Exfiltration over Surface area**
#2	Primary	43.30'	**24.0" x 48.0" Horiz. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.16 cfs @ 11.90 hrs HW=39.53' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.16 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=38.50' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Drainage System 1

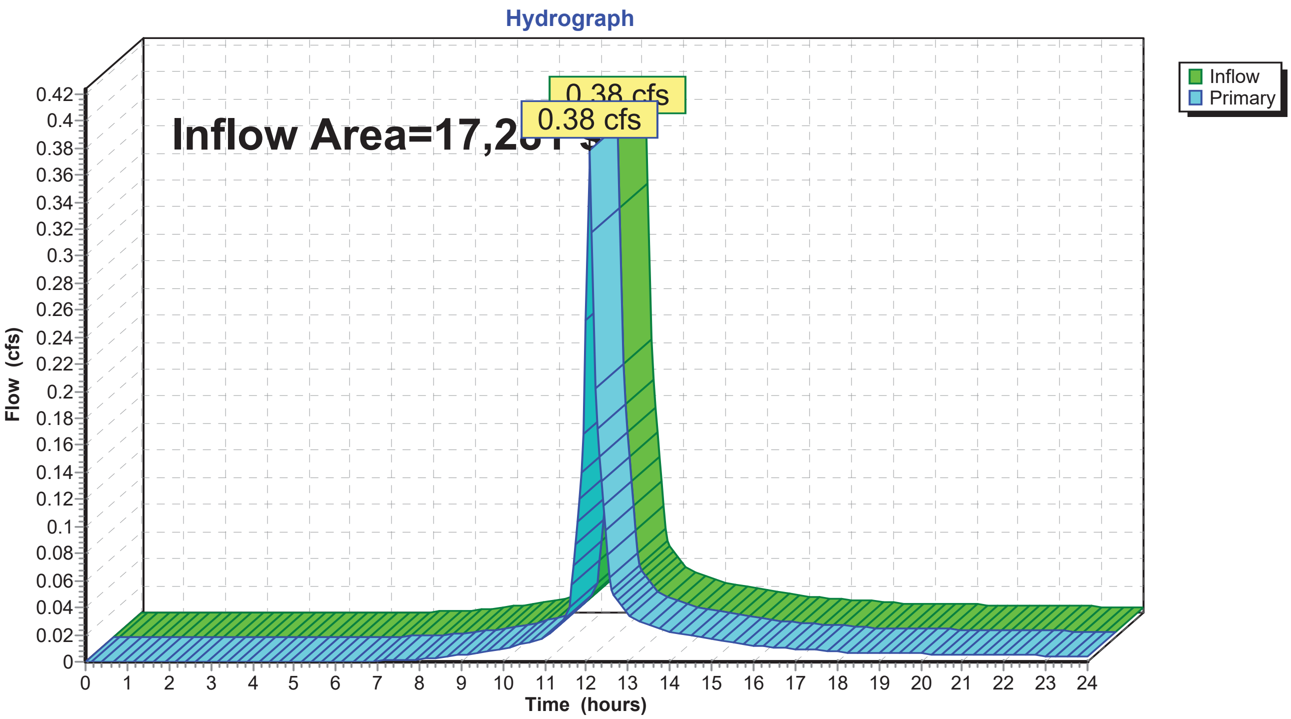


Summary for Link 1L: Proposed Offsite Flows

Inflow Area =	17,281 sf, 80.97% Impervious,	Inflow Depth > 0.81"		for 25 Year Frequency event
Inflow =	0.38 cfs @ 12.07 hrs,	Volume=	1,172 cf	
Primary =	0.38 cfs @ 12.07 hrs,	Volume=	1,172 cf,	Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Un-Captured Lawn Buffer Runoff Area=3,288 sf 0.00% Impervious Runoff Depth>5.08"
Tc=5.0 min CN=80 Runoff=0.45 cfs 1,392 cf

Subcatchment 3S: Captured Roof & Runoff Area=13,993 sf 100.00% Impervious Runoff Depth>7.18"
Tc=5.0 min CN=98 Runoff=2.35 cfs 8,369 cf

Subcatchment E1: Existing Conditions Runoff Area=17,281 sf 89.98% Impervious Runoff Depth>7.06"
Tc=0.0 min CN=97 Runoff=3.29 cfs 10,169 cf

Pond 1P: Drainage System 1 Peak Elev=42.14' Storage=3,251 cf Inflow=2.35 cfs 8,369 cf
Discarded=0.16 cfs 8,366 cf Primary=0.00 cfs 0 cf Outflow=0.16 cfs 8,366 cf

Link 1L: Proposed Offsite Flows Inflow=0.45 cfs 1,392 cf
Primary=0.45 cfs 1,392 cf

Total Runoff Area = 34,562 sf Runoff Volume = 19,930 cf Average Runoff Depth = 6.92"
14.52% Pervious = 5,020 sf 85.48% Impervious = 29,542 sf

Summary for Subcatchment 2S: Un-Captured Lawn Buffer

[49] Hint: Tc<2dt may require smaller dt

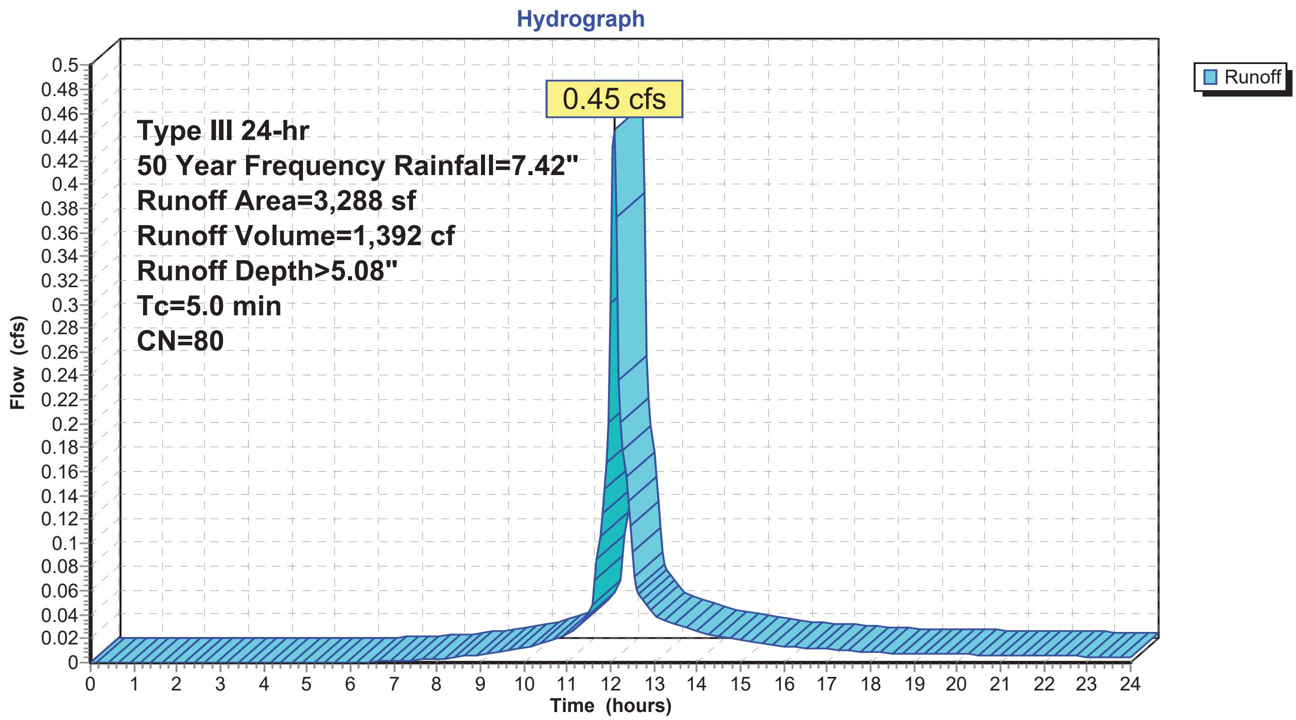
Runoff = 0.45 cfs @ 12.07 hrs, Volume= 1,392 cf, Depth> 5.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Frequency Rainfall=7.42"

Area (sf)	CN	Description
2,378	80	>75% Grass cover, Good, HSG D
371	80	>75% Grass cover, Good, HSG D
350	80	>75% Grass cover, Good, HSG D
189	80	>75% Grass cover, Good, HSG D
3,288	80	Weighted Average
3,288		100.00% Pervious Area

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

Subcatchment 2S: Un-Captured Lawn Buffer



Summary for Subcatchment 3S: Captured Roof & Pavement

[49] Hint: Tc<2dt may require smaller dt

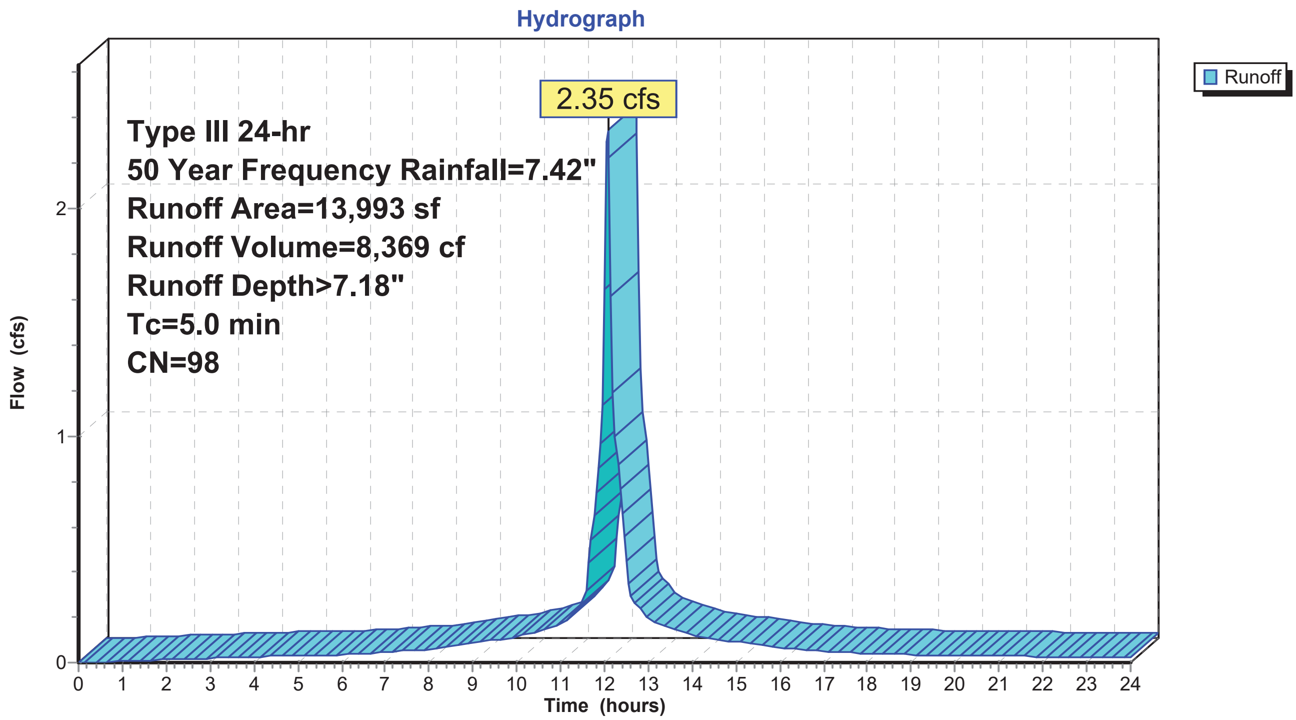
Runoff = 2.35 cfs @ 12.07 hrs, Volume= 8,369 cf, Depth> 7.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Frequency Rainfall=7.42"

Area (sf)	CN	Description
9,288	98	Paved parking, HSG D
1,492	98	Roofs, HSG D
697	98	Roofs, HSG D
2,516	98	Roofs, HSG D
13,993	98	Weighted Average
13,993		100.00% Impervious Area

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

Subcatchment 3S: Captured Roof & Pavement



Summary for Subcatchment E1: Existing Conditions

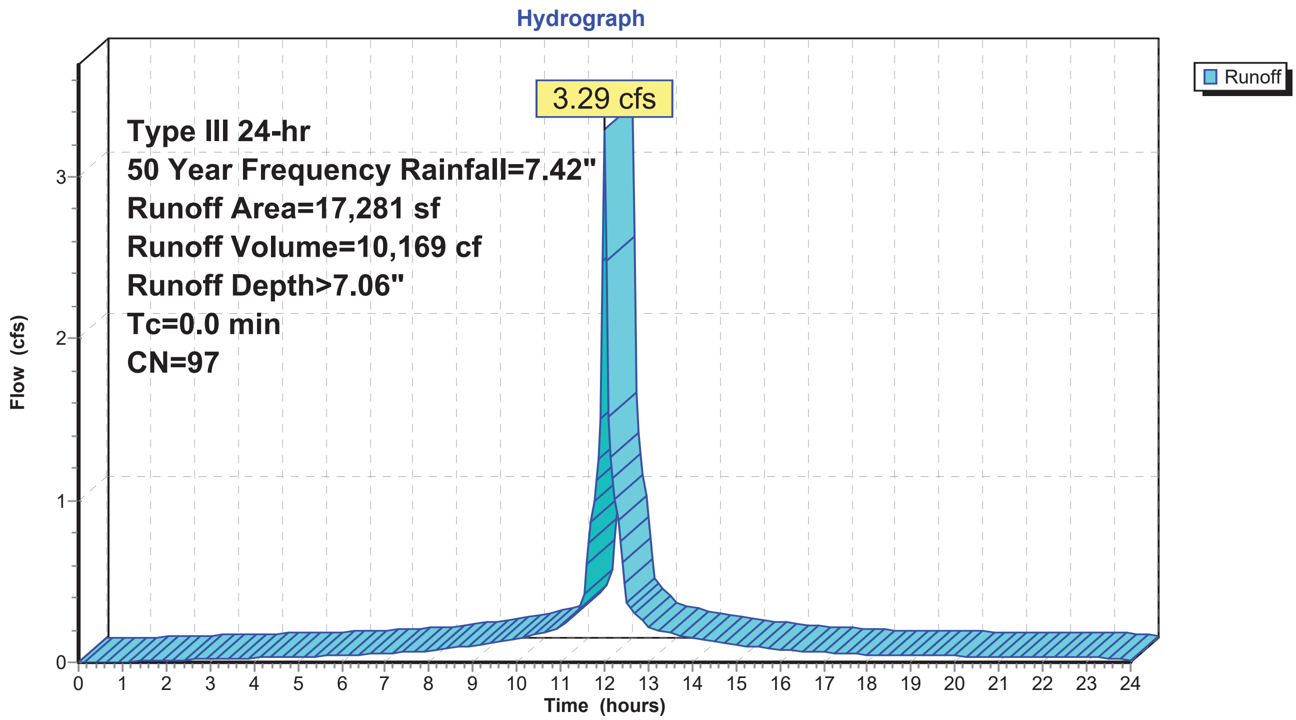
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 3.29 cfs @ 12.00 hrs, Volume= 10,169 cf, Depth> 7.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Frequency Rainfall=7.42"

Area (sf)	CN	Description
1,492	98	Roofs, HSG D
210	98	Roofs, HSG D
83	98	Roofs, HSG D
980	98	Roofs, HSG D
1,732	89	<50% Grass cover, Poor, HSG D
12,784	98	Unconnected pavement, HSG D
17,281	97	Weighted Average
1,732		10.02% Pervious Area
15,549		89.98% Impervious Area
12,784		82.22% Unconnected

Subcatchment E1: Existing Conditions



Summary for Pond 1P: Drainage System 1

Inflow Area = 13,993 sf,100.00% Impervious, Inflow Depth > 7.18" for 50 Year Frequency event
Inflow = 2.35 cfs @ 12.07 hrs, Volume= 8,369 cf
Outflow = 0.16 cfs @ 11.85 hrs, Volume= 8,366 cf, Atten= 93%, Lag= 0.0 min
Discarded = 0.16 cfs @ 11.85 hrs, Volume= 8,366 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 42.14' @ 13.41 hrs Surf.Area= 1,405 sf Storage= 3,251 cf

Plug-Flow detention time= 155.9 min calculated for 8,366 cf (100% of inflow)
Center-of-Mass det. time= 155.6 min (896.5 - 740.9)

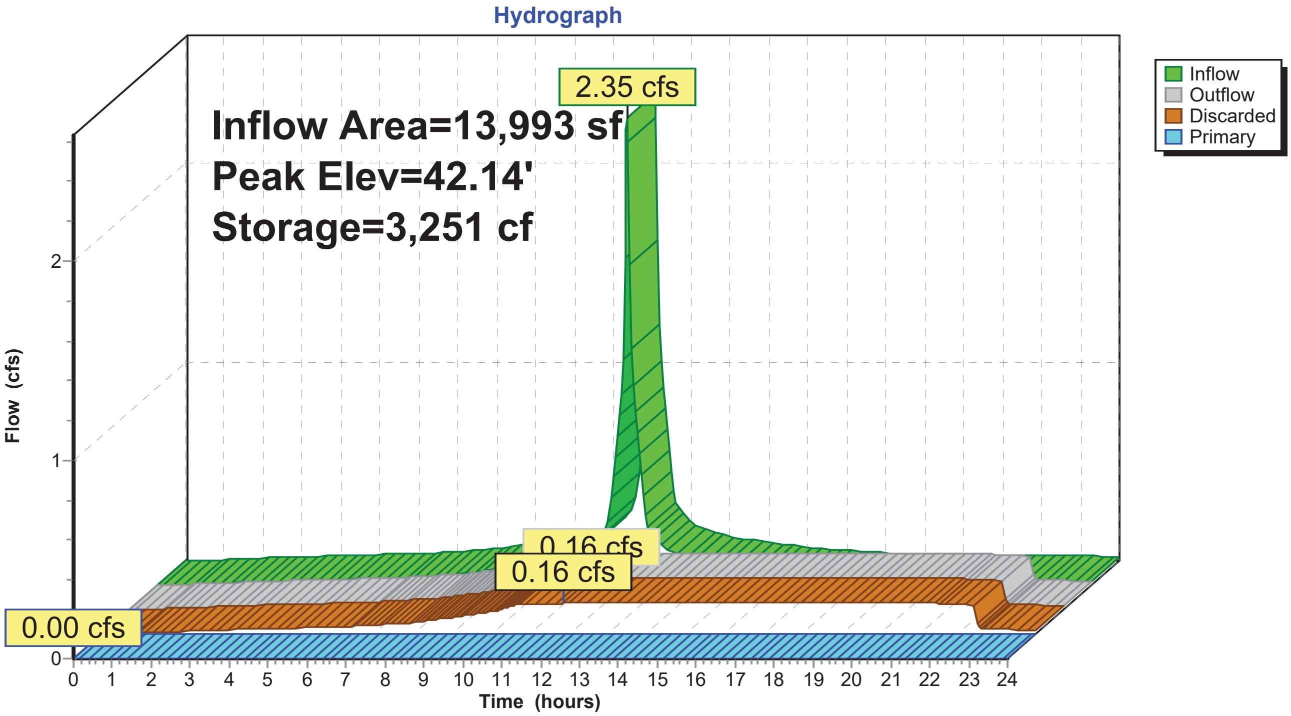
Volume	Invert	Avail.Storage	Storage Description
#1	38.50'	1,415 cf	**21.00'W x 65.00'L x 4.00'H Stone Envelope**
			5,460 cf Overall - 1,922 cf Embedded = 3,538 cf x 40.0% Voids
#2	39.50'	1,922 cf	**Cultec R-330XLHD** x 36 Inside #1
			Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
			Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
			Row Length Adjustment= +1.50' x 7.45 sf x 4 rows
#3	39.40'	80 cf	**2.50'W x 4.00'L x 4.00'H Prismatoid** x 2
#4	39.30'	82 cf	**2.50'W x 4.00'L x 4.10'H Prismatoid** x 2
		3,499 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	38.50'	**4.800 in/hr Exfiltration over Surface area**
#2	Primary	43.30'	**24.0" x 48.0" Horiz. Orifice/Grate X 2.00** C= 0.600
			Limited to weir flow at low heads

Discarded OutFlow Max=0.16 cfs @ 11.85 hrs HW=39.54' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.16 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=38.50' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Drainage System 1

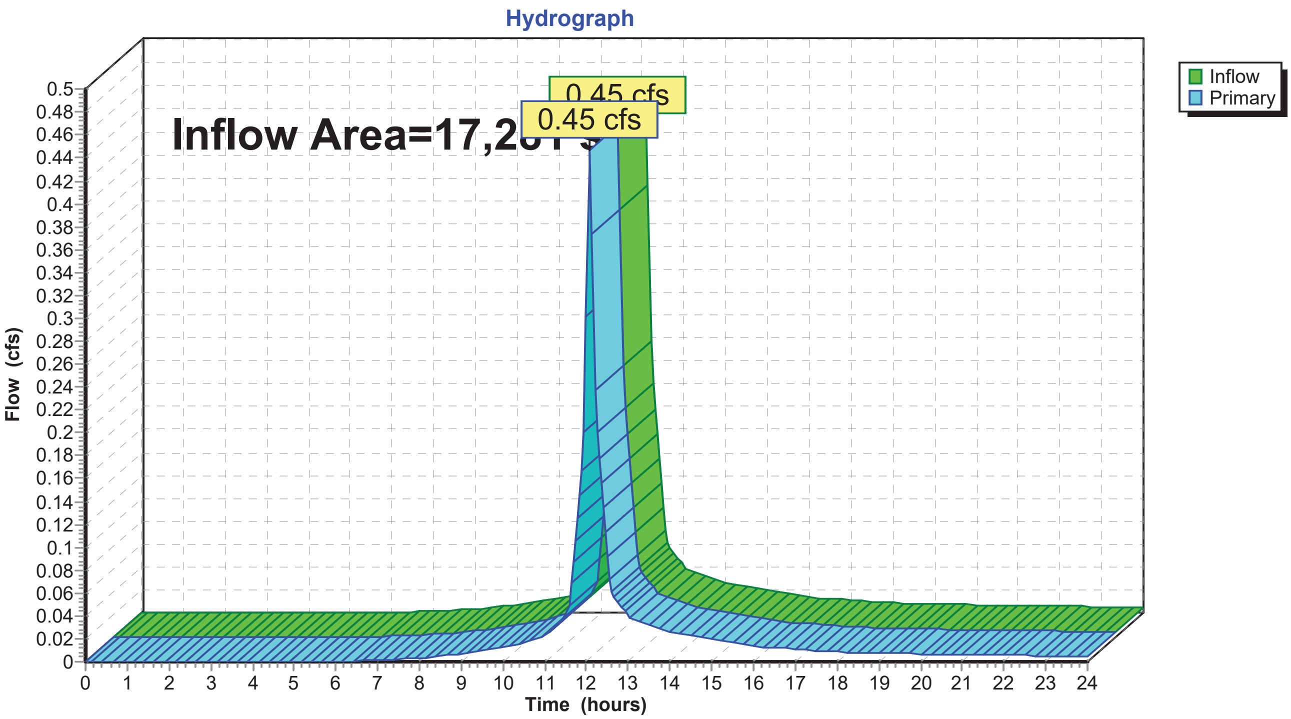


Summary for Link 1L: Proposed Offsite Flows

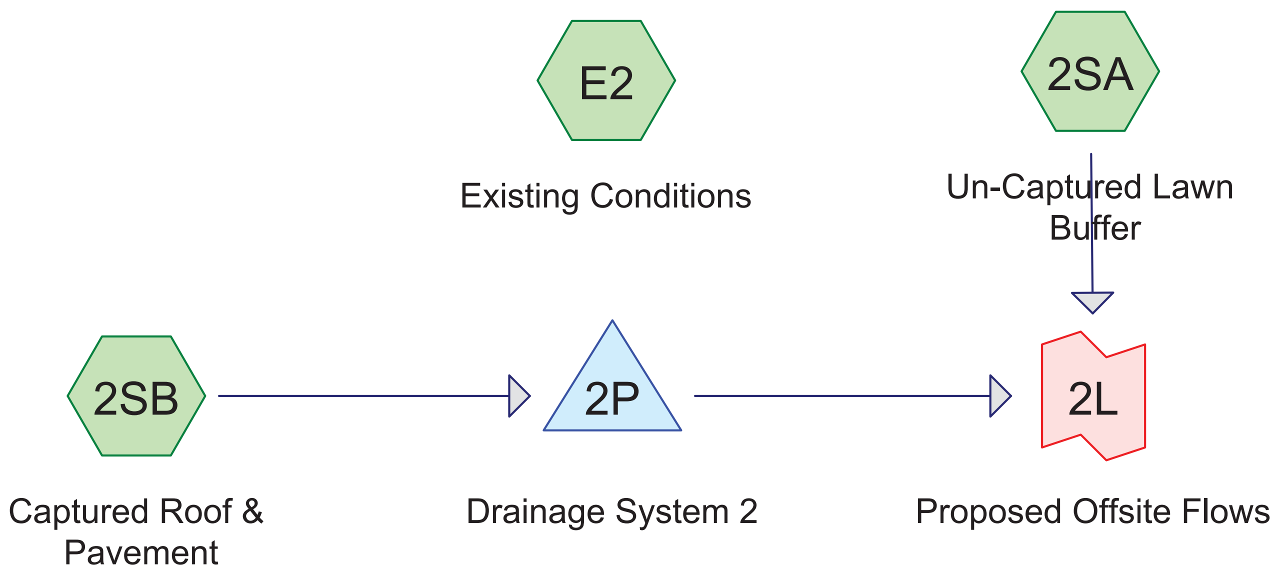
Inflow Area = 17,281 sf, 80.97% Impervious, Inflow Depth > 0.97" for 50 Year Frequency event
Inflow = 0.45 cfs @ 12.07 hrs, Volume= 1,392 cf
Primary = 0.45 cfs @ 12.07 hrs, Volume= 1,392 cf, Atten= 0%, Lag= 0.0 min

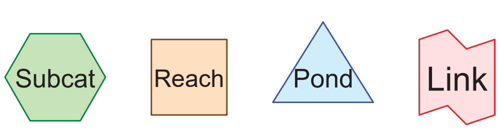
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows



Drainage Analysis II
6 Unit Apartment Building





Routing Diagram for 6 UNIT APARTMENT BUILDING
Prepared by Cabezas DeAngelis Engineers and Surveyors, Printed 2/16/2024
HydroCAD® 10.00-20 s/n 09513 © 2017 HydroCAD Software Solutions LLC

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2SA: Un-Captured Lawn Runoff Area=2,437 sf 4.06% Impervious Runoff Depth>1.63"
Tc=5.0 min UI Adjusted CN=80 Runoff=0.11 cfs 330 cf

Subcatchment 2SB: Captured Roof & Runoff Area=3,835 sf 100.00% Impervious Runoff Depth>3.25"
Tc=5.0 min CN=98 Runoff=0.30 cfs 1,040 cf

Subcatchment E2: Existing Conditions Runoff Area=6,272 sf 42.97% Impervious Runoff Depth>2.73"
Tc=0.0 min CN=93 Runoff=0.51 cfs 1,424 cf

Pond 2P: Drainage System 2 Peak Elev=41.09' Storage=284 cf Inflow=0.30 cfs 1,040 cf
Discarded=0.05 cfs 1,040 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 1,040 cf

Link 2L: Proposed Offsite Flows Inflow=0.11 cfs 330 cf
Primary=0.11 cfs 330 cf

Total Runoff Area = 12,544 sf Runoff Volume = 2,795 cf Average Runoff Depth = 2.67"
47.15% Pervious = 5,915 sf 52.85% Impervious = 6,629 sf

Summary for Subcatchment 2SA: Un-Captured Lawn Buffer

[49] Hint: Tc<2dt may require smaller dt

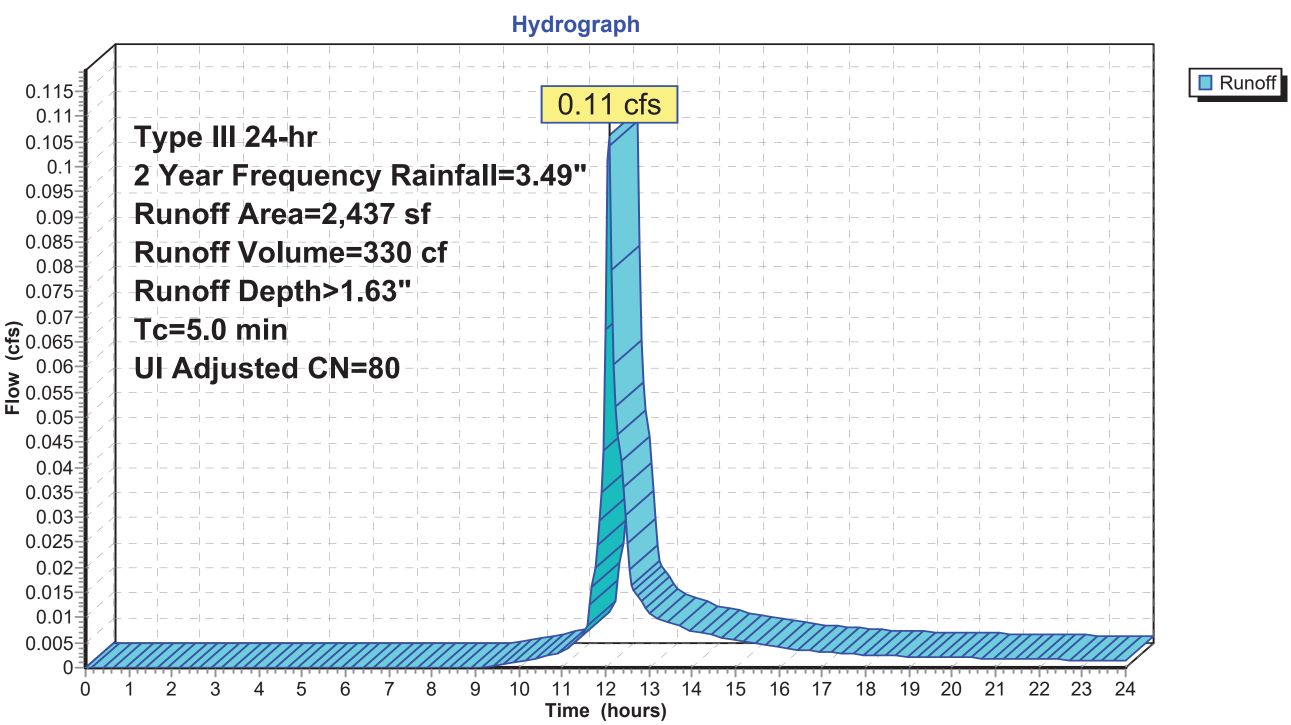
Runoff = 0.11 cfs @ 12.08 hrs, Volume= 330 cf, Depth> 1.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.49"

Area (sf)	CN	Adj	Description
99	98		Unconnected pavement, HSG D
164	80		>75% Grass cover, Good, HSG D
483	80		>75% Grass cover, Good, HSG D
1,691	80		>75% Grass cover, Good, HSG D
2,437	81	80	Weighted Average, UI Adjusted
2,338			95.94% Pervious Area
99			4.06% Impervious Area
99			100.00% Unconnected

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

Subcatchment 2SA: Un-Captured Lawn Buffer



Summary for Subcatchment 2SB: Captured Roof & Pavement

[49] Hint: Tc<2dt may require smaller dt

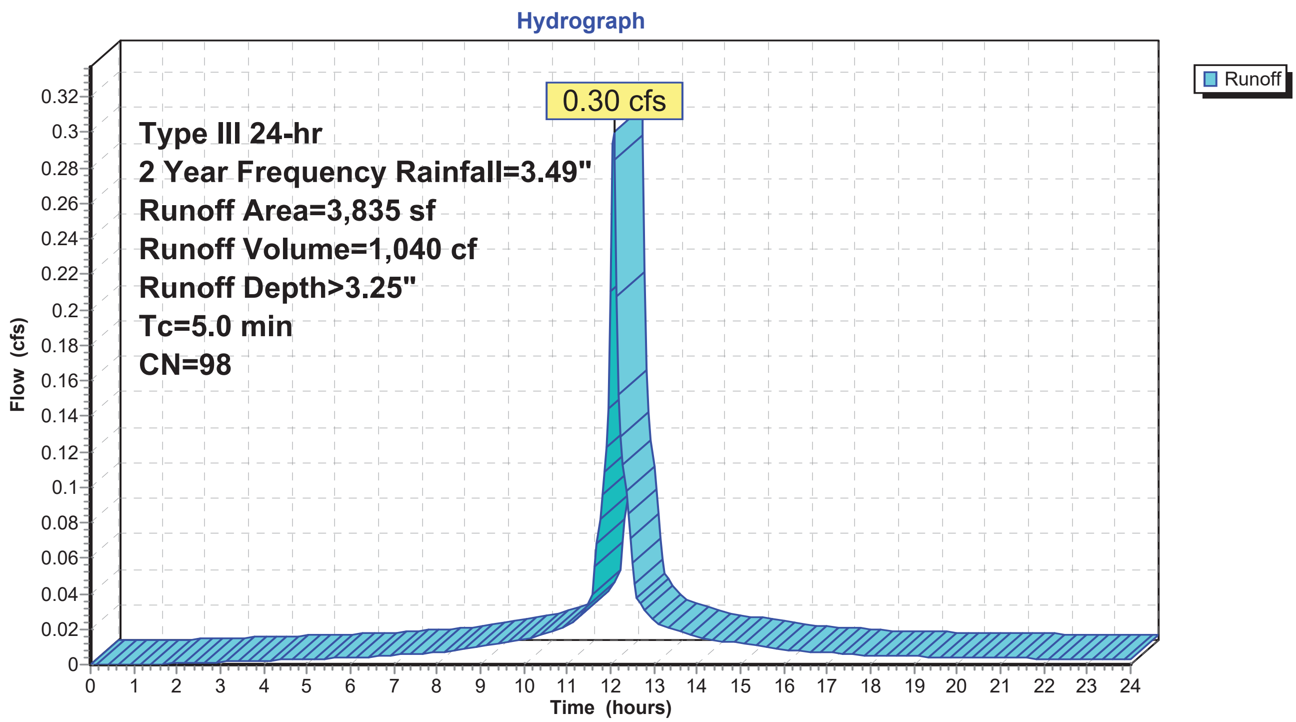
Runoff = 0.30 cfs @ 12.07 hrs, Volume= 1,040 cf, Depth> 3.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.49"

Area (sf)	CN	Description
1,867	98	Paved parking, HSG D
1,728	98	Roofs, HSG D
240	98	Roofs, HSG D
3,835	98	Weighted Average
3,835		100.00% Impervious Area

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

Subcatchment 2SB: Captured Roof & Pavement



Summary for Subcatchment E2: Existing Conditions

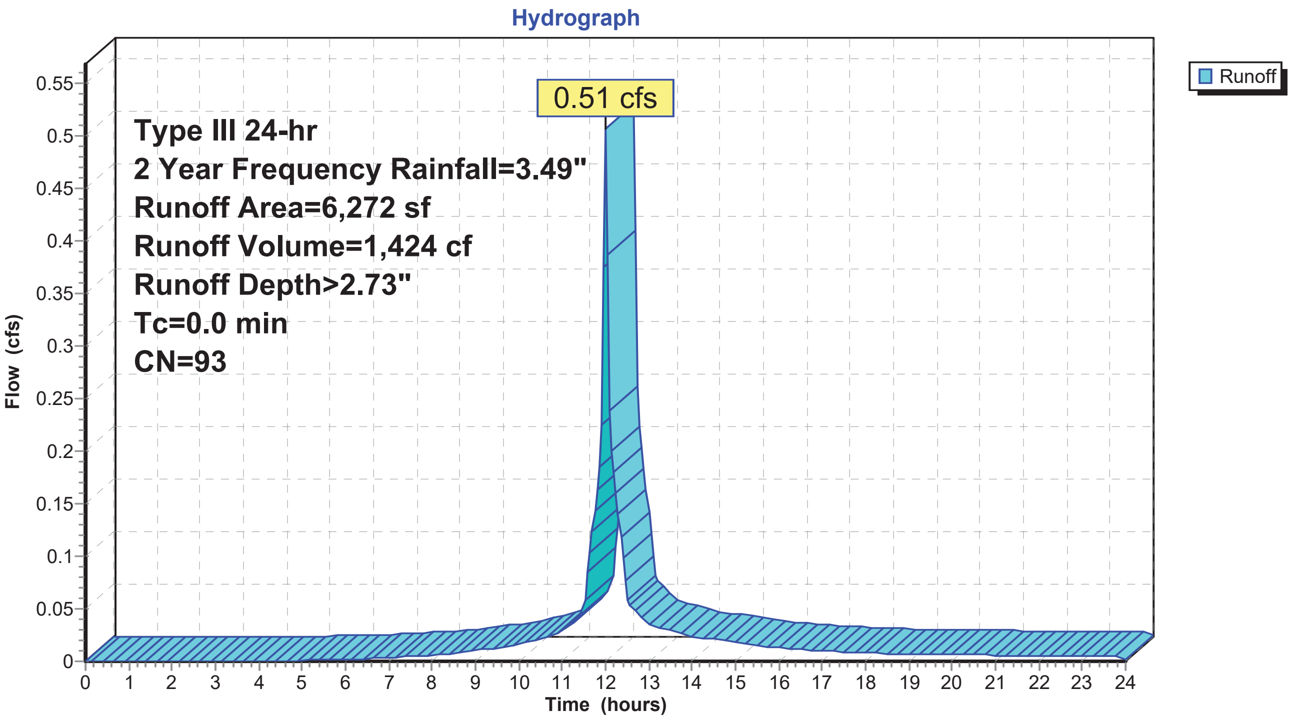
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 0.51 cfs @ 12.00 hrs, Volume= 1,424 cf, Depth> 2.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.49"

Area (sf)	CN	Description
300	98	Roofs, HSG D
136	98	Roofs, HSG D
3,577	89	<50% Grass cover, Poor, HSG D
2,259	98	Unconnected pavement, HSG D
6,272	93	Weighted Average
3,577		57.03% Pervious Area
2,695		42.97% Impervious Area
2,259		83.82% Unconnected

Subcatchment E2: Existing Conditions



Summary for Pond 2P: Drainage System 2

Inflow Area = 3,835 sf,100.00% Impervious, Inflow Depth > 3.25" for 2 Year Frequency event
Inflow = 0.30 cfs @ 12.07 hrs, Volume= 1,040 cf
Outflow = 0.05 cfs @ 11.65 hrs, Volume= 1,040 cf, Atten= 85%, Lag= 0.0 min
Discarded = 0.05 cfs @ 11.65 hrs, Volume= 1,040 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 41.09' @ 12.55 hrs Surf.Area= 416 sf Storage= 284 cf

Plug-Flow detention time= 34.9 min calculated for 1,040 cf (100% of inflow)
Center-of-Mass det. time= 34.7 min (788.0 - 753.4)

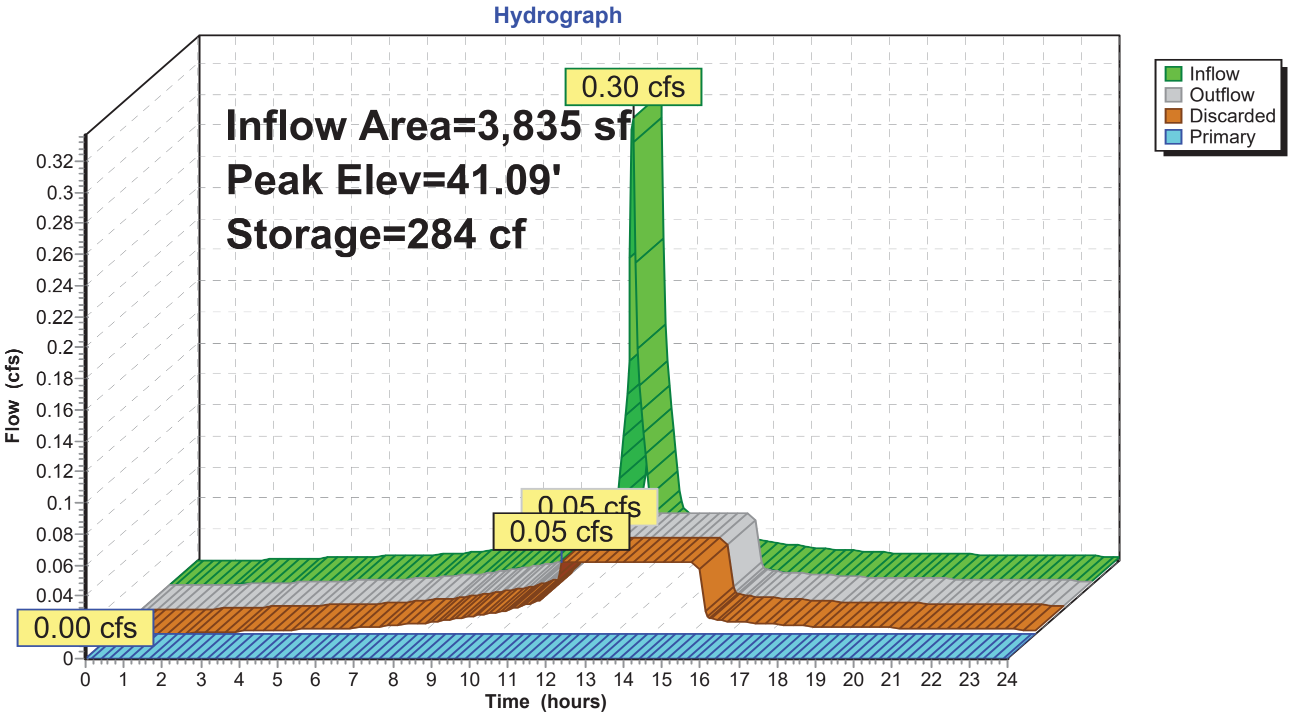
Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	365 cf	**11.25'W x 37.00'L x 3.50'H Prismatoid** 1,457 cf Overall - 544 cf Embedded = 913 cf x 40.0% Voids
#2	40.50'	544 cf	**Cultec R-330XLHD** x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
		909 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**4.800 in/hr Exfiltration over Surface area**
#2	Primary	43.80'	**24.0" x 48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 11.65 hrs HW=40.04' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 2P: Drainage System 2

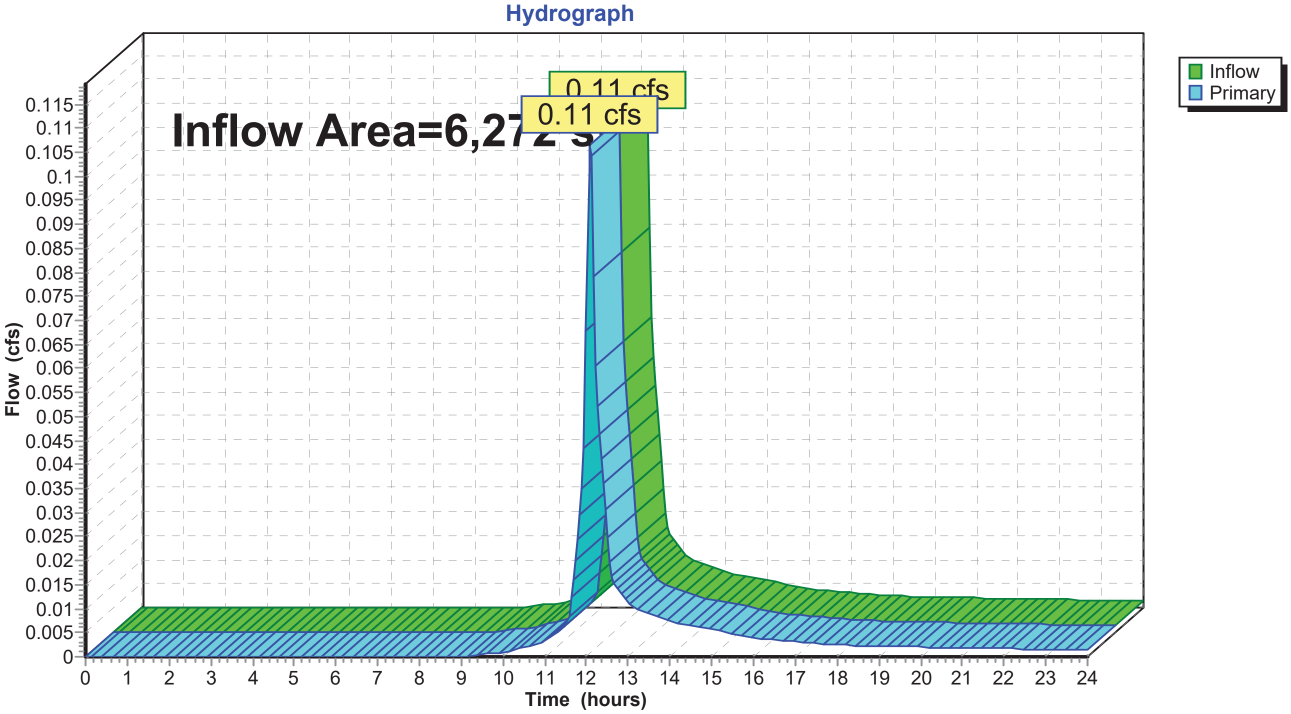


Summary for Link 2L: Proposed Offsite Flows

Inflow Area = 6,272 sf, 62.72% Impervious, Inflow Depth > 0.63" for 2 Year Frequency event
Inflow = 0.11 cfs @ 12.08 hrs, Volume= 330 cf
Primary = 0.11 cfs @ 12.08 hrs, Volume= 330 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 2L: Proposed Offsite Flows



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2SA: Un-Captured Lawn Runoff Area=2,437 sf 4.06% Impervious Runoff Depth>3.22"
Tc=5.0 min UI Adjusted CN=80 Runoff=0.21 cfs 653 cf

Subcatchment 2SB: Captured Roof & Runoff Area=3,835 sf 100.00% Impervious Runoff Depth>5.13"
Tc=5.0 min CN=98 Runoff=0.47 cfs 1,640 cf

Subcatchment E2: Existing Conditions Runoff Area=6,272 sf 42.97% Impervious Runoff Depth>4.56"
Tc=0.0 min CN=93 Runoff=0.82 cfs 2,384 cf

Pond 2P: Drainage System 2 Peak Elev=41.88' Storage=537 cf Inflow=0.47 cfs 1,640 cf
Discarded=0.05 cfs 1,639 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 1,639 cf

Link 2L: Proposed Offsite Flows Inflow=0.21 cfs 653 cf
Primary=0.21 cfs 653 cf

Total Runoff Area = 12,544 sf Runoff Volume = 4,677 cf Average Runoff Depth = 4.47"
47.15% Pervious = 5,915 sf 52.85% Impervious = 6,629 sf

Summary for Subcatchment 2SA: Un-Captured Lawn Buffer

[49] Hint: Tc<2dt may require smaller dt

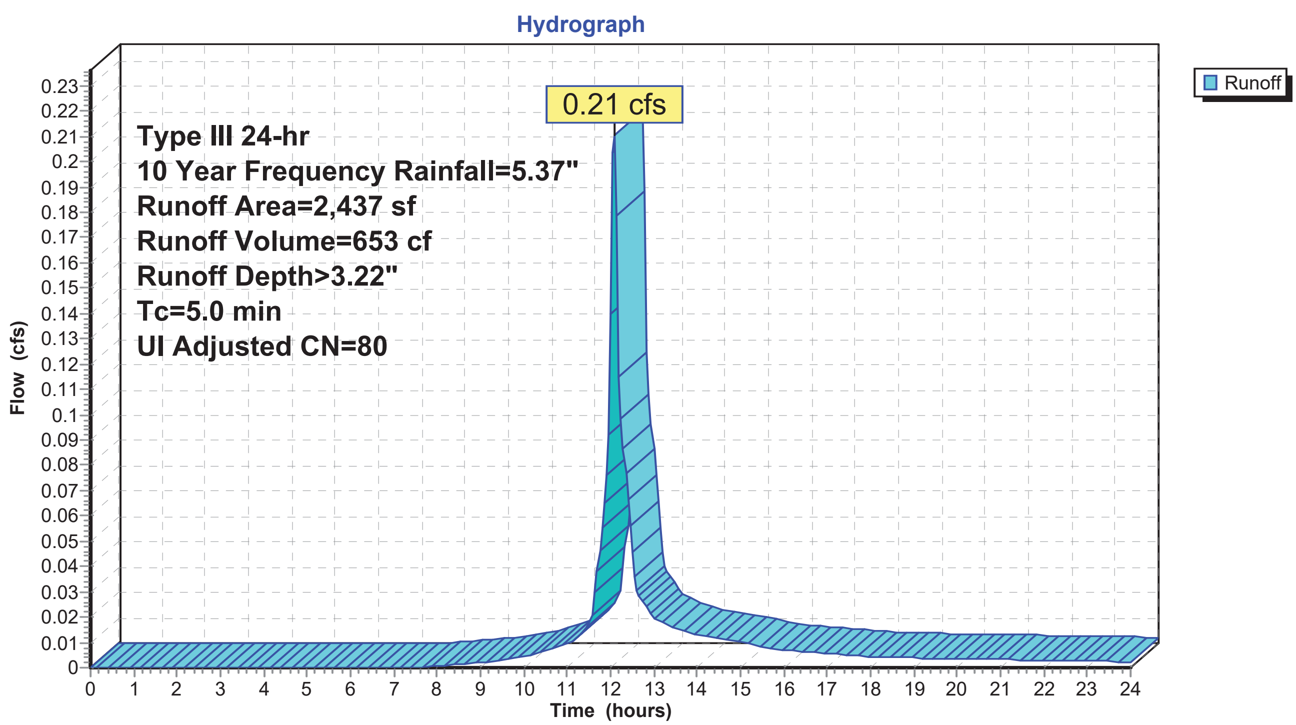
Runoff = 0.21 cfs @ 12.08 hrs, Volume= 653 cf, Depth> 3.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.37"

Area (sf)	CN	Adj	Description
99	98		Unconnected pavement, HSG D
164	80		>75% Grass cover, Good, HSG D
483	80		>75% Grass cover, Good, HSG D
1,691	80		>75% Grass cover, Good, HSG D
2,437	81	80	Weighted Average, UI Adjusted
2,338			95.94% Pervious Area
99			4.06% Impervious Area
99			100.00% Unconnected

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

Subcatchment 2SA: Un-Captured Lawn Buffer



Summary for Subcatchment 2SB: Captured Roof & Pavement

[49] Hint: Tc<2dt may require smaller dt

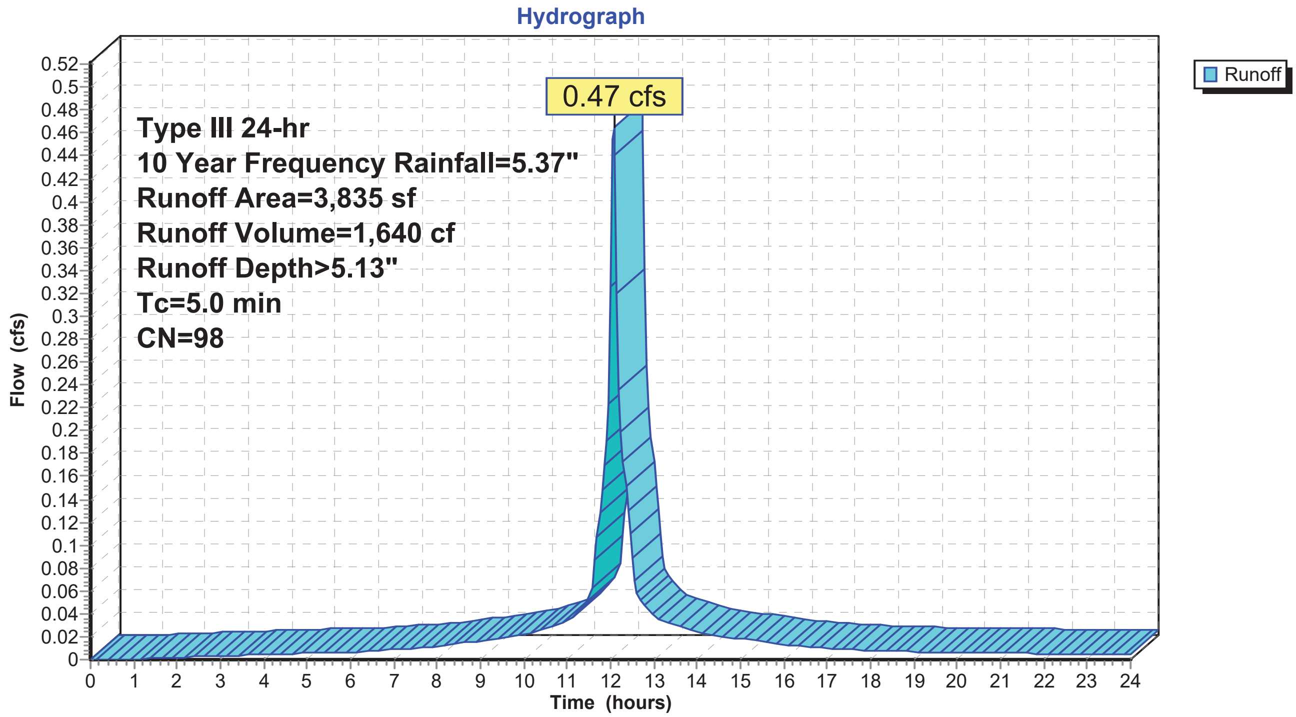
Runoff = 0.47 cfs @ 12.07 hrs, Volume= 1,640 cf, Depth> 5.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.37"

Area (sf)	CN	Description
1,867	98	Paved parking, HSG D
1,728	98	Roofs, HSG D
240	98	Roofs, HSG D
3,835	98	Weighted Average
3,835		100.00% Impervious Area

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

Subcatchment 2SB: Captured Roof & Pavement



Summary for Subcatchment E2: Existing Conditions

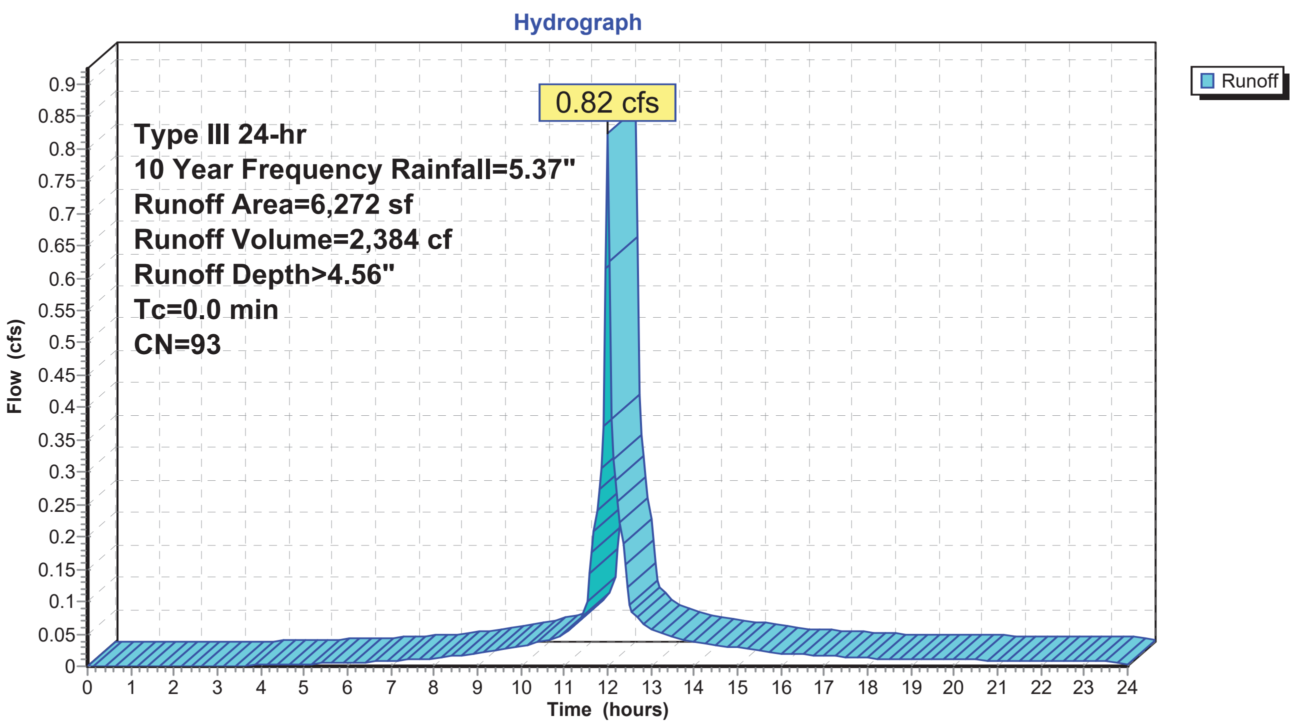
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 0.82 cfs @ 12.00 hrs, Volume= 2,384 cf, Depth> 4.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.37"

Area (sf)	CN	Description
300	98	Roofs, HSG D
136	98	Roofs, HSG D
3,577	89	<50% Grass cover, Poor, HSG D
2,259	98	Unconnected pavement, HSG D
6,272	93	Weighted Average
3,577		57.03% Pervious Area
2,695		42.97% Impervious Area
2,259		83.82% Unconnected

Subcatchment E2: Existing Conditions



Summary for Pond 2P: Drainage System 2

Inflow Area = 3,835 sf,100.00% Impervious, Inflow Depth > 5.13" for 10 Year Frequency event
Inflow = 0.47 cfs @ 12.07 hrs, Volume= 1,640 cf
Outflow = 0.05 cfs @ 11.40 hrs, Volume= 1,639 cf, Atten= 90%, Lag= 0.0 min
Discarded = 0.05 cfs @ 11.40 hrs, Volume= 1,639 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 41.88' @ 12.81 hrs Surf.Area= 416 sf Storage= 537 cf

Plug-Flow detention time= 76.4 min calculated for 1,639 cf (100% of inflow)
Center-of-Mass det. time= 76.1 min (821.7 - 745.6)

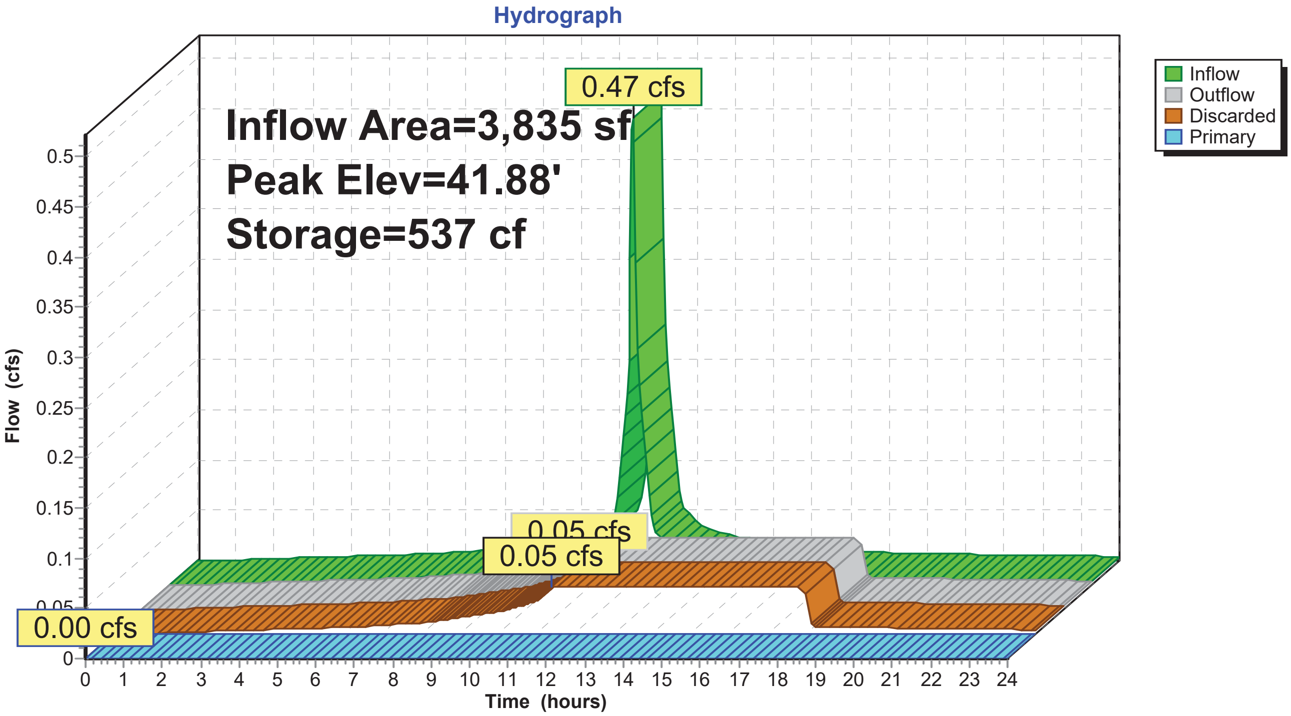
Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	365 cf	**11.25'W x 37.00'L x 3.50'H Prismatoid** 1,457 cf Overall - 544 cf Embedded = 913 cf x 40.0% Voids
#2	40.50'	544 cf	**Cultec R-330XLHD** x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
		909 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**4.800 in/hr Exfiltration over Surface area**
#2	Primary	43.80'	**24.0" x 48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 11.40 hrs HW=40.04' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 2P: Drainage System 2

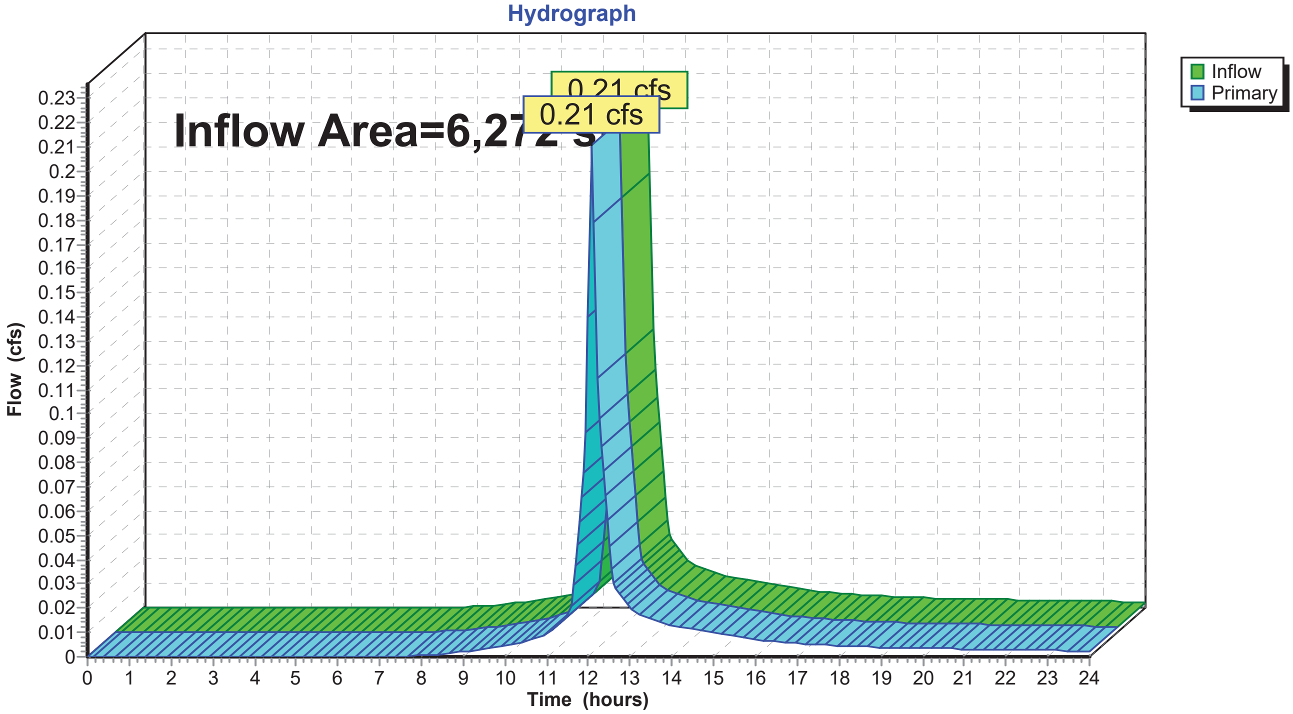


Summary for Link 2L: Proposed Offsite Flows

Inflow Area =	6,272 sf, 62.72% Impervious,	Inflow Depth > 1.25"	for 10 Year Frequency event	
Inflow =	0.21 cfs @	12.08 hrs, Volume=	653 cf	
Primary =	0.21 cfs @	12.08 hrs, Volume=	653 cf,	Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 2L: Proposed Offsite Flows



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2SA: Un-Captured Lawn Runoff Area=2,437 sf 4.06% Impervious Runoff Depth>4.28"
Tc=5.0 min UI Adjusted CN=80 Runoff=0.28 cfs 869 cf

Subcatchment 2SB: Captured Roof & Runoff Area=3,835 sf 100.00% Impervious Runoff Depth>6.31"
Tc=5.0 min CN=98 Runoff=0.57 cfs 2,016 cf

Subcatchment E2: Existing Conditions Runoff Area=6,272 sf 42.97% Impervious Runoff Depth>5.73"
Tc=0.0 min CN=93 Runoff=1.02 cfs 2,993 cf

Pond 2P: Drainage System 2 Peak Elev=42.50' Storage=716 cf Inflow=0.57 cfs 2,016 cf
Discarded=0.05 cfs 2,015 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 2,015 cf

Link 2L: Proposed Offsite Flows Inflow=0.28 cfs 869 cf
Primary=0.28 cfs 869 cf

Total Runoff Area = 12,544 sf Runoff Volume = 5,878 cf Average Runoff Depth = 5.62"
47.15% Pervious = 5,915 sf 52.85% Impervious = 6,629 sf

Summary for Subcatchment 2SA: Un-Captured Lawn Buffer

[49] Hint: Tc<2dt may require smaller dt

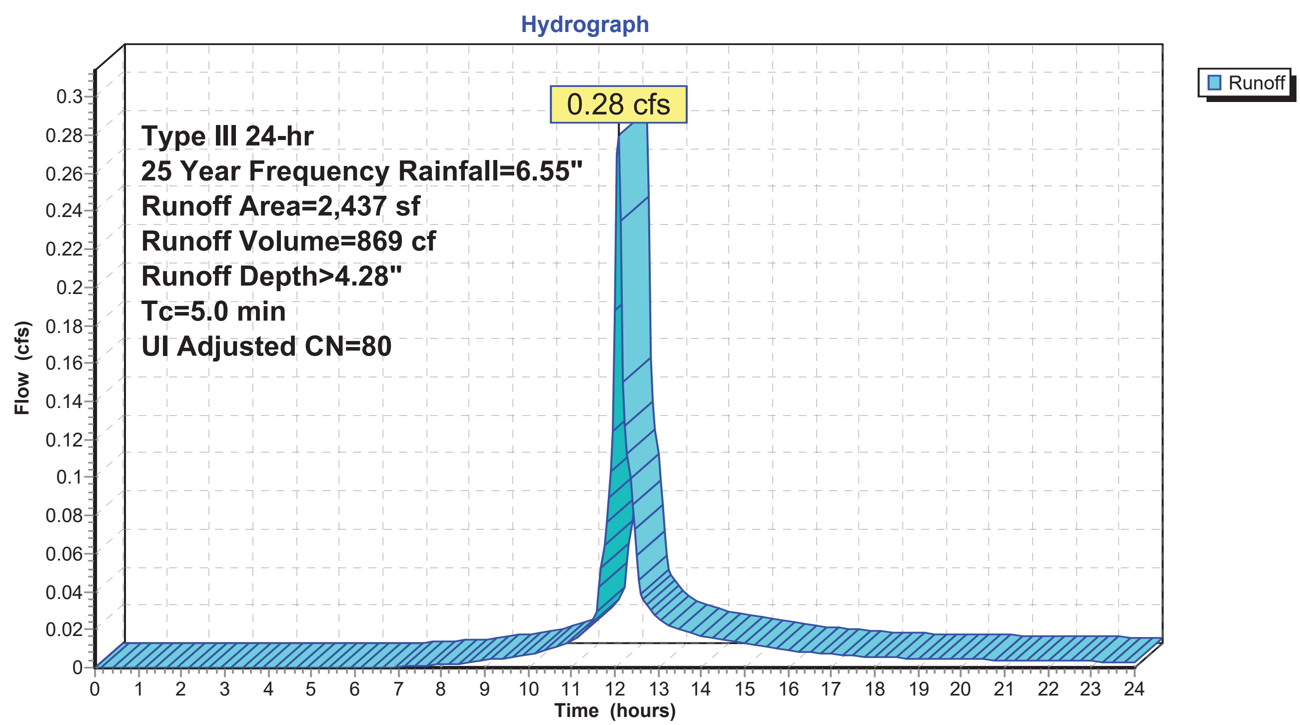
Runoff = 0.28 cfs @ 12.07 hrs, Volume= 869 cf, Depth> 4.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.55"

Area (sf)	CN	Adj	Description
99	98		Unconnected pavement, HSG D
164	80		>75% Grass cover, Good, HSG D
483	80		>75% Grass cover, Good, HSG D
1,691	80		>75% Grass cover, Good, HSG D
2,437	81	80	Weighted Average, UI Adjusted
2,338			95.94% Pervious Area
99			4.06% Impervious Area
99			100.00% Unconnected

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

Subcatchment 2SA: Un-Captured Lawn Buffer



Summary for Subcatchment 2SB: Captured Roof & Pavement

[49] Hint: Tc<2dt may require smaller dt

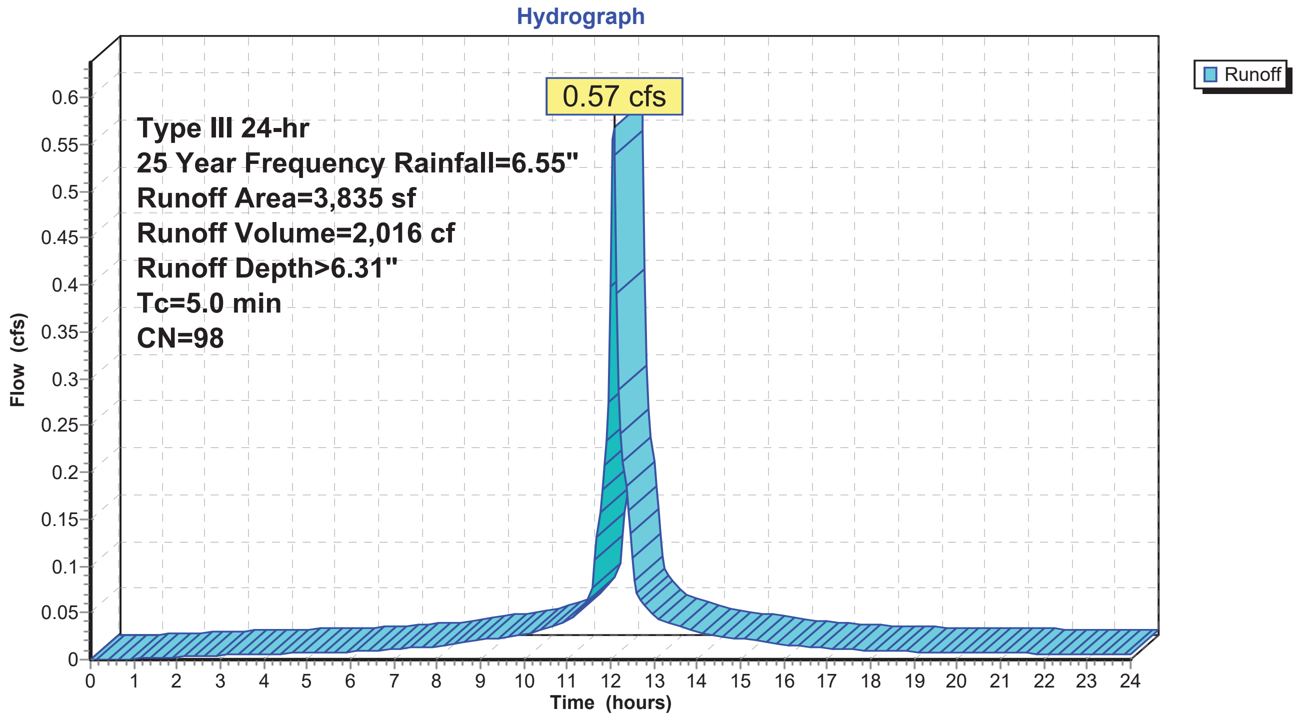
Runoff = 0.57 cfs @ 12.07 hrs, Volume= 2,016 cf, Depth> 6.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.55"

Area (sf)	CN	Description
1,867	98	Paved parking, HSG D
1,728	98	Roofs, HSG D
240	98	Roofs, HSG D
3,835	98	Weighted Average
3,835		100.00% Impervious Area

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

Subcatchment 2SB: Captured Roof & Pavement



Summary for Subcatchment E2: Existing Conditions

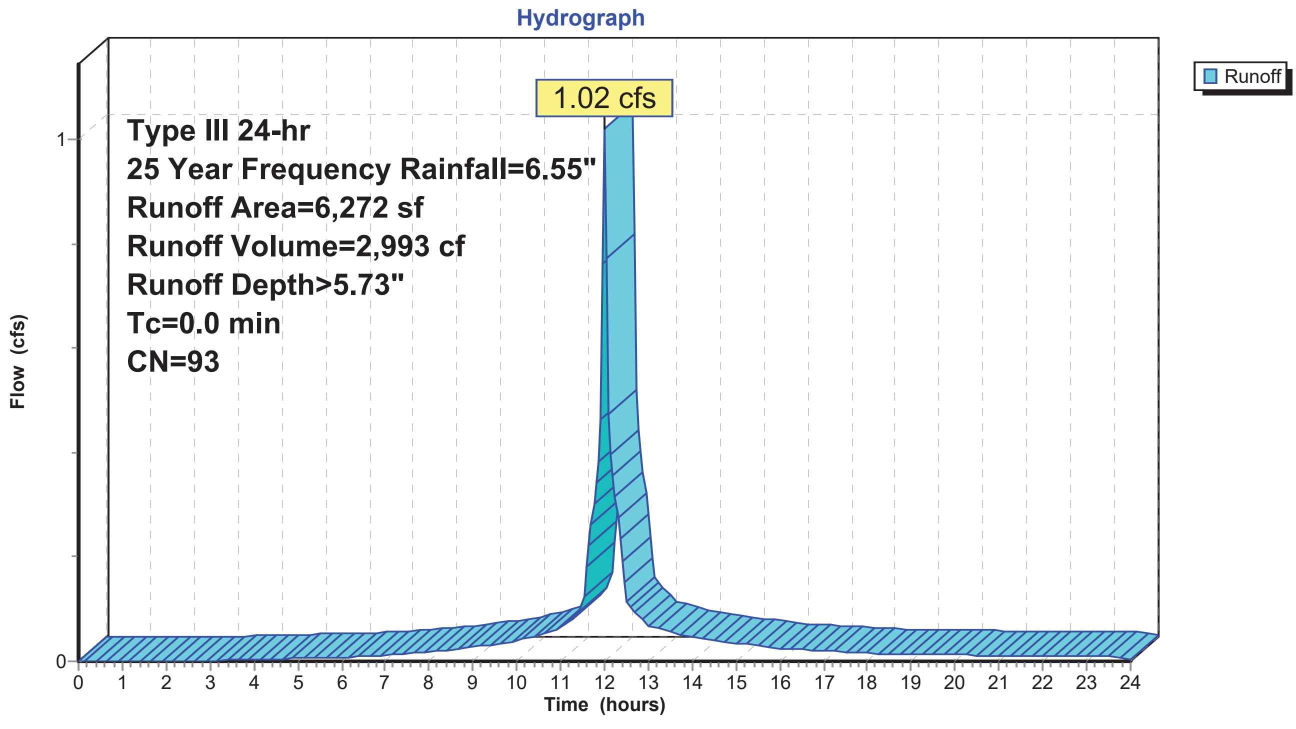
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 1.02 cfs @ 12.00 hrs, Volume= 2,993 cf, Depth> 5.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.55"

Area (sf)	CN	Description
300	98	Roofs, HSG D
136	98	Roofs, HSG D
3,577	89	<50% Grass cover, Poor, HSG D
2,259	98	Unconnected pavement, HSG D
6,272	93	Weighted Average
3,577		57.03% Pervious Area
2,695		42.97% Impervious Area
2,259		83.82% Unconnected

Subcatchment E2: Existing Conditions



Summary for Pond 2P: Drainage System 2

Inflow Area = 3,835 sf,100.00% Impervious, Inflow Depth > 6.31" for 25 Year Frequency event
Inflow = 0.57 cfs @ 12.07 hrs, Volume= 2,016 cf
Outflow = 0.05 cfs @ 11.20 hrs, Volume= 2,015 cf, Atten= 92%, Lag= 0.0 min
Discarded = 0.05 cfs @ 11.20 hrs, Volume= 2,015 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 42.50' @ 13.01 hrs Surf.Area= 416 sf Storage= 716 cf

Plug-Flow detention time= 108.5 min calculated for 2,011 cf (100% of inflow)
Center-of-Mass det. time= 108.1 min (850.7 - 742.6)

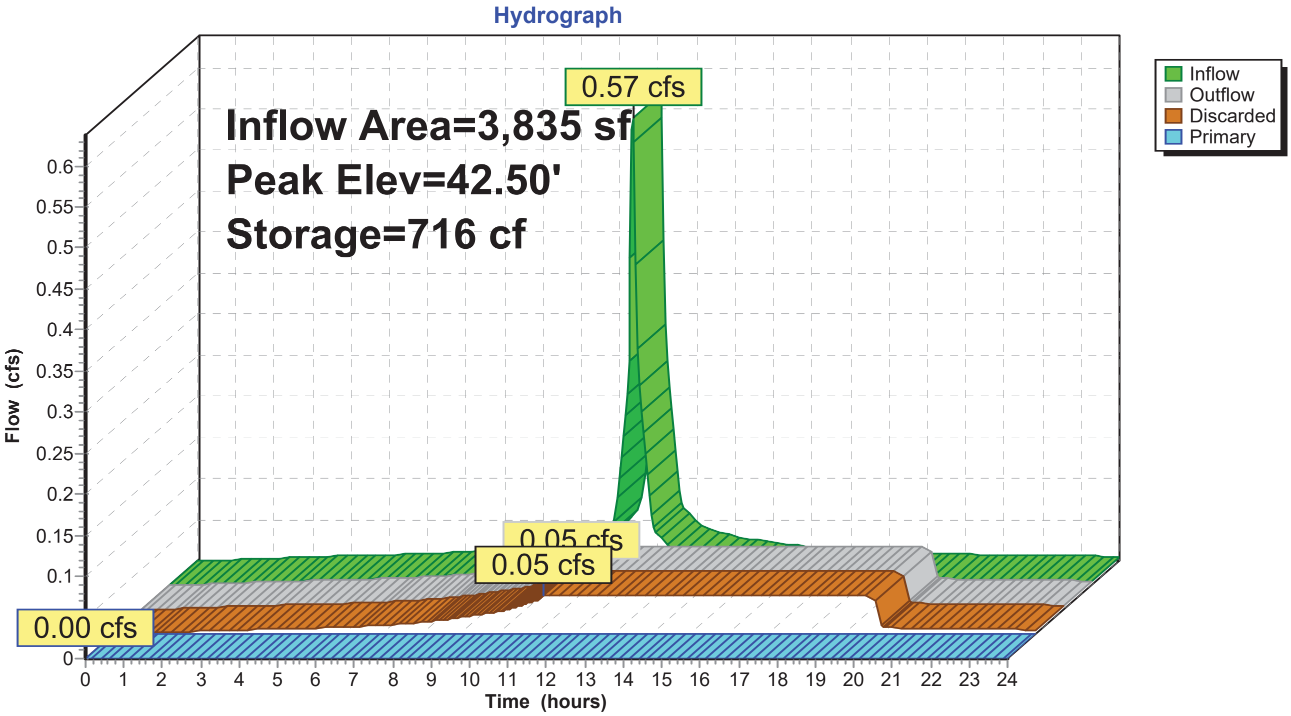
Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	365 cf	**11.25'W x 37.00'L x 3.50'H Prismatoid**
			1,457 cf Overall - 544 cf Embedded = 913 cf x 40.0% Voids
#2	40.50'	544 cf	**Cultec R-330XLHD** x 10 Inside #1
			Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
			Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
			Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
		909 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**4.800 in/hr Exfiltration over Surface area**
#2	Primary	43.80'	**24.0" x 48.0" Horiz. Orifice/Grate** C= 0.600
			Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 11.20 hrs HW=40.04' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

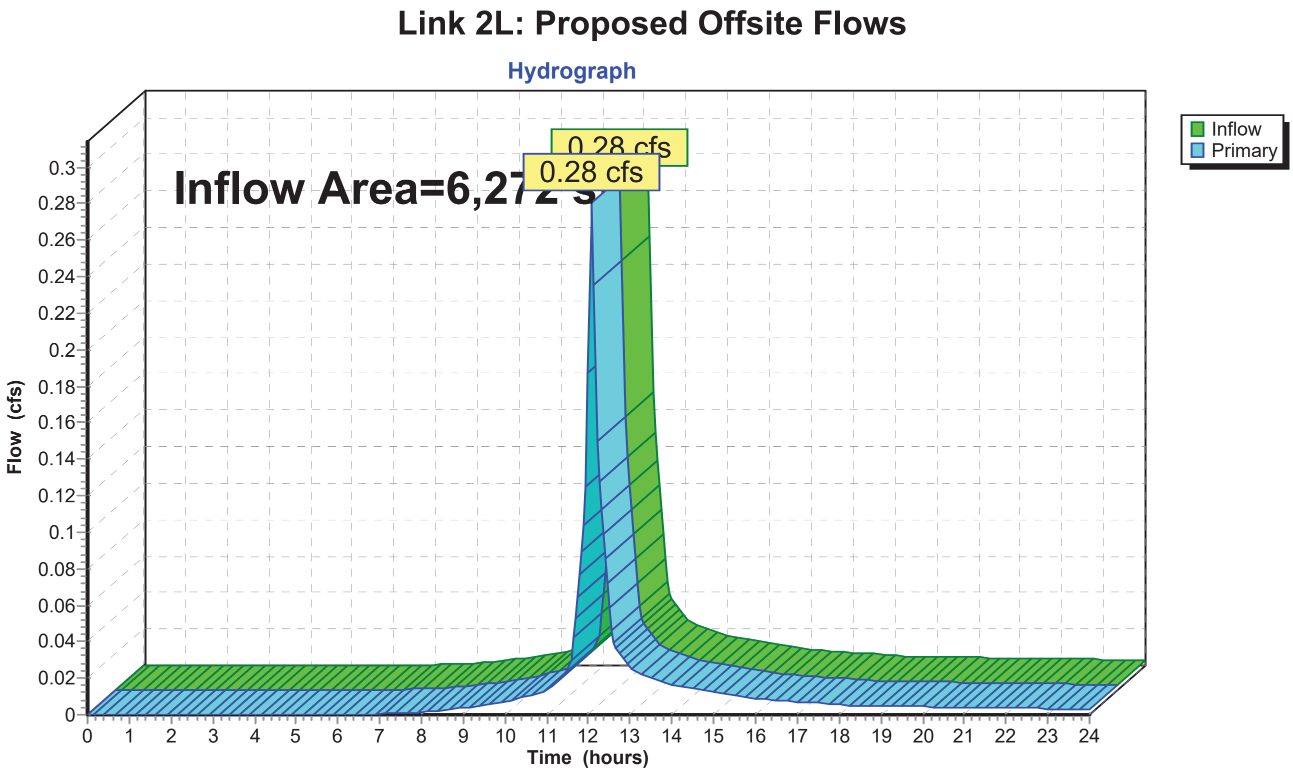
Pond 2P: Drainage System 2



Summary for Link 2L: Proposed Offsite Flows

Inflow Area = 6,272 sf, 62.72% Impervious, Inflow Depth > 1.66" for 25 Year Frequency event
Inflow = 0.28 cfs @ 12.07 hrs, Volume= 869 cf
Primary = 0.28 cfs @ 12.07 hrs, Volume= 869 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2SA: Un-Captured Lawn Runoff Area=2,437 sf 4.06% Impervious Runoff Depth>5.08"
Tc=5.0 min UI Adjusted CN=80 Runoff=0.33 cfs 1,032 cf

Subcatchment 2SB: Captured Roof & Runoff Area=3,835 sf 100.00% Impervious Runoff Depth>7.18"
Tc=5.0 min CN=98 Runoff=0.65 cfs 2,294 cf

Subcatchment E2: Existing Conditions Runoff Area=6,272 sf 42.97% Impervious Runoff Depth>6.59"
Tc=0.0 min CN=93 Runoff=1.17 cfs 3,443 cf

Pond 2P: Drainage System 2 Peak Elev=43.18' Storage=855 cf Inflow=0.65 cfs 2,294 cf
Discarded=0.05 cfs 2,293 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 2,293 cf

Link 2L: Proposed Offsite Flows Inflow=0.33 cfs 1,032 cf
Primary=0.33 cfs 1,032 cf

Total Runoff Area = 12,544 sf Runoff Volume = 6,768 cf Average Runoff Depth = 6.47"
47.15% Pervious = 5,915 sf 52.85% Impervious = 6,629 sf

Summary for Subcatchment 2SA: Un-Captured Lawn Buffer

[49] Hint: Tc<2dt may require smaller dt

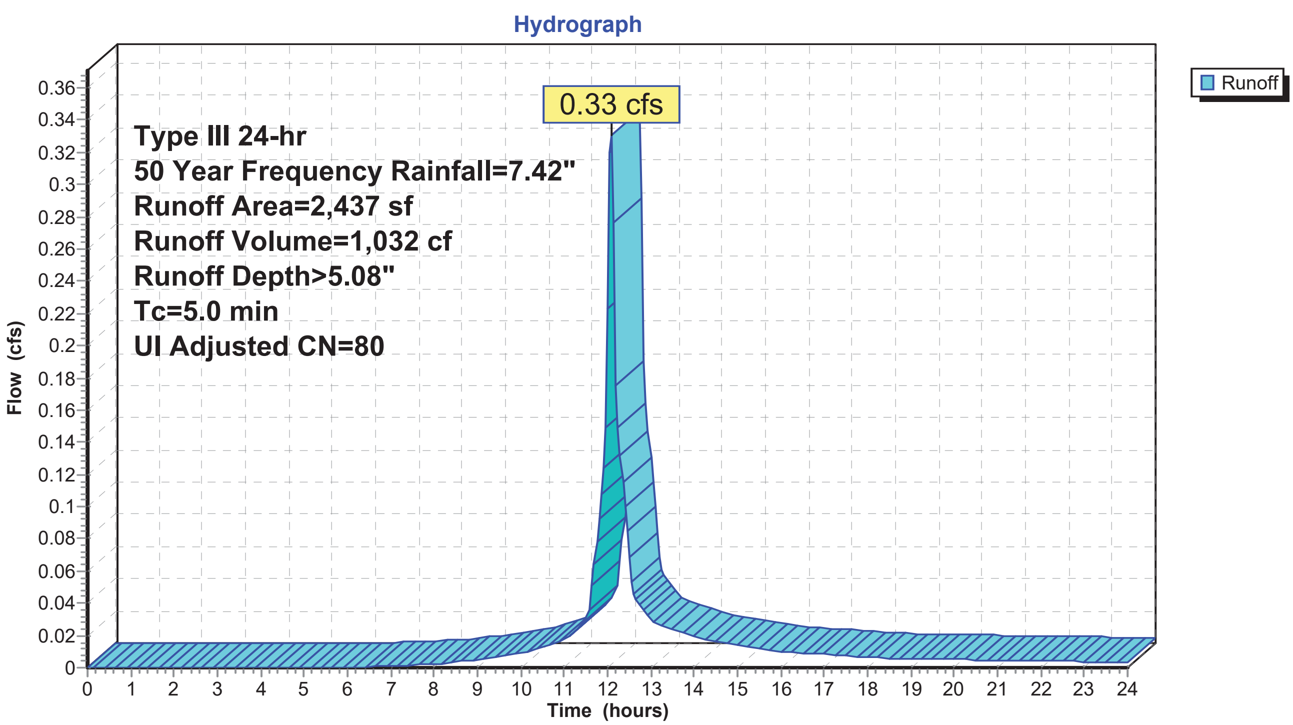
Runoff = 0.33 cfs @ 12.07 hrs, Volume= 1,032 cf, Depth> 5.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Frequency Rainfall=7.42"

Area (sf)	CN	Adj	Description
99	98		Unconnected pavement, HSG D
164	80		>75% Grass cover, Good, HSG D
483	80		>75% Grass cover, Good, HSG D
1,691	80		>75% Grass cover, Good, HSG D
2,437	81	80	Weighted Average, UI Adjusted
2,338			95.94% Pervious Area
99			4.06% Impervious Area
99			100.00% Unconnected

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

Subcatchment 2SA: Un-Captured Lawn Buffer



Summary for Subcatchment 2SB: Captured Roof & Pavement

[49] Hint: Tc<2dt may require smaller dt

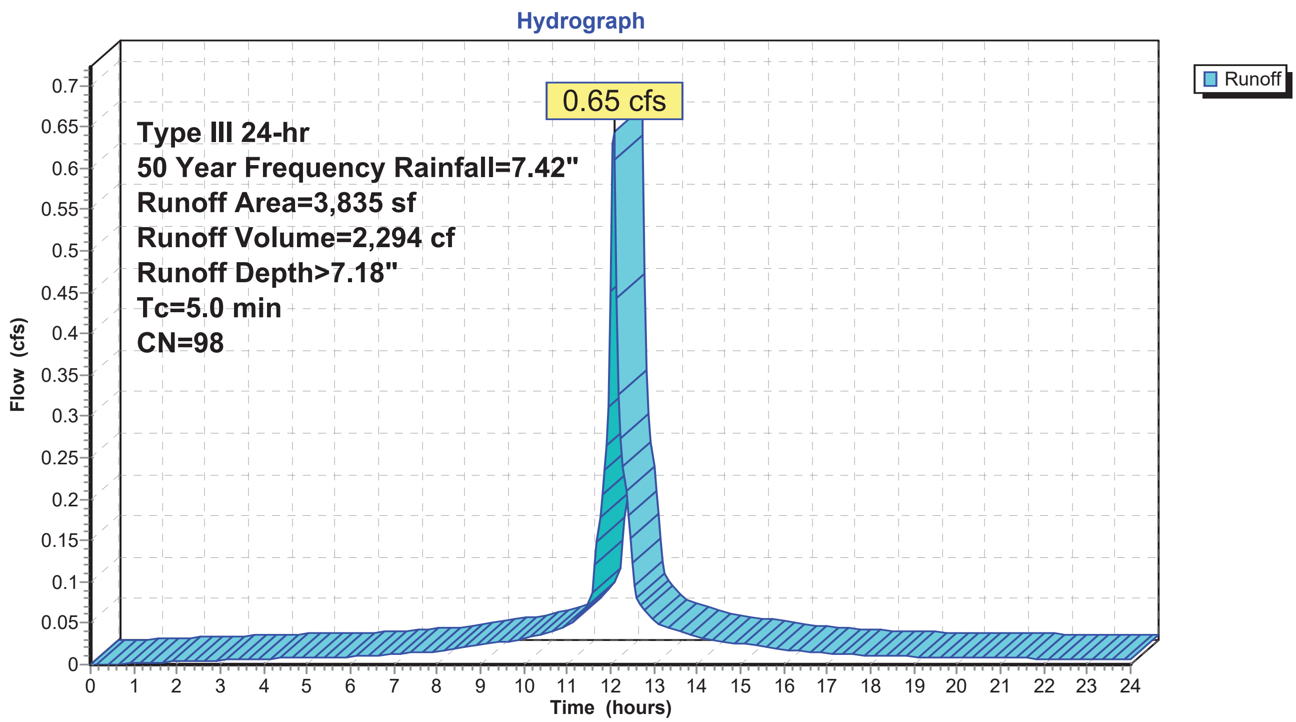
Runoff = 0.65 cfs @ 12.07 hrs, Volume= 2,294 cf, Depth> 7.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Frequency Rainfall=7.42"

Area (sf)	CN	Description
1,867	98	Paved parking, HSG D
1,728	98	Roofs, HSG D
240	98	Roofs, HSG D
3,835	98	Weighted Average
3,835		100.00% Impervious Area

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

Subcatchment 2SB: Captured Roof & Pavement



Summary for Subcatchment E2: Existing Conditions

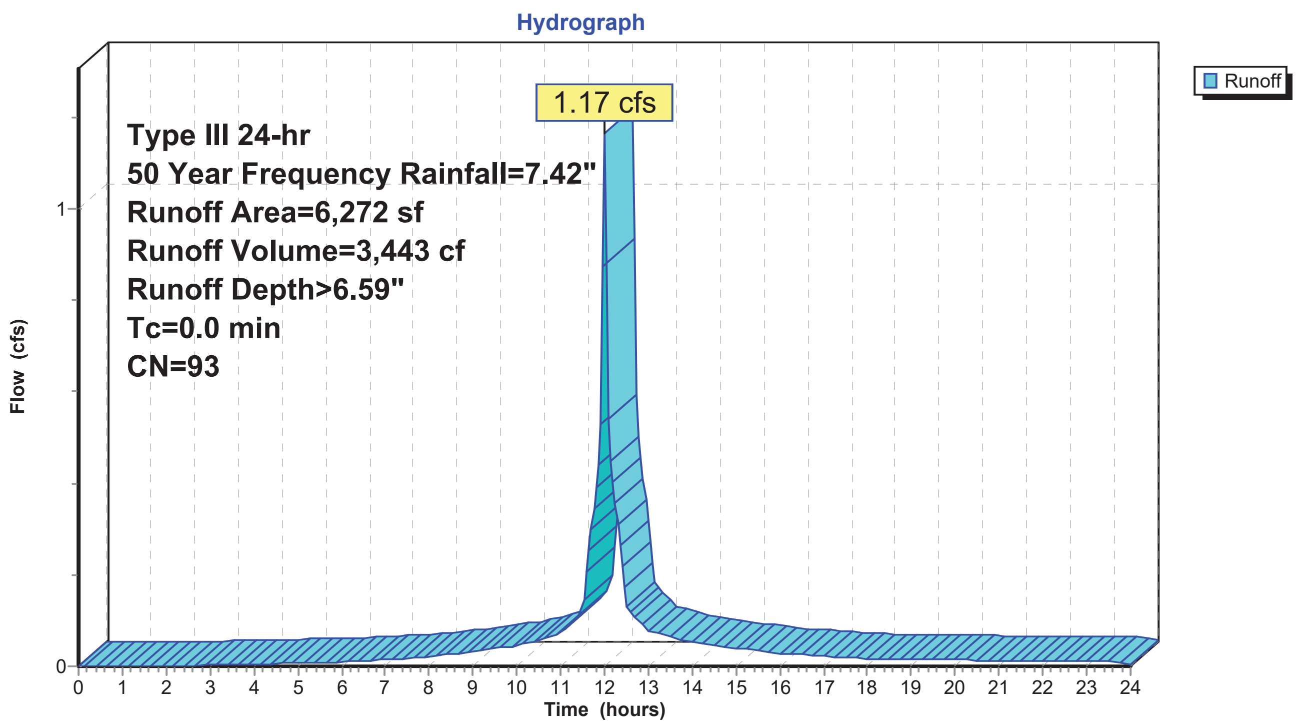
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 1.17 cfs @ 12.00 hrs, Volume= 3,443 cf, Depth> 6.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Frequency Rainfall=7.42"

Area (sf)	CN	Description
300	98	Roofs, HSG D
136	98	Roofs, HSG D
3,577	89	<50% Grass cover, Poor, HSG D
2,259	98	Unconnected pavement, HSG D
6,272	93	Weighted Average
3,577		57.03% Pervious Area
2,695		42.97% Impervious Area
2,259		83.82% Unconnected

Subcatchment E2: Existing Conditions



Summary for Pond 2P: Drainage System 2

Inflow Area = 3,835 sf,100.00% Impervious, Inflow Depth > 7.18" for 50 Year Frequency event
Inflow = 0.65 cfs @ 12.07 hrs, Volume= 2,294 cf
Outflow = 0.05 cfs @ 11.05 hrs, Volume= 2,293 cf, Atten= 93%, Lag= 0.0 min
Discarded = 0.05 cfs @ 11.05 hrs, Volume= 2,293 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 43.18' @ 13.19 hrs Surf.Area= 416 sf Storage= 855 cf

Plug-Flow detention time= 134.6 min calculated for 2,288 cf (100% of inflow)
Center-of-Mass det. time= 134.1 min (875.0 - 740.9)

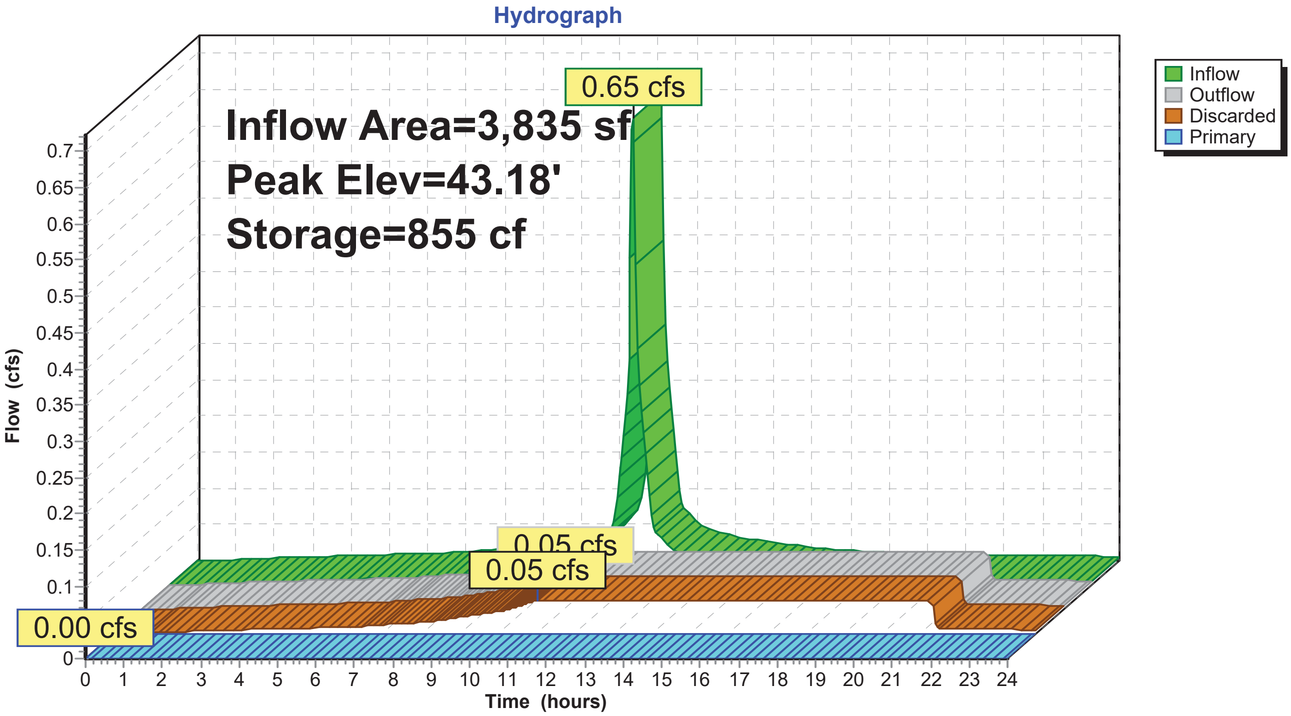
Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	365 cf	**11.25'W x 37.00'L x 3.50'H Prismatoid** 1,457 cf Overall - 544 cf Embedded = 913 cf x 40.0% Voids
#2	40.50'	544 cf	**Cultec R-330XLHD** x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
		909 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**4.800 in/hr Exfiltration over Surface area**
#2	Primary	43.80'	**24.0" x 48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 11.05 hrs HW=40.04' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 2P: Drainage System 2

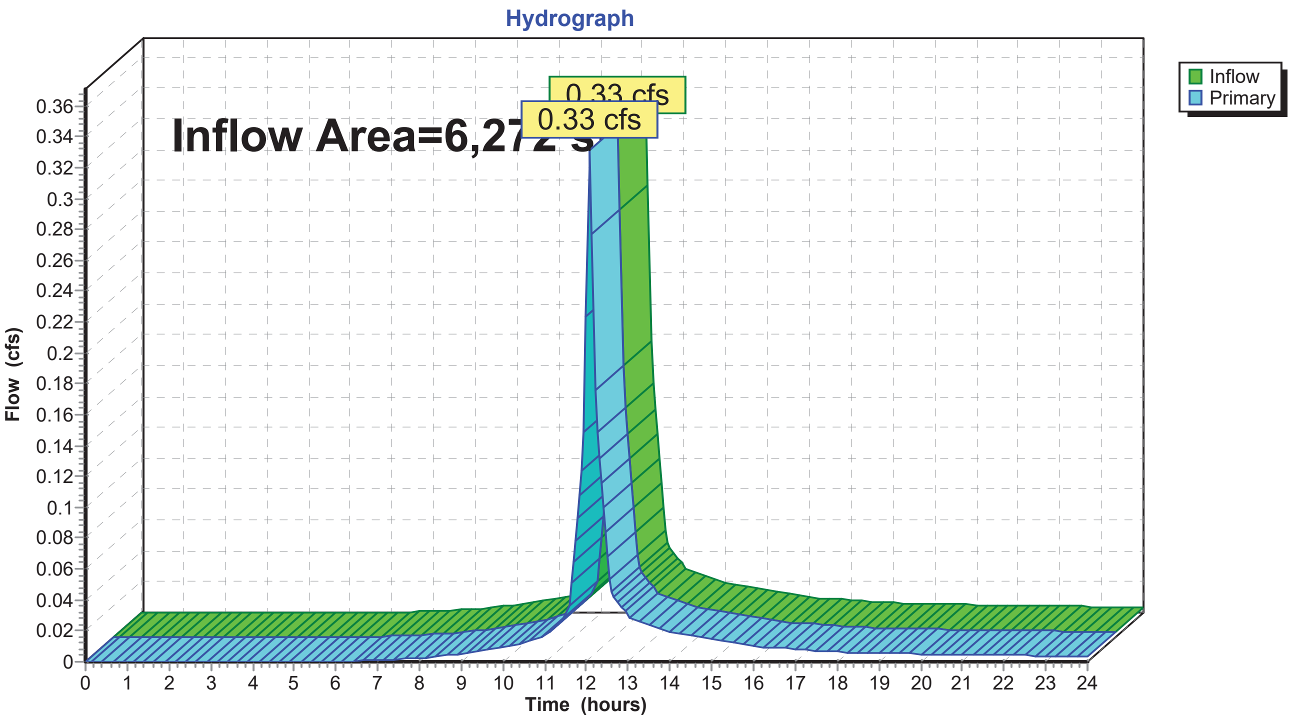


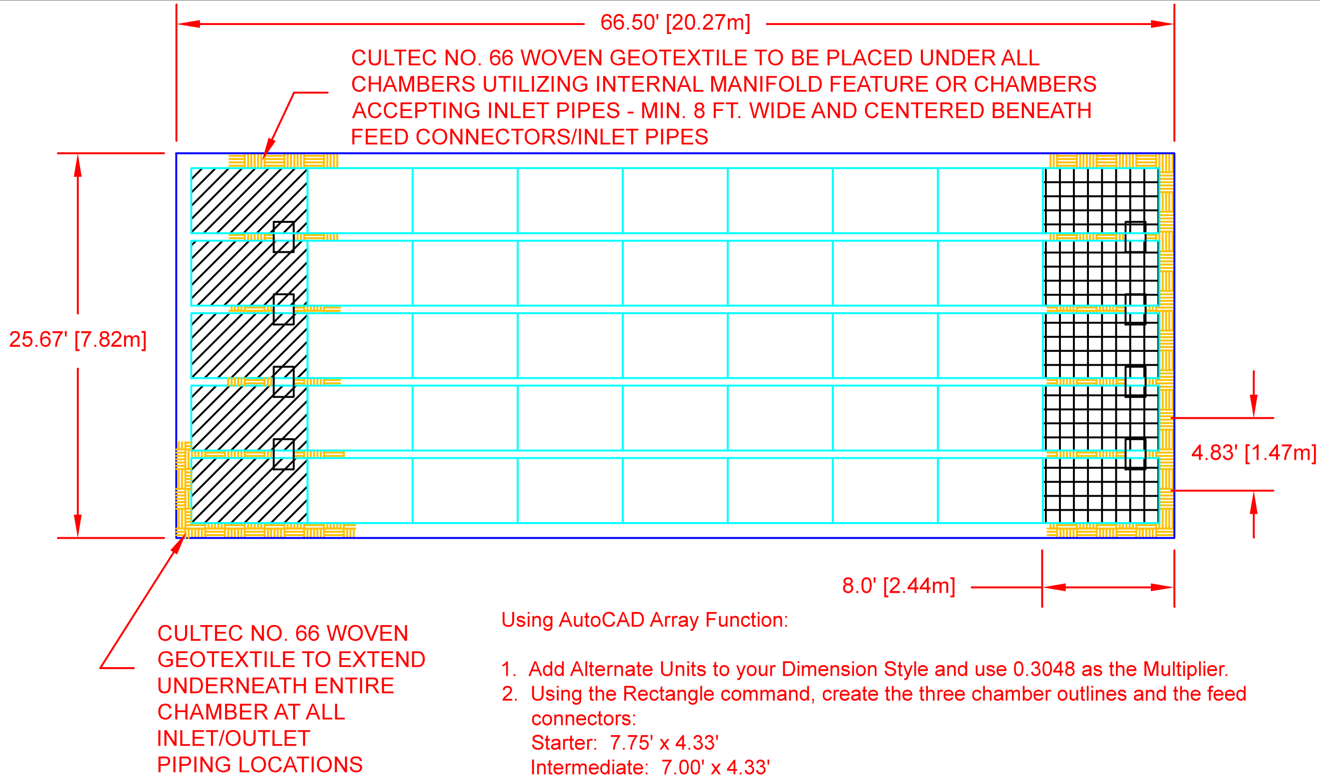
Summary for Link 2L: Proposed Offsite Flows

Inflow Area =	6,272 sf, 62.72% Impervious,	Inflow Depth > 1.97"	for 50 Year Frequency event	
Inflow =	0.33 cfs @ 12.07 hrs,	Volume=	1,032 cf	
Primary =	0.33 cfs @ 12.07 hrs,	Volume=	1,032 cf,	Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 2L: Proposed Offsite Flows



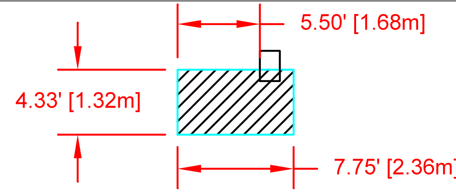


Using AutoCAD Array Function:

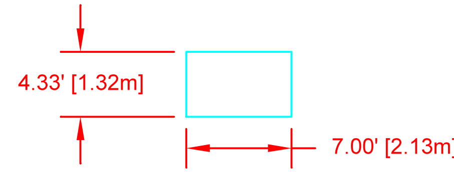
1. Add Alternate Units to your Dimension Style and use 0.3048 as the Multiplier.
2. Using the Rectangle command, create the three chamber outlines and the feed connectors:
   Starter: 7.75' x 4.33'
   Intermediate: 7.00' x 4.33'
   End: 7.75' x 4.33'
   Feed Connector: 1.33' x 2'
3. Hatch the Starter and End chambers to differentiate them. Place a feed connector (as shown) at one end of the starter and end chambers.
4. Select the Intermediate chamber and select the array command.
5. Specify the number of rows and columns (ex. 10 rows, 8 columns). *Do not include the starter and end chambers in column count.*
6. The chambers should be oriented horizontally (as shown). Set the row offset to 4.83' and the column offset to 7.00'. The rotation angle should be 0.
7. Click accept to create the bed.
8. If R-Model chambers are incorporated into the design, use the Rectangle command to create a chamber outline 8.50' x 4.33'. Hatch the R-Model chambers using a unique pattern to differentiate them. Orient the R-Model chambers horizontally, and orient the chambers so there is a 0.5' spacing between the R-Model and rest of the chamber rows. Proceed to steps 9 and 10 using the Polyline command instead of the Rectangle command to show the stone border and polyethylene liner. If no R-Model is incorporated into the design, proceed to steps 9 and 10.

* R-Model chambers have two fully closed endwalls and are intended to be installed as a single unit row only

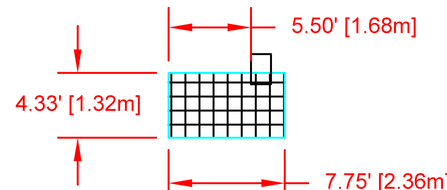
9. Use the Rectangle command to surround the bed. Offset the rectangle 1' to represent the stone border.
10. Using the Rectangle command, place woven geotextile underneath the feed connectors at both ends of the bed. It should be 8' wide and span the width of the bed. Apply correct hatching and labeling.



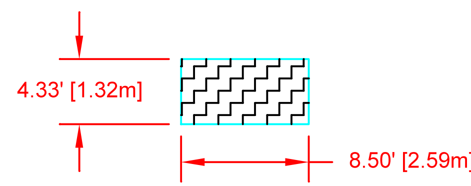
RECHARGER 330XL SHD STARTER



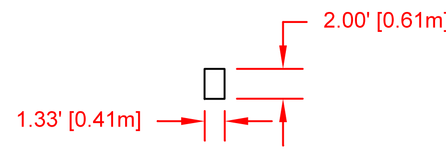
RECHARGER 330XL IHD INTERMEDIATE



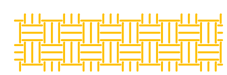
RECHARGER 330XL EHD END



RECHARGER 330XL RHD STAND ALONE UNIT



HVLV FC-24 FEED CONNECTOR



CULTEC No. 66 WOVEN GEOTEXTILE

MATERIALS LIST		
RECHARGER 330XLSHD STARTER	xx	PIECES
RECHARGER 330XLIHD INTERMEDIATE	xx	PIECES
RECHARGER 330XLEHD END	xx	PIECES
RECHARGER 330XLRHD STAND ALONE	xx	PIECES
HVLV FC-24 FEED CONNECTORS	xx	PIECES
CULTEC No. 410 NON-WOVEN GEOTEXTILE	xx	ROLLS
CULTEC No. 66 WOVEN GEOTEXTILE	xx	LINEAL FEET
1 1/2 - 2 INCH DIAMETER BROKEN STONE	xx	CUBIC YARDS
VOLUME OF EXCAVATION	xx	CUBIC YARDS

CULTEC STORMWATER MANAGEMENT SYSTEM
STORAGE REQUIRED: XXXX c.f.
STORAGE PROVIDED: XXXX c.f.

CULTEC™
CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

DESIGN AIDE

CULTEC STORMWATER MANAGEMENT SYSTEM
CULTEC RECHARGER 330XLHD

CULTEC RECHARGER 330XLHD			
PROJECT NO:	xx	DATE:	7/6/16
DESIGNED BY:	xx	DRAWN BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

NOAA Atlas 14, Volume 10, Version 3
Location name: Bridgeport, Connecticut, USA*
Latitude: 41.2005°, Longitude: -73.1832°
Elevation: 30 ft**
* 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	**0.352** (0.279-0.437)	**0.419** (0.332-0.521)	**0.529** (0.417-0.659)	**0.621** (0.487-0.778)	**0.747** (0.566-0.976)	**0.842** (0.624-1.12)	**0.942** (0.674-1.30)	**1.05** (0.713-1.48)	**1.21** (0.786-1.76)	**1.34** (0.846-1.99)
10-min	**0.498** (0.395-0.618)	**0.594** (0.471-0.738)	**0.751** (0.593-0.936)	**0.880** (0.691-1.10)	**1.06** (0.801-1.38)	**1.19** (0.883-1.59)	**1.33** (0.955-1.84)	**1.49** (1.01-2.10)	**1.71** (1.11-2.50)	**1.89** (1.20-2.82)
15-min	**0.586** (0.465-0.728)	**0.699** (0.554-0.868)	**0.883** (0.697-1.10)	**1.04** (0.812-1.30)	**1.24** (0.943-1.63)	**1.40** (1.04-1.87)	**1.57** (1.12-2.16)	**1.75** (1.19-2.47)	**2.01** (1.31-2.94)	**2.23** (1.41-3.31)
30-min	**0.817** (0.648-1.01)	**0.974** (0.772-1.21)	**1.23** (0.971-1.53)	**1.44** (1.13-1.81)	**1.74** (1.31-2.26)	**1.96** (1.45-2.60)	**2.19** (1.56-3.01)	**2.44** (1.65-3.44)	**2.79** (1.81-4.08)	**3.08** (1.95-4.58)
60-min	**1.05** (0.831-1.30)	**1.25** (0.989-1.55)	**1.58** (1.24-1.97)	**1.85** (1.45-2.32)	**2.22** (1.68-2.90)	**2.51** (1.86-3.34)	**2.80** (2.00-3.86)	**3.12** (2.12-4.41)	**3.57** (2.32-5.21)	**3.93** (2.49-5.85)
2-hr	**1.36** (1.09-1.68)	**1.63** (1.30-2.01)	**2.07** (1.64-2.56)	**2.44** (1.92-3.03)	**2.94** (2.24-3.82)	**3.32** (2.47-4.40)	**3.72** (2.68-5.10)	**4.16** (2.83-5.84)	**4.81** (3.13-6.97)	**5.34** (3.39-7.89)
3-hr	**1.57** (1.26-1.93)	**1.89** (1.51-2.32)	**2.40** (1.92-2.97)	**2.83** (2.24-3.51)	**3.42** (2.62-4.43)	**3.87** (2.89-5.11)	**4.34** (3.14-5.95)	**4.87** (3.32-6.80)	**5.66** (3.69-8.16)	**6.30** (4.01-9.28)
6-hr	**1.98** (1.60-2.42)	**2.39** (1.92-2.92)	**3.05** (2.45-3.74)	**3.61** (2.88-4.44)	**4.37** (3.36-5.62)	**4.93** (3.71-6.49)	**5.54** (4.04-7.56)	**6.24** (4.27-8.66)	**7.28** (4.77-10.4)	**8.15** (5.20-11.9)
12-hr	**2.44** (1.98-2.96)	**2.95** (2.39-3.58)	**3.78** (3.06-4.61)	**4.48** (3.59-5.48)	**5.43** (4.20-6.95)	**6.14** (4.65-8.03)	**6.90** (5.06-9.37)	**7.80** (5.35-10.7)	**9.12** (6.00-13.0)	**10.2** (6.56-14.9)
24-hr	**2.85** (2.33-3.43)	**3.48** (2.84-4.19)	**4.51** (3.67-5.46)	**5.37** (4.34-6.53)	**6.55** (5.10-8.34)	**7.42** (5.66-9.66)	**8.37** (6.19-11.3)	**9.51** (6.55-13.0)	**11.2** (7.41-15.9)	**12.7** (8.17-18.3)
2-day	**3.18** (2.61-3.80)	**3.94** (3.24-4.72)	**5.20** (4.25-6.24)	**6.24** (5.07-7.53)	**7.67** (6.02-9.73)	**8.72** (6.70-11.3)	**9.88** (7.38-13.4)	**11.3** (7.82-15.4)	**13.6** (8.99-19.1)	**15.6** (10.0-22.3)
3-day	**3.44** (2.84-4.09)	**4.28** (3.52-5.10)	**5.65** (4.64-6.75)	**6.79** (5.53-8.16)	**8.36** (6.59-10.6)	**9.50** (7.34-12.3)	**10.8** (8.08-14.6)	**12.4** (8.56-16.8)	**14.9** (9.87-20.8)	**17.1** (11.0-24.4)
4-day	**3.69** (3.05-4.38)	**4.57** (3.78-5.43)	**6.02** (4.95-7.17)	**7.22** (5.90-8.65)	**8.86** (7.00-11.2)	**10.1** (7.79-13.0)	**11.4** (8.58-15.4)	**13.1** (9.08-17.7)	**15.8** (10.4-22.0)	**18.1** (11.7-25.7)
7-day	**4.41** (3.67-5.21)	**5.36** (4.46-6.34)	**6.92** (5.72-8.20)	**8.21** (6.75-9.78)	**9.99** (7.92-12.5)	**11.3** (8.76-14.4)	**12.7** (9.57-17.0)	**14.5** (10.1-19.4)	**17.2** (11.5-23.9)	**19.6** (12.7-27.7)
10-day	**5.11** (4.27-6.01)	**6.10** (5.09-7.19)	**7.72** (6.42-9.13)	**9.07** (7.48-10.8)	**10.9** (8.68-13.6)	**12.3** (9.54-15.6)	**13.8** (10.3-18.2)	**15.6** (10.9-20.8)	**18.3** (12.2-25.2)	**20.6** (13.4-29.0)
20-day	**7.20** (6.06-8.42)	**8.29** (6.96-9.70)	**10.1** (8.42-11.8)	**11.6** (9.59-13.6)	**13.6** (10.8-16.7)	**15.1** (11.7-18.9)	**16.7** (12.5-21.6)	**18.5** (13.0-24.5)	**21.1** (14.1-28.8)	**23.2** (15.1-32.3)
30-day	**8.94** (7.54-10.4)	**10.1** (8.51-11.8)	**12.0** (10.1-14.0)	**13.6** (11.3-15.9)	**15.7** (12.6-19.1)	**17.4** (13.5-21.6)	**19.1** (14.2-24.4)	**20.8** (14.7-27.4)	**23.3** (15.7-31.7)	**25.2** (16.4-35.0)
45-day	**11.1** (9.40-12.9)	**12.3** (10.4-14.3)	**14.4** (12.1-16.7)	**16.0** (13.4-18.8)	**18.3** (14.7-22.2)	**20.1** (15.7-24.8)	**21.9** (16.3-27.7)	**23.7** (16.8-31.0)	**26.0** (17.6-35.2)	**27.8** (18.1-38.4)
60-day	**12.9** (11.0-14.9)	**14.2** (12.0-16.4)	**16.3** (13.8-18.9)	**18.1** (15.2-21.1)	**20.5** (16.5-24.7)	**22.4** (17.5-27.4)	**24.2** (18.1-30.5)	**26.0** (18.5-34.0)	**28.3** (19.1-38.2)	**30.0** (19.6-41.3)

[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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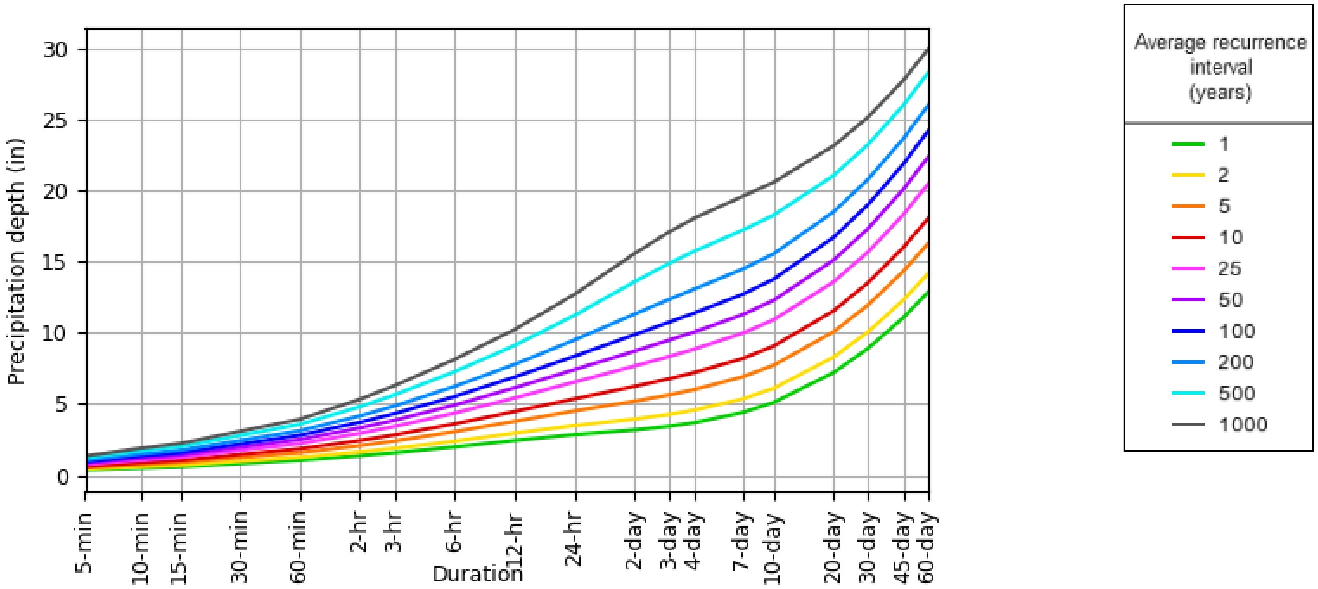
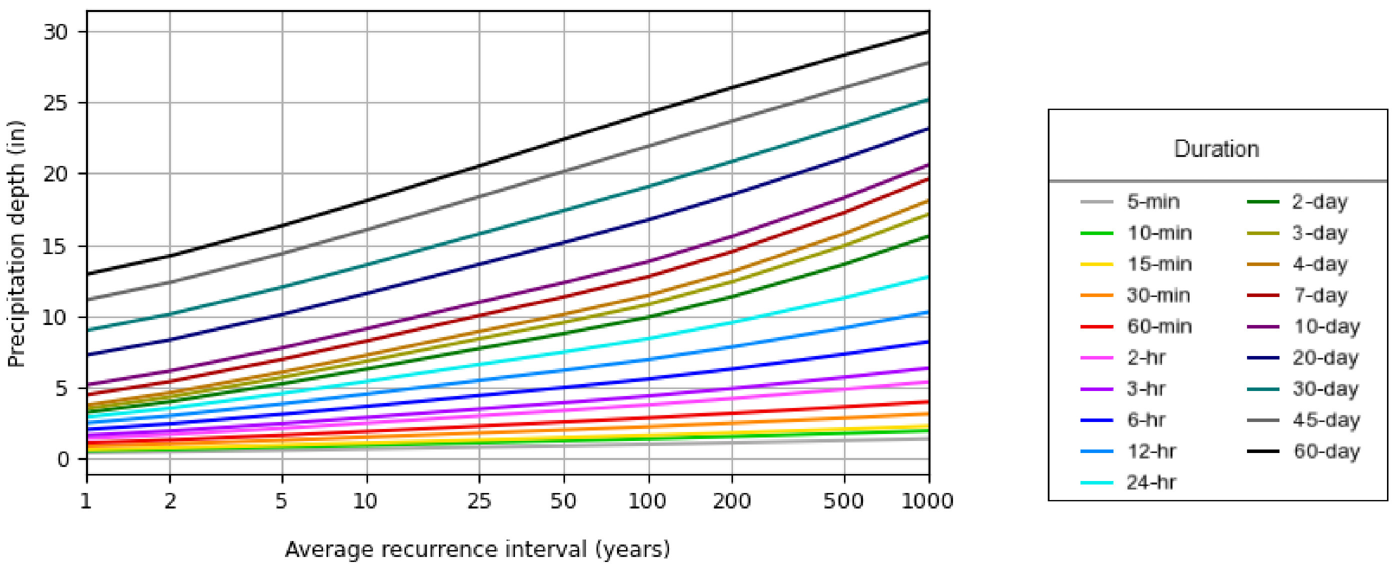
PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 41.2005°, Longitude: -73.1832°





NOAA Atlas 14, Volume 10, Version 3

Created (GMT): Thu Nov 2 17:17:16 2023

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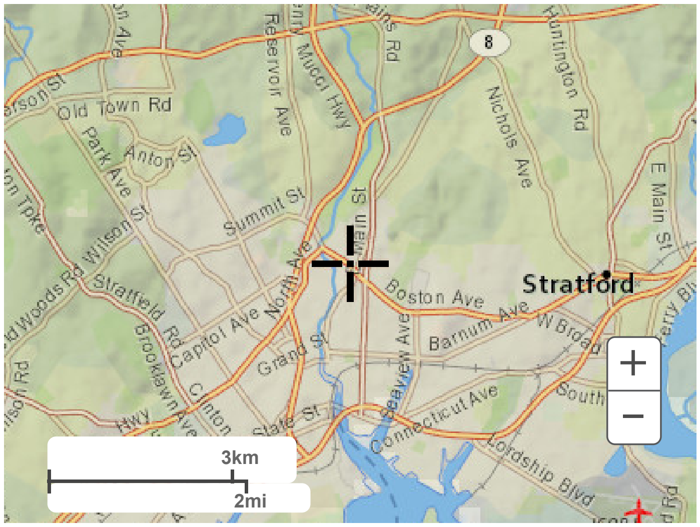
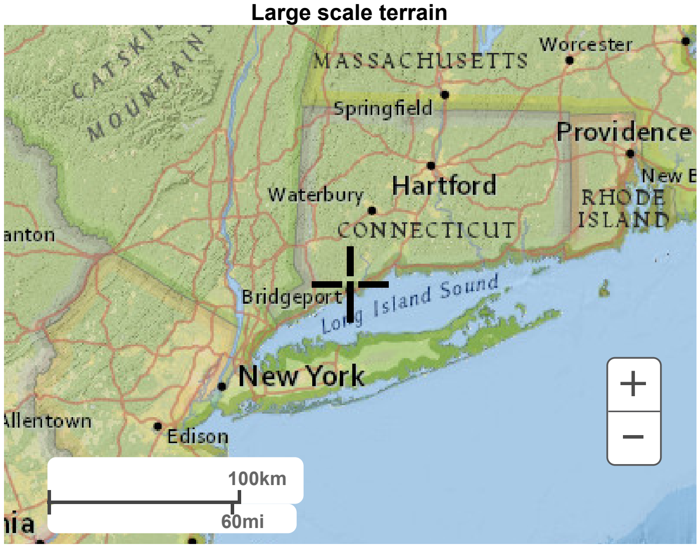
Maps & aerials

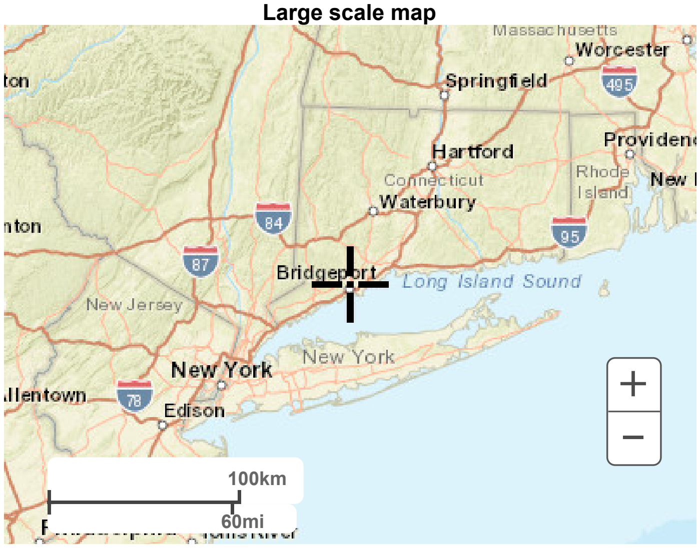
Small scale terrain



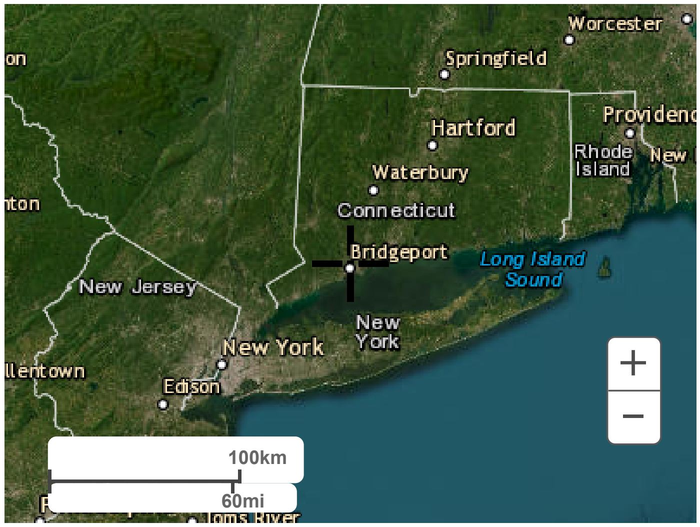
Large scale terrain



Large scale map



Large scale aerial



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[US Department of Commerce]
[National Oceanic and Atmospheric Administration]
[National Weather Service]
[National Water Center]
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

CITY OF BRIDGEPORT

File No. ____________

PLANNING & ZONING COMMISSION
APPLICATION

1. **NAME OF APPLICANT:** 633 East Main 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: 619-625 East Main Street
   (number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 813 Lot No. 7
5. Amendments to Zoning Regulations: (indicate) Article: ________ Section: ________
   (Attach copies of Amendment)
6. Description of Property (Metes & Bounds): 98 feet north on East Main Street; 98 feet on West boundary; 98 feet on South boundary; East 98 feet along Burroughs St. to the beginning.
7. Existing Zone Classification: RX1
8. Zone Classification requested: ________
9. Describe Proposed Development of Property: Proposed use is a residential twenty-four unit, three story apartment building

Approval(s) requested: Coastal Site Plan Approval

Signature: Patricia C. Sullivan **Date:** 3/14/24

Print Name: Patricia C. Sullivan, Esq.

If signed by Agent, state capacity (Lawyer, Developer, etc.) **Signature:** Patricia C. Sullivan

Print Name: Patricia C. Sullivan, Attorney

Mailing Address: 1115 Broad Street, Bridgeport, CT 06604

Phone: 203-414-6455 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

Print Owner's Name	Owner's Signature	Date
633 East Main LLC	BNwaheh	3/14/24

Rev. 6/18/2016

COHEN and WOLF P.C.
ATTORNEYS AT LAW

PATRICIA C. SULLIVAN
Please Reply To Bridgeport
Writer's Direct Dial: (203) 414-6455
E-Mail: psullivan@cohenandwolf.com

March 14, 2024

Via Hand Delivery

Paul Boucher, Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604

Re: 633 East Main LLC- 619-625 East Main Street.

Dear Mr. Boucher,

Enclosed please find an Application to the Bridgeport Planning and Zoning Commission for property located at 619-625 East Main Street. ("Property"). The Property is in the RX1 Zone. It is owned by 633 East Main LLC.

Approval Requested

This Application is filed in connection with a CAM Site Plan Approval to permit the establishment of a twenty-four-unit Apartment Building at 619-625 East Main Street.

Narrative-Proposed Development and Use

The owner proposes to develop currently vacant property at 619-625 East Main Street (the "Property") into a three story twenty-four-unit Apartment Building, pursuant to Zoning Regulation 3.60. These units will be attractive, two-bedroom units designed and intended to fill an existing need. This Property is in an RX1 zone. It is located very close to transportation and includes neighborhood amenities. Adjacent properties are improved with multifamily developments institutional and commercial uses. This development will enhance this area. The improvements are under the Small General Building's Type Regulations and are designed to be fully zoning compliant.

Sincerely,

Patricia C. Sullivan

PCS/gpt
Enclosure

Cabezas DeAngelis
ENGINEERS & SURVEYORS · 78 ELM STREET · BRIDGEPORT, CONNECTICUT 06604

APPLICATION FOR REVIEW OF COASTAL SITE PLANS

PREPARED FOR:

633 East Main, LLC

619-625 East Main Street
BRIDGEPORT, CONNECTICUT

February 23, 2024

Prepared by: Washington Cabezas, Jr., PE, LS
CT License No. PEL 70210

STATE OF CONNECTICUT
WASHINGTON CABEZAS JR.
No. 70210
LICENSED
PROFESSIONAL ENGINEER

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PROJECT NARRATIVE

This proposed development is located at 619-625 East Main Street and is known as Lot 7 in Block 813 and map 42 per City of Bridgeport Assessor records. This parcel is zoned RX1. FEMA FIRM depicts this parcel within Zone X (Un-Shaded) per FEMA Panel 441 of 626, Map Number 09001C0441G, Map Revised July 8, 2013. Lot area is 9,659± SF.

The parcel is within Pequonnock River Coastal Area Management Zone per Coastal Master Plan of Bridgeport, Connecticut (Sheet 4 of 4) found on file in the City of Bridgeport Engineering Department.

This site is currently vacant with sparse vegetation and gravel surfaces and bounded by an existing building on the west. The developer is proposing the construction of a zoning compliant, twenty-four unit, three story, apartment building, a paved driveway for refuse retrieval and paved walkways. The remainder of the site is proposed to be lawn and plantings surfaces. A storm drainage system consisting of infiltration chambers enveloped in a crushed stone bed has been designed at the northwesterly yard area that will treat the storm water run-off from the new roofed and driveway areas. The proposed stormwater system implements best management practices to aid in storm water quality.

This property will be developed in keeping with the integrity of this Zone. Construction is anticipated to have a duration of twelve to twenty-four months.

City of Bridgeport
Zoning Department
PLANNING AND ECONOMIC DEVELOPMENT
45 Lyon Terrace • Bridgeport, Connecticut 06604
Telephone (203) 576-7217
Fax (203) 576-7213

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 and submit it with the appropriate plans to appropriate **municipal agency**.

Section I: Applicant Identification

Applicant: 633 East Main, LLC Date: 02/23/2024

Address: 156 Morehouse Road, Easton, CT 06612 Phone: 203-243-5689

Project Address or Location: 619 - 625 East Main Street, Bridgeport, Connecticut

Interest in Property: ☑ fee simple ☐ option ☐ lessee ☐ easement

☐ other (specify)__________

List primary contact for correspondence if other than applicant:

Name: Mr. Mahesh Bangalore

Address: 156 Morehouse Road

City/Town: Easton State: CT Zip Code: 06612

Business Phone: Mobile: 203-243-5689

e-mail: mahesh@maheshmanagement.com

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:

- ☑ Project location
- ☑ Existing and proposed conditions, including buildings and grading
- N/A ☐ Coastal resources on and contiguous to the site
- N/A ☐ 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)
- ☑ Soil erosion and sediment controls
- ☑ Stormwater treatment practices
- ☑ Ownership and type of use on adjacent properties
- ☑ 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: 619-625 East Main Street
   Bridgeport, Connecticut

   City or Town:
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:
   Pequonnock River
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:
   Existing land use for this site is a vacant parcel and the proposed use is a residential, twenty-four-unit building. Present land use within the vicinity of this parcel is a mixture of multi-family dwellings and nearby commercial buildings and a religious assembly. The proposed twenty-four-unit development is an allowed use within this zone and building type and fits the general character of the neighborhood.
5. Indicate the area of the project site: 9,659± 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 parcel is currently a vacant lot with sparse vegetation and gravel areas. The project consists of the construction of a 3 story, twenty-four-unit apartment building and will be served by public utilities and a sub-grade drainage infiltration system. There is an increase of 57% of impervious area, however, the development will be served by a new drainage system sized to the 50-year storm event that will capture all roof run-off and driveway run-off. All construction will be confined to the existing property boundary using perimeter soil and erosion controls as a barrier. Construction is anticipated to be completed within twenty-four (24) months from commencement. This property will be developed in keeping with the integrity of this zone. Approvals by the Zoning Planning Commission is required under Coastal Site Plan review.

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 structures and paved areas will be treated, infiltration units enveloped in a crushed stone bed. Primary stormwater treatments will be implemented to comply with Best Management Practices (BMP's). Proposed infiltration system will provide water quantity measures which will also aid in the attenuation of storm water run-off. Pre- and post-development stormwater run-off rates and volumes were computed using the TR-55 method. Water quality volume (WQV) was determined using methods as outlined in CT DEEP Stormwater Quality Manual (SWQM). Routing of the drainage system demonstrates the reduction in peak flow rates and overall site runoff volumes. This primary treatment method will remove at least 80% of the average annual total suspended solids (TSS) load.

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)				✗
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				✗
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)				✗
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)				✗
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				✗
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				✗
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				✗
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				✗
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				✗
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				✗
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				✗
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)				✗

* 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):

Complies w/ CGS 22a-92(a)(1) "...by promoting economic growth without significantly disrupting the environment..."

Complies w/ CGS 22a-92(b)(2)(F) "...manage coastal hazard areas to minimize hazards to property..."

Complies w/ CGS 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:

- [x] General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- [ ] Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A); Definition CGS Section 22a-93(16)
- [ ] Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- [ ] Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- [ ] Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- [ ] Boating - CGS Section 22a-92(b)(1)(G)
- [ ] Fisheries - CGS Section 22a-92(c)(1)(I)
- [ ] 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)
- [ ] Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- [ ] Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- [ ] Solid Waste - CGS Section 22a-92(a)(2)
- [ ] Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- [ ] Cultural Resources - CGS Section 22a-92(b)(1)(J)
- [ ] 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 off-site 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 areas will be loamed, seeded and planted upon completion of construction. The proposed building will have new laterals to the existing street utilities.

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 Aapplicable≅ 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)		✗
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)		✗
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)		✗
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)		✗
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)		✗
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		✗
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)		✗
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)		✗

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 Aapplicable≅ 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)		✗
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		✗
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)		✗

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.)*:

Not applicable as the parcel is not in the immediate vicinity of the Pequonnock River and there is no water dependent use applicable to this site. Proposed development will consist of a twenty-four-unit, apartment building with a paved driveway for refuse retrieval and paved walkways for accessing the structure.

*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

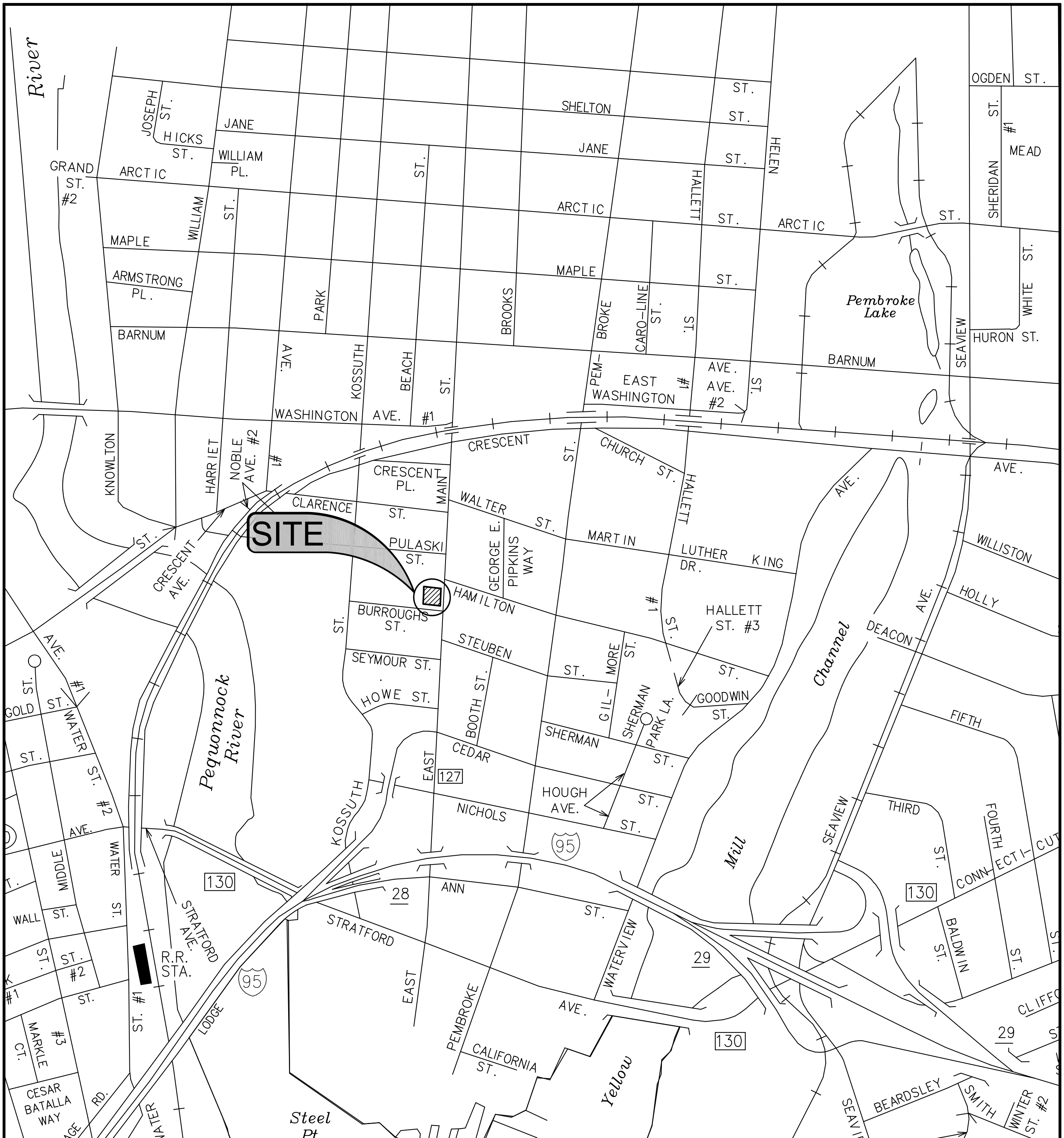
Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

No adverse impacts were determined on adjacent or nearby coastal resources. The proposed activity will be constructed with the appropriate soil erosion and control measures and will include the design of a storm drainage system to ensure there will be no adverse impact on the adjoining properties.

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):

No adverse impacts resulting from the proposed activity is anticipated and appropriate measures will be utilized and designed as outlined above.



SCALE: 1" = 800'

Cabezas DeAngelis
ENGINEERS & SURVEYORS

78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

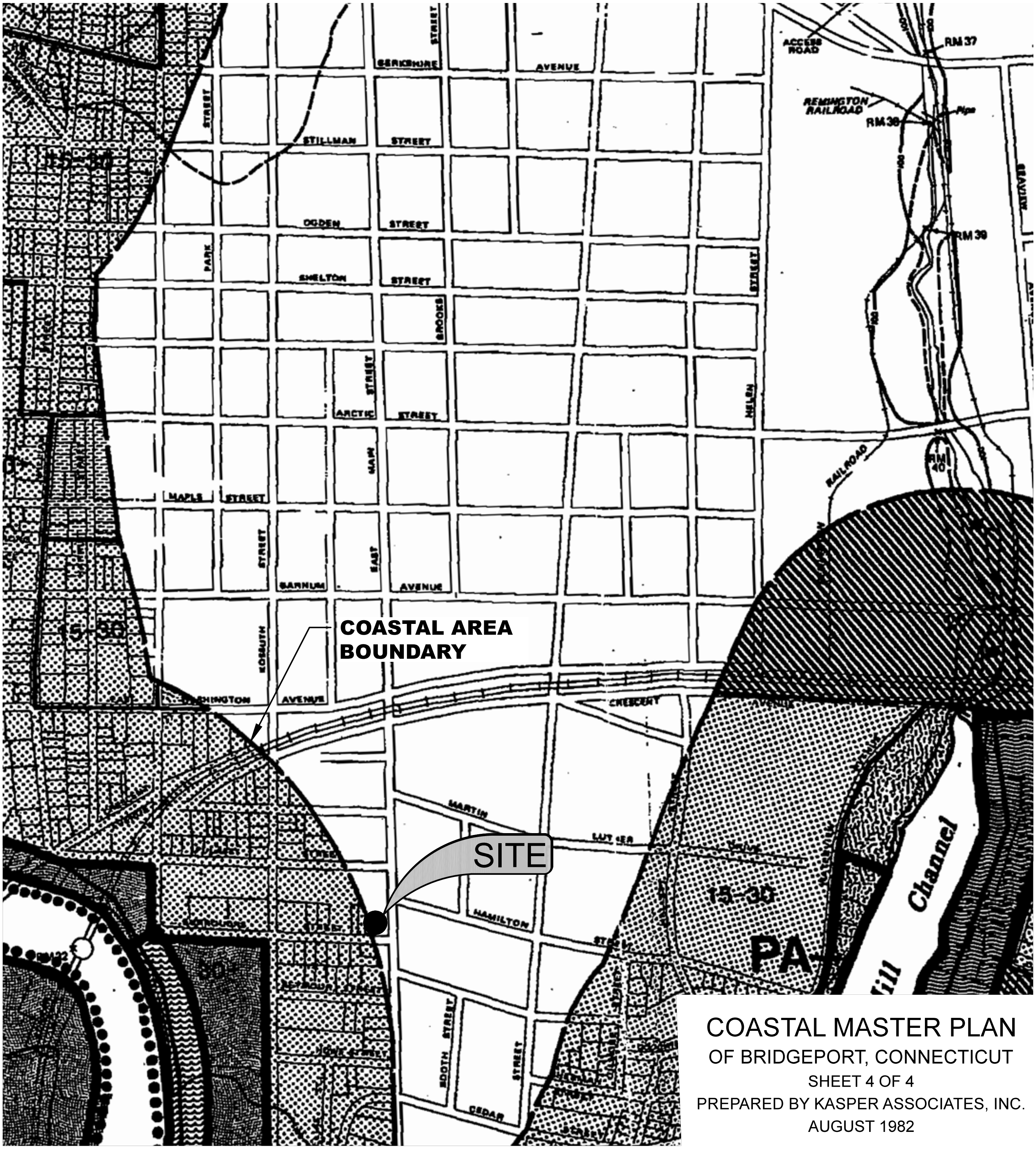
LOCATION MAP	
633 EAST MAIN, LLC 619 THRU 625 EAST MAIN STREET BRIDGEPORT, CONNECTICUT	
DATE: FEBRUARY 23, 2024	FIGURE A

SCALE: NTS

MAP NUMBER 09001C0441G. MAP REVISED JULY 8, 2013

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

FEMA FIRM MAP	
633 EAST MAIN, LLC 619 THRU 625 EAST MAIN STREET BRIDGEPORT, CONNECTICUT	
DATE: FEBRUARY 23, 2024	FIGURE B



COASTAL MASTER PLAN
OF BRIDGEPORT, CONNECTICUT
SHEET 4 OF 4
PREPARED BY KASPER ASSOCIATES, INC.
AUGUST 1982

SCALE: NTS

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

N

COASTAL RESOURCE MAP

633 EAST MAIN, LLC
619 THRU 625 EAST MAIN STREET
BRIDGEPORT, CONNECTICUT

DATE: FEBRUARY 23, 2024	FIGURE C

SCALE: NTS

Cabezas DeAngelis
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P:203 330 8700 • F:203 330 8701

BRIDGEPORT ZONE MAP

633 EAST MAIN, LLC
619 THRU 625 EAST MAIN STREET
BRIDGEPORT, CONNECTICUT

DATE: FEBRUARY 23, 2024	FIGURE D

Cabezas DeAngelis
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DESIGN REPORT

STORMWATER MANAGEMENT SYSTEM

619-625 East Main Street
Bridgeport, Connecticut

STATE OF CONNECTICUT
WASHINGTON CABEZAS JR.
No. 70210
LICENSED
PROFESSIONAL ENGINEER

Prepared By: ________________________________ Date: **February 23, 2024**
Washington Cabezas, Jr., PEL 70210

203.330.8700 • FAX 203.330.8701 • WWW.CD-ENGINEERS.COM

GENERAL INFORMATION

Per the City of Bridgeport Tax Assessor records, **619-625 East Main Street** is listed as Block **813**, Lot **7**. The parcel has an area of **9,659±** square feet and is within zone **RX1.** Parcel is currently vacant with sparse vegetation and poor lawn areas. The total grade change is approximately two feet pitching in an easterly direction.

The site is NOT within a FEMA Special Flood Hazard Zone. The site is within Zone X (Un-shaded) per FEMA FIRM Map Number 09001C0**441G**, Panel Number **441** of 626, Map Revised **July 8, 2013**.

Sanitary sewer, gas, water and electric services are available on **East Main Street and Burroughs Street**. Proposed Improvements include the construction of a 3 story, twenty-four unit apartment building, paved driveway for refuse retrieval, lawn areas and paved walkways. One underground, infiltration system has been designed at the northwesterly side of the site. The proposed roofed areas will discharge into the infiltration system. Once the system is full, storm water will overflow to the Burrough Street right of way. The chambers and crushed stone bed are designed with an overflow trench drain. Water quantity method is utilized in this design. Under this analysis, the proposed conditions will accommodate the theoretical storage volume and peak flow rates required by the City of Bridgeport Storm Management Manual. Best Management Practices (BMP's) are implemented also. All remaining yard areas are to be loamed and seeded to establish good grass cover.

DESIGN METHODOLOGY

The stormwater runoff resulting from the existing and proposed conditions was analyzed using a 24-hour, 2-year, 10-year, 25-year and 50-year frequency, Type III storm event. HydroCAD software was used to run the storm analysis based on the SCS TR-20 method. A 2-year storm frequency for the Bridgeport area has a rainfall of **3.47** inches, a 10-year storm frequency has a rainfall of **5.35** inches, a 25-year storm frequency has a rainfall of **6.52** inches and a 50-year storm frequency has a rainfall of **7.39** inches per NOAA Point Precipitation Frequency Estimates. The minimum time of concentration of five (5) minutes is utilized as a conservative option. Hydrographs are also included in this report reflecting runoff information for the existing and proposed conditions under the 2, 10, 25 and 50-year storm events.

DRAINAGE AREA

Hydrographs provided the following information for the 50-year storm event and a runoff area of **9,659 Ft^2**

Offsite Peak Flow Reduction

Existing Peak Flow Rate: **1.51 Ft^3/s** *(10% Reduction Requirement = 1.51 x 0.9 = 1.35 Ft^3/s)*

Proposed Peak Flow Rate: **0.38 Ft^3/s** *(1.35 Ft^3/s Allowed)*

Proposed Peak Flow Rate Reduction: **1.13 Ft^3/s** *(1.51 Ft^3/s - 0.38 Ft^3/s)*

Proposed Reduction in Peak Flow Rate: **74%** *(1.13 Ft^3/s / 1.51 Ft^3/s x 100 = 74%)*

Offsite Runoff Volume Reduction

Existing Conditions Runoff Volume .... 4,899.0 Ft^3

10% Reduction Runoff Requirement .... 489.9 Ft^3

Maximum Runoff Volume Allowed... **4,409.1** Ft^3

Proposed Conditions Runoff Volume... **1,393.0** Ft^3

Proposed Volume Reduction .... 3,506.0 Ft^3

Proposed Reduction Percentage……………………………**71%** *(3,506 / 4,899 x 100 = 71%)*

PROPOSED SYSTEM
The proposed system consists of sixteen, 330 Cultec Chambers in a 2 x 8 array enveloped in a 11.67 x 59.5 x 42-inch-deep crushed stone bed on the northwesterly side of the parcel. The system will provide a combined storage capacity of **1,493 Ft^3** including trench drain overflow. PVC pipe volume connecting each device is not included. The calculations for sizing the system are included below. Filter Fabric to be installed on all sides of crushed stone.

<u>Stormwater Storage - Required</u>

From hydrographs of 50-Year Event:
Pre-Conditions Runoff Volume = 4,899 Ft^3

10% Storm Runoff Volume Reduction = 489.9 Ft^3 *(25-Year Storm Event = 0.10(4,899.0 Ft^3) = 489.9 Ft^3)*

*Allowed Runoff Volume Per City: 4,899.0 – 489.9 = **4,409.1 Ft^3***

Post Conditions Runoff Volume: **1,393 Ft^3** (See Hydrograph Summary “Proposed Offsite Flows”)

<u>Water Quality Equation</u>
WQV= 1" RA/12 and R = 0.05+0.009(% Proposed Impervious)
R = 0.05+0.009(81%) = 0.7790
WQV = 1" (0.7790) (0.222)/12 = 0.0144 Acre-Ft = 627.3 Ft^3

Pre Conditions Runoff Volume = 4,899 Ft^3

*Allowed Runoff Volume Per WQV = 4,899 – 627.3 = **4,271.7 Ft^3***

Post Conditions Runoff Volume: **1,393 Ft^3** (See Hydrograph Summary “Proposed Offsite Flows”)

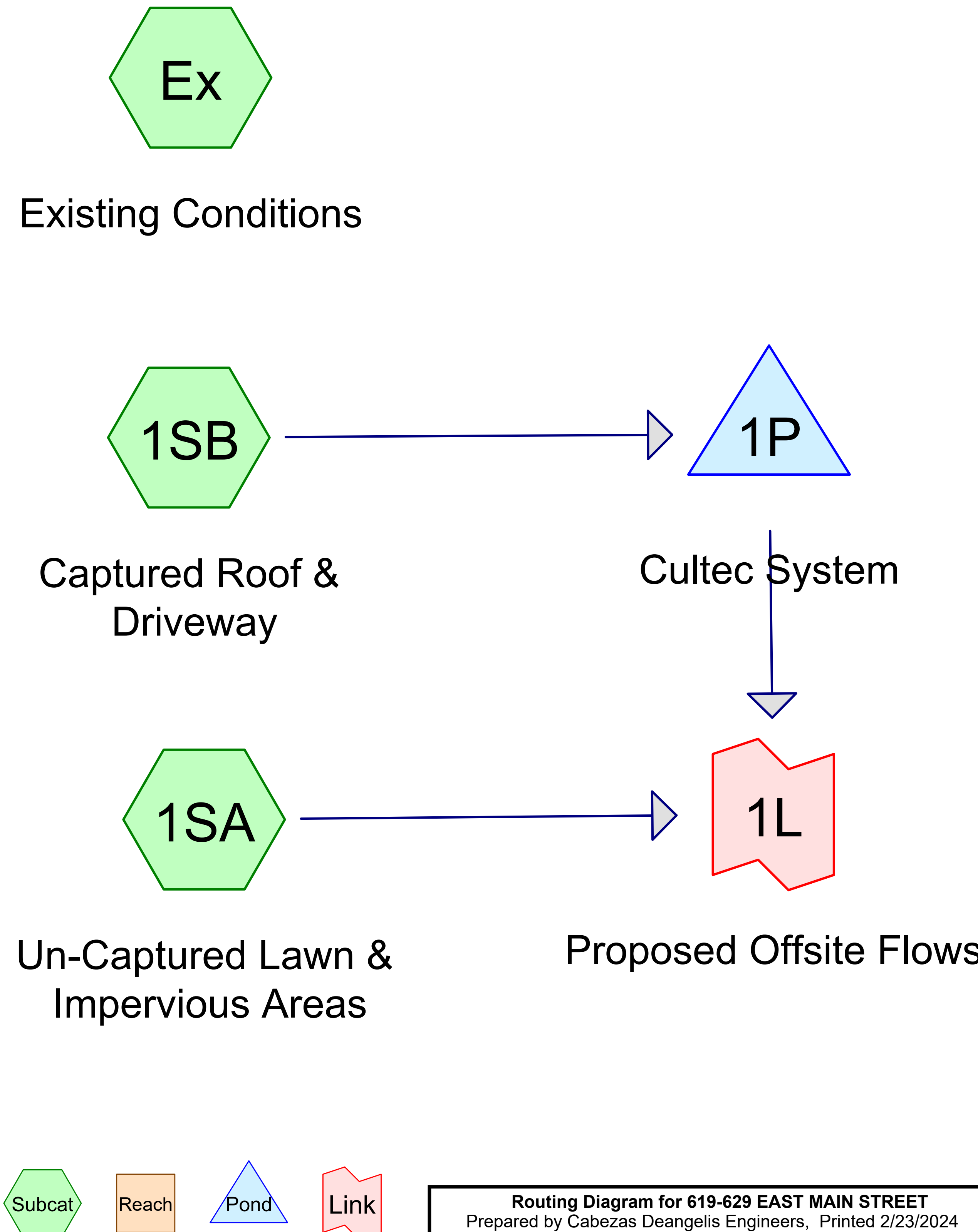
<u>Design Storage</u> (See Hydrograph Summary “Pond 1P”)

Two rows of Eight, 330 Cultec Chambers embedded in crushed stone envelope = **1,486 Ft^3**

Overflow Drain: 1 Ft x 9 Ft x 0.8 Ft = **7 Ft^3**

<u>Combined Storage Provided = 1,493 Ft^3</u>

Pre Vs. Post Runoff (Commercial District)								
Storm Frequency	Pre-Conditions (Ft^3)	Post Conditions (Ft^3)	Reduction (Ft^3)	Percent Reduction	Pre-Peak Flows (Ft^3/s)	Post Peak Flows (Ft^3/s)	Reduction (Ft^3/s)	Percent Reduction
2	1,874	404	1,470	78%	0.60	0.13	0.47	78%
10	3,305	769	2,536	76%	1.04	0.25	0.79	75%
25	4,216	1,008	3,208	76%	1.31	0.32	0.99	75%
50	4,899	1,393	3,506	71%	1.51	0.38	1.13	74%



Routing Diagram for 619-629 EAST MAIN STREET
Prepared by Cabezas Deangelis Engineers, Printed 2/23/2024
HydroCAD® 10.20-3c s/n 11848 © 2023 HydroCAD Software Solutions LLC

Summary for Subcatchment Ex: Existing Conditions

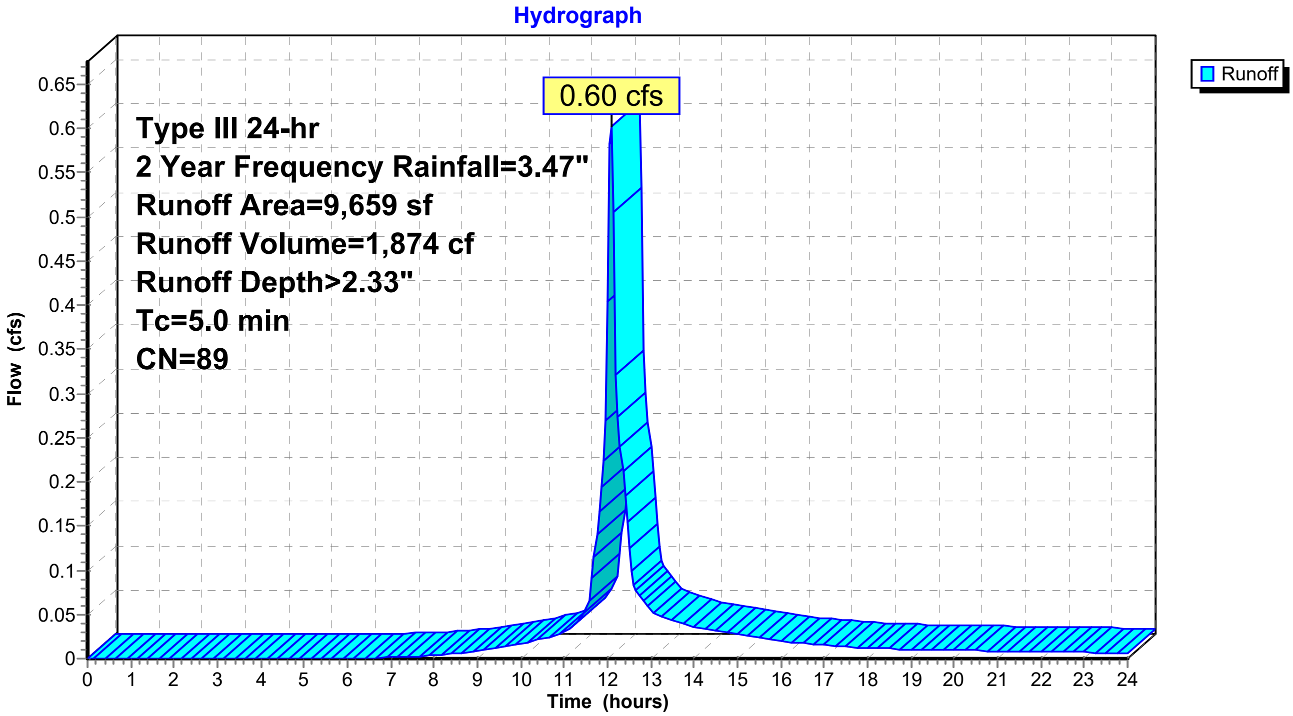
Runoff = 0.60 cfs @ 12.07 hrs, Volume= 1,874 cf, Depth> 2.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.47"

	Area (sf)	CN	Description
*	1,975	86	DENSE VEGETATION., Poor, HSG D
	5,335	89	<50% Grass cover, Poor, HSG D
*	2,349	91	Gravel Surface, HSG D
	9,659	89	Weighted Average
	9,659		100.00% Pervious Area

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

Subcatchment Ex: Existing Conditions



Summary for Subcatchment 1SB: Captured Roof & Driveway

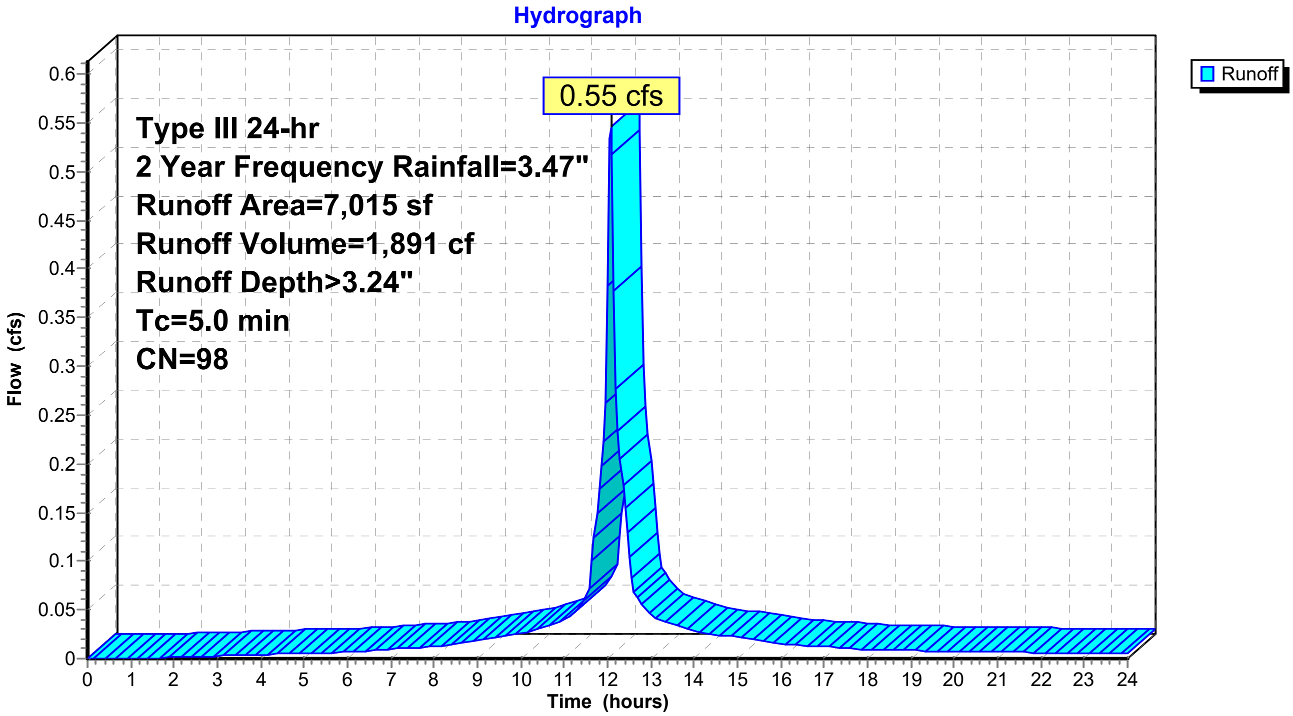
Runoff = 0.55 cfs @ 12.07 hrs, Volume= 1,891 cf, Depth> 3.24"
Routed to Pond 1P : Cultec System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.47"

	Area (sf)	CN	Description
*	85	98	Paved Driveway, HSG D
	6,930	98	Roofs, HSG D
	7,015	98	Weighted Average
	7,015		100.00% Impervious Area

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

Subcatchment 1SB: Captured Roof & Driveway



Summary for Subcatchment 1SA: Un-Captured Lawn & Impervious Areas

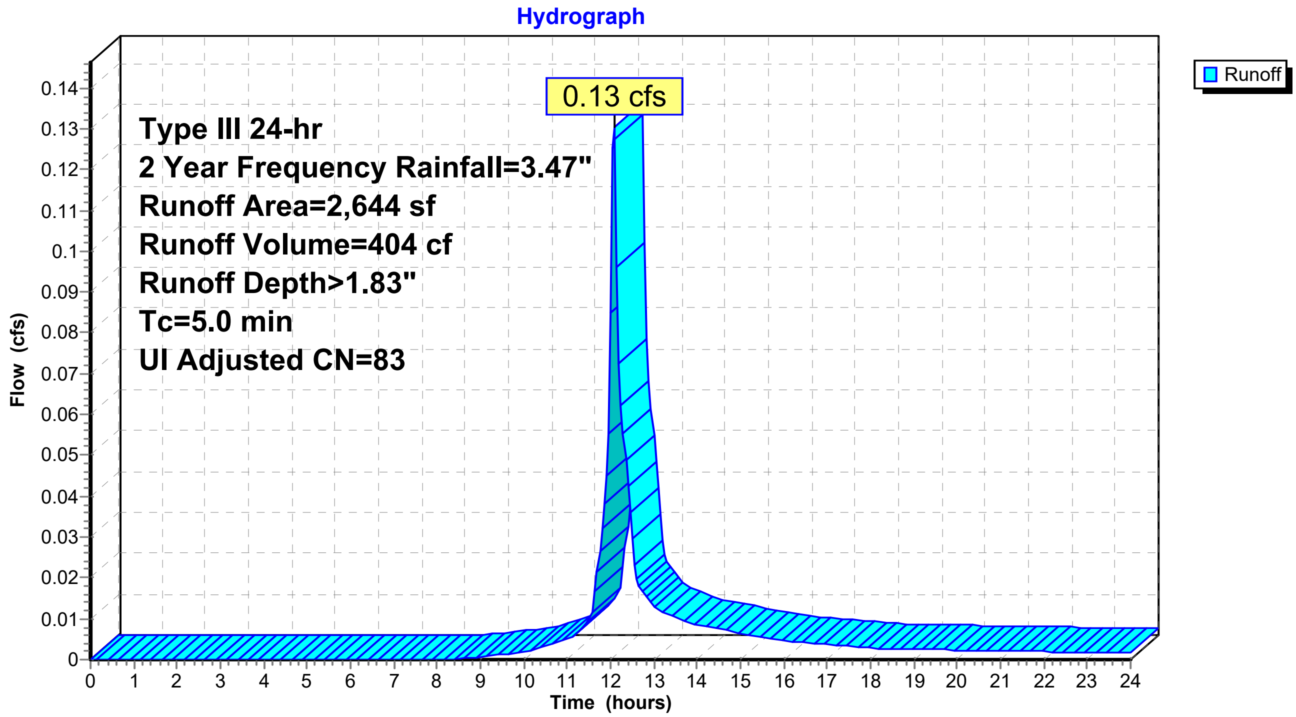
Runoff = 0.13 cfs @ 12.08 hrs, Volume= 404 cf, Depth> 1.83"
Routed to Link 1L : Proposed Offsite Flows

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Frequency Rainfall=3.47"

	Area (sf)	CN	Adj	Description
*	776	98		Unconnected Impervious, HSG D
	1,868	80		>75% Grass cover, Good, HSG D
	2,644	85	83	Weighted Average, UI Adjusted
	1,868			70.65% Pervious Area
	776			29.35% Impervious Area
	776			100.00% Unconnected

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

Subcatchment 1SA: Un-Captured Lawn & Impervious Areas



Summary for Pond 1P: Cultec System

Inflow Area = 7,015 sf,100.00% Impervious, Inflow Depth > 3.24" for 2 Year Frequency event
Inflow = 0.55 cfs @ 12.07 hrs, Volume= 1,891 cf
Outflow = 0.08 cfs @ 11.65 hrs, Volume= 1,891 cf, Atten= 86%, Lag= 0.0 min
Discarded = 0.08 cfs @ 11.65 hrs, Volume= 1,891 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link 1L : Proposed Offsite Flows

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 32.23' @ 12.57 hrs Surf.Area= 694 sf Storage= 539 cf

Plug-Flow detention time= 41.0 min calculated for 1,887 cf (100% of inflow)
Center-of-Mass det. time= 40.7 min (794.2 - 753.5)

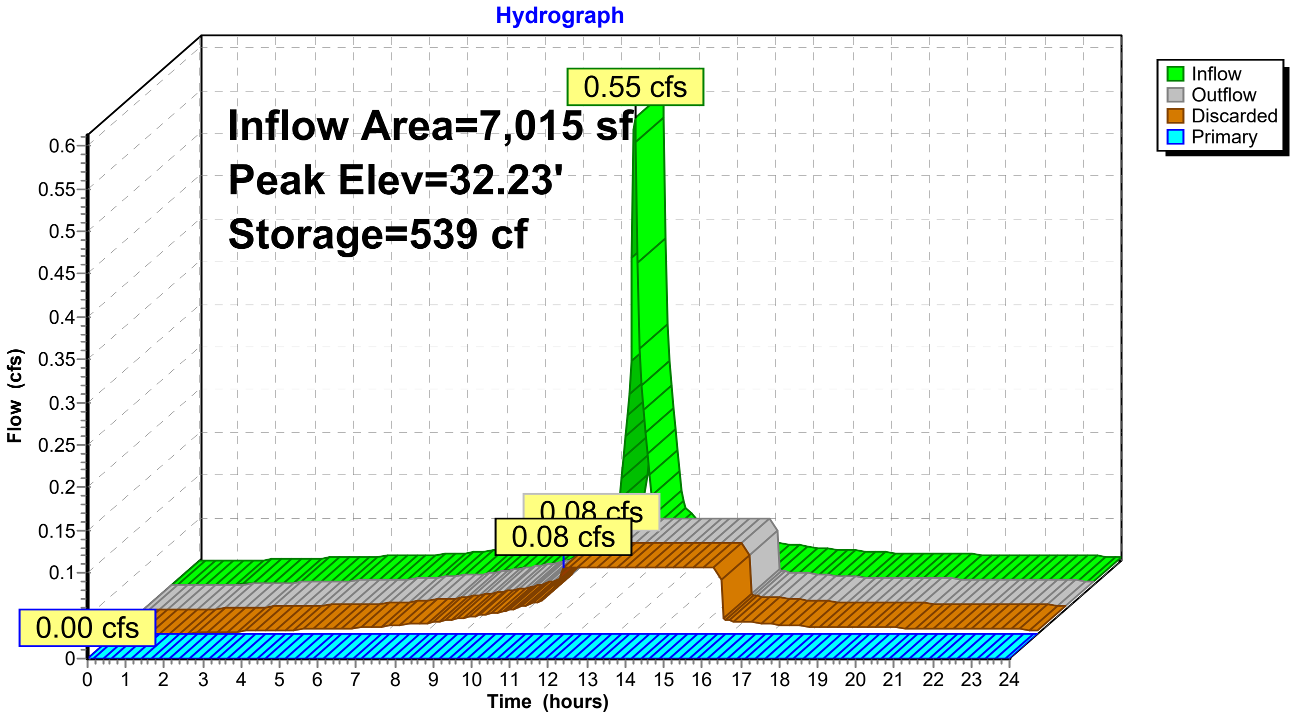
Volume	Invert	Avail.Storage	Storage Description
#1	31.00'	629 cf	**11.67'W x 59.50'L x 3.50'H Prismatoid** 2,430 cf Overall - 857 cf Embedded = 1,573 cf x 40.0% Voids
#2	31.50'	857 cf	**Cultec R-330XLHD** x 16 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#3	33.50'	7 cf	**1.00'W x 9.00'L x 0.80'H Prismatoid**
		1,493 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	31.00'	**4.800 in/hr Exfiltration over Surface area**
#2	Primary	34.20'	**12.0" x 108.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 11.65 hrs HW=31.04' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=31.00' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Cultec System

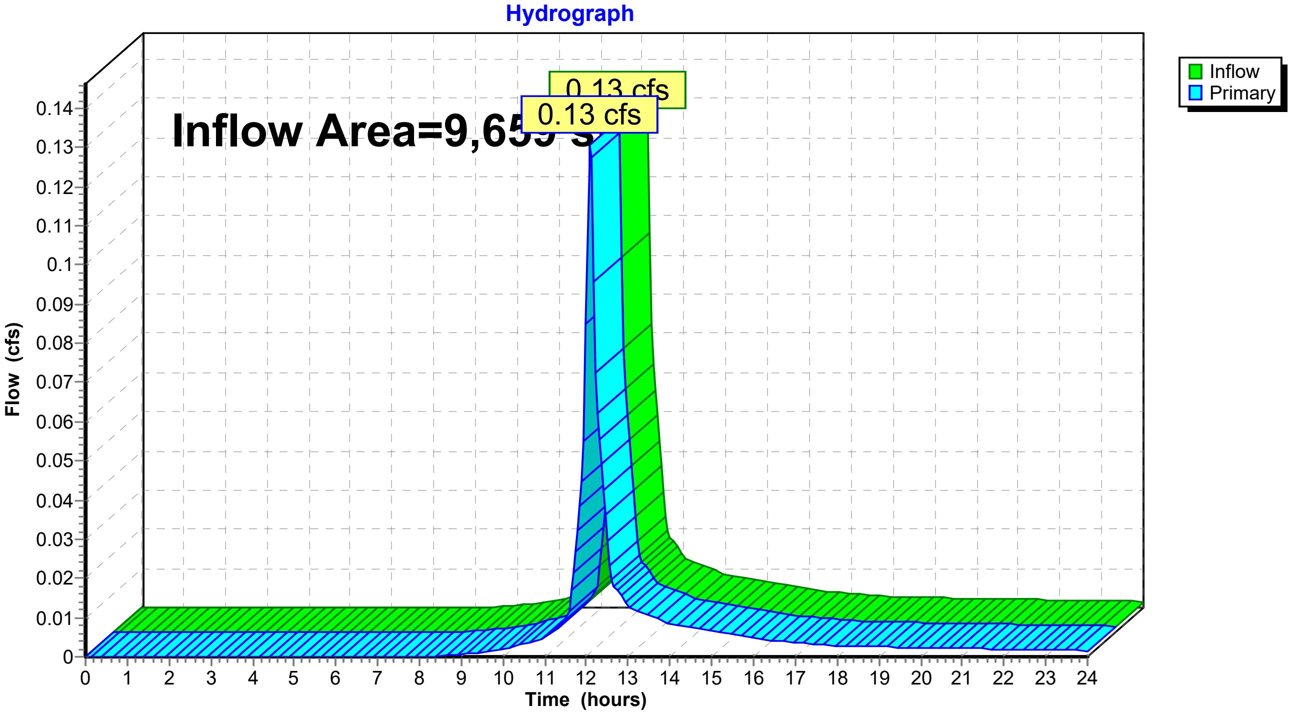


Summary for Link 1L: Proposed Offsite Flows

Inflow Area = 9,659 sf, 80.66% Impervious, Inflow Depth > 0.50" for 2 Year Frequency event
Inflow = 0.13 cfs @ 12.08 hrs, Volume= 404 cf
Primary = 0.13 cfs @ 12.08 hrs, Volume= 404 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows



Summary for Subcatchment Ex: Existing Conditions

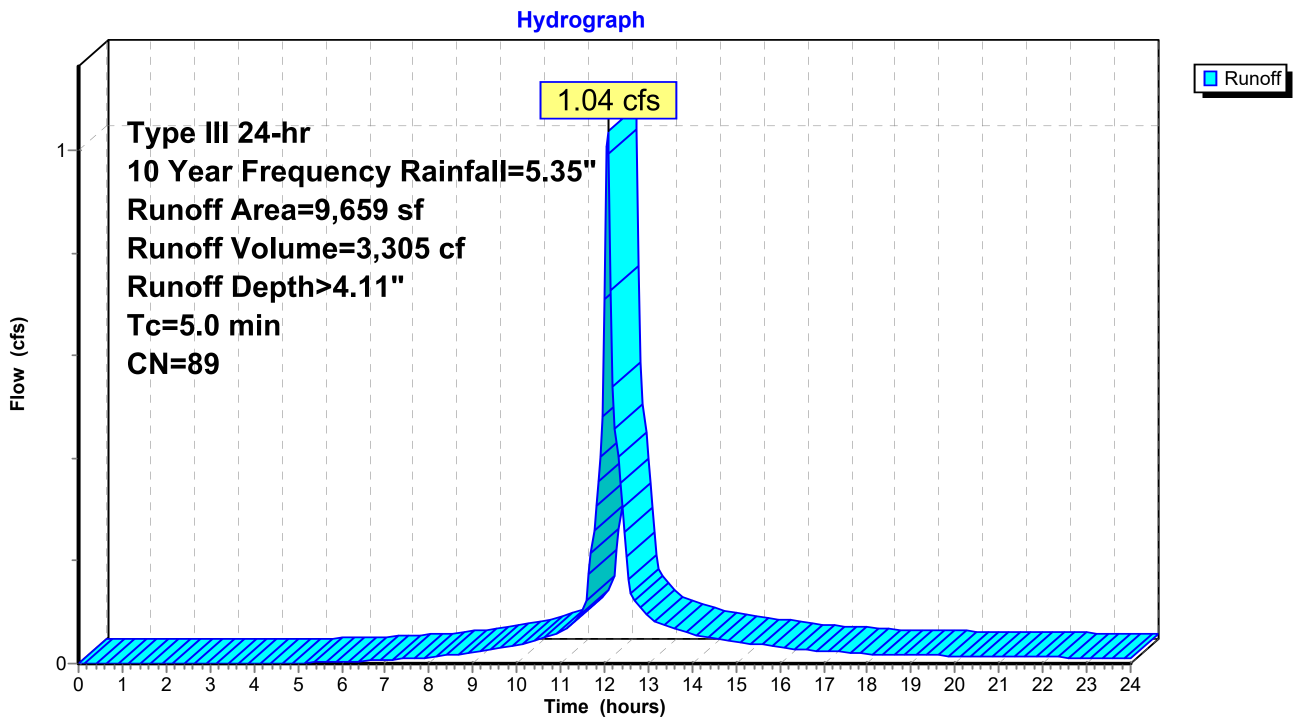
Runoff = 1.04 cfs @ 12.07 hrs, Volume= 3,305 cf, Depth> 4.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.35"

	Area (sf)	CN	Description
*	1,975	86	DENSE VEGETATION., Poor, HSG D
	5,335	89	<50% Grass cover, Poor, HSG D
*	2,349	91	Gravel Surface, HSG D
	9,659	89	Weighted Average
	9,659		100.00% Pervious Area

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

Subcatchment Ex: Existing Conditions



Summary for Subcatchment 1SB: Captured Roof & Driveway

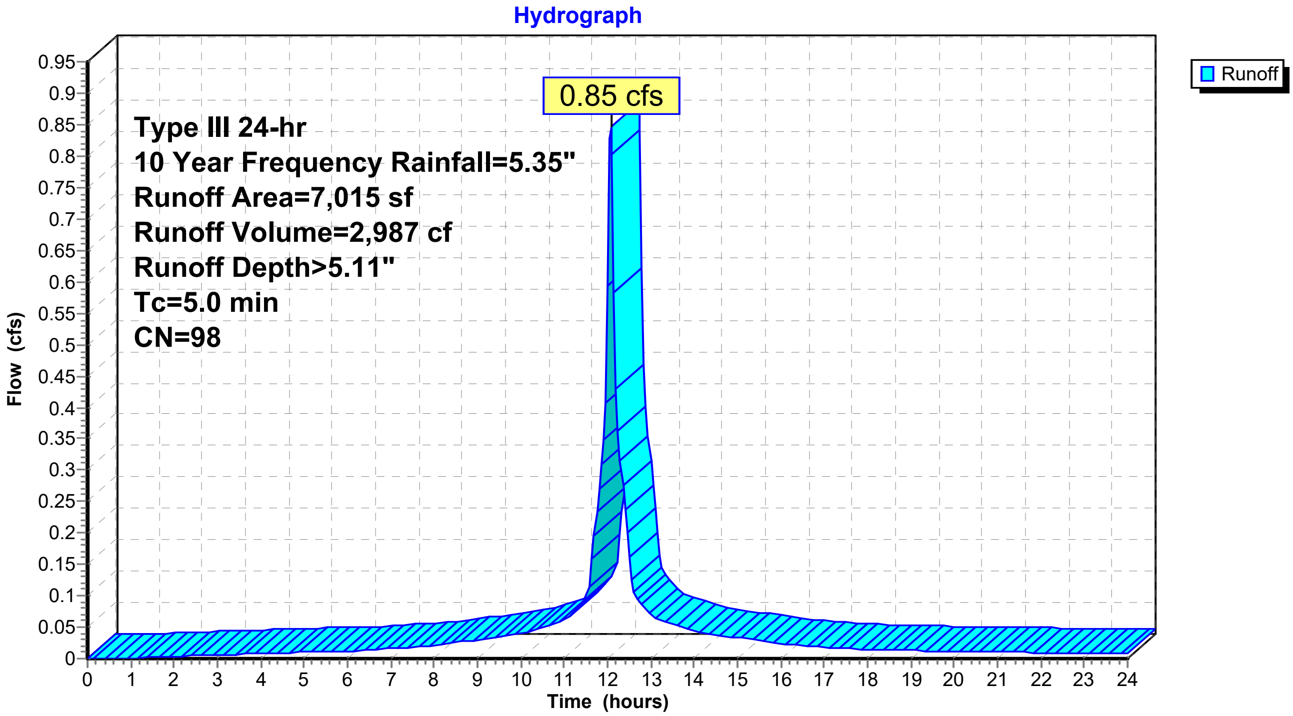
Runoff = 0.85 cfs @ 12.07 hrs, Volume= 2,987 cf, Depth> 5.11"
Routed to Pond 1P : Cultec System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.35"

	Area (sf)	CN	Description
*	85	98	Paved Driveway, HSG D
	6,930	98	Roofs, HSG D
	7,015	98	Weighted Average
	7,015		100.00% Impervious Area

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

Subcatchment 1SB: Captured Roof & Driveway



Summary for Subcatchment 1SA: Un-Captured Lawn & Impervious Areas

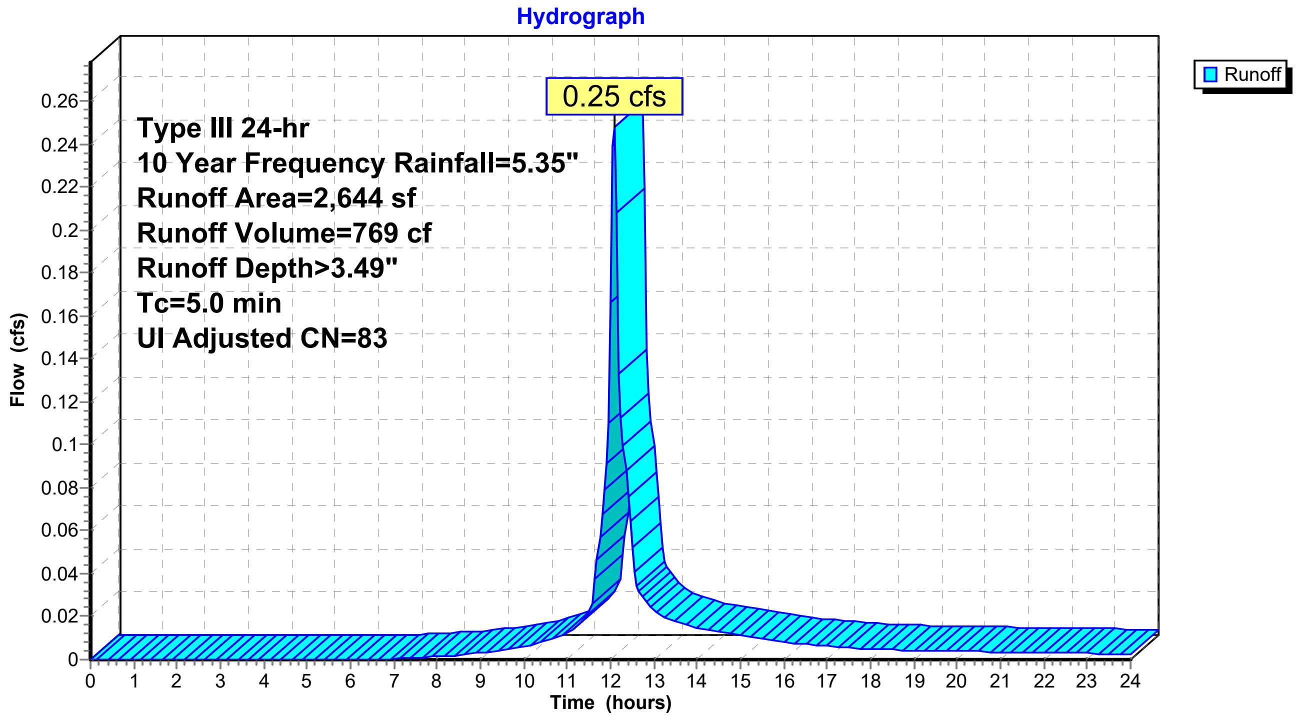
Runoff = 0.25 cfs @ 12.07 hrs, Volume= 769 cf, Depth> 3.49"
Routed to Link 1L : Proposed Offsite Flows

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Frequency Rainfall=5.35"

	Area (sf)	CN	Adj	Description
*	776	98		Unconnected Impervious, HSG D
	1,868	80		>75% Grass cover, Good, HSG D
	2,644	85	83	Weighted Average, UI Adjusted
	1,868			70.65% Pervious Area
	776			29.35% Impervious Area
	776			100.00% Unconnected

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

Subcatchment 1SA: Un-Captured Lawn & Impervious Areas



Summary for Pond 1P: Cultec System

Inflow Area = 7,015 sf,100.00% Impervious, Inflow Depth > 5.11" for 10 Year Frequency event
Inflow = 0.85 cfs @ 12.07 hrs, Volume= 2,987 cf
Outflow = 0.08 cfs @ 11.35 hrs, Volume= 2,986 cf, Atten= 91%, Lag= 0.0 min
Discarded = 0.08 cfs @ 11.35 hrs, Volume= 2,986 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link 1L : Proposed Offsite Flows

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 33.17' @ 12.90 hrs Surf.Area= 694 sf Storage= 1,016 cf

Plug-Flow detention time= 89.4 min calculated for 2,980 cf (100% of inflow)
Center-of-Mass det. time= 89.0 min (834.7 - 745.7)

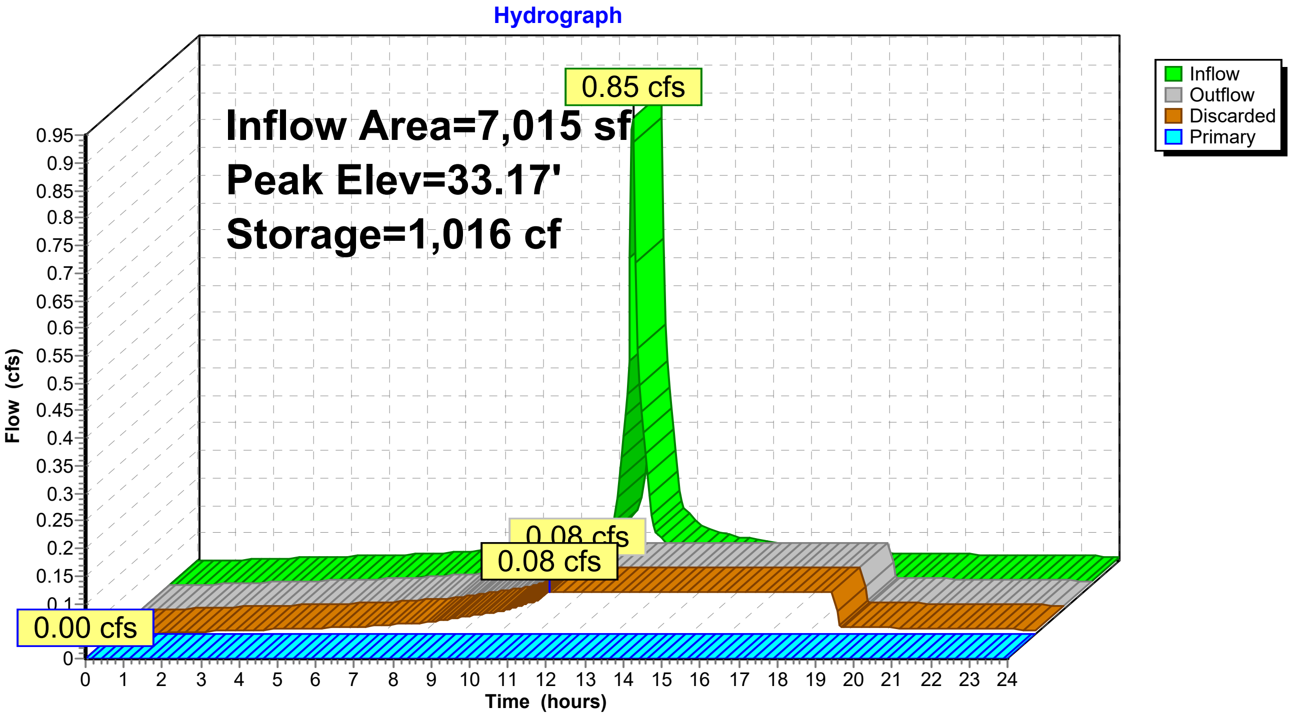
Volume	Invert	Avail.Storage	Storage Description
#1	31.00'	629 cf	**11.67'W x 59.50'L x 3.50'H Prismatoid**
			2,430 cf Overall - 857 cf Embedded = 1,573 cf x 40.0% Voids
#2	31.50'	857 cf	**Cultec R-330XLHD** x 16 Inside #1
			Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
			Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
			Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#3	33.50'	7 cf	**1.00'W x 9.00'L x 0.80'H Prismatoid**
		1,493 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	31.00'	**4.800 in/hr Exfiltration over Surface area**
#2	Primary	34.20'	**12.0" x 108.0" Horiz. Orifice/Grate** C= 0.600
			Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 11.35 hrs HW=31.04' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=31.00' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Cultec System

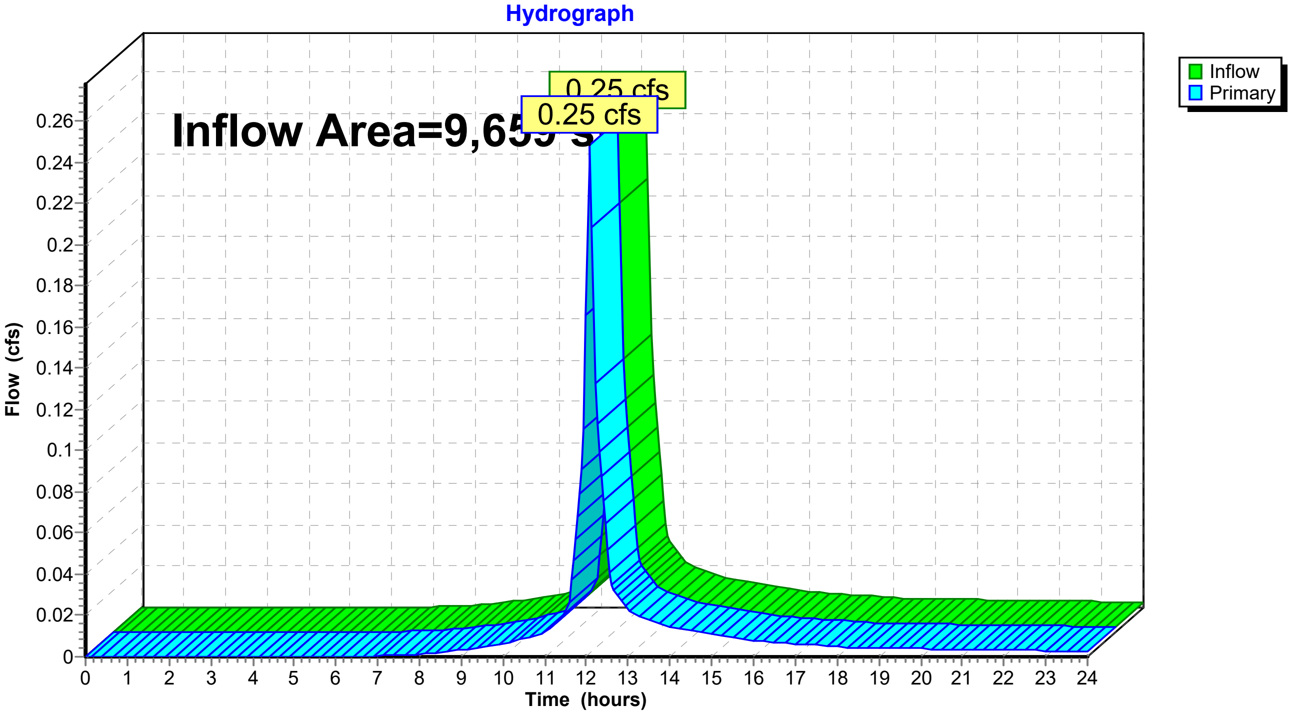


Summary for Link 1L: Proposed Offsite Flows

Inflow Area =	9,659 sf,	80.66% Impervious,	Inflow Depth > 0.96"	for 10 Year Frequency event
Inflow =	0.25 cfs @	12.07 hrs, Volume=	769 cf	
Primary =	0.25 cfs @	12.07 hrs, Volume=	769 cf,	Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows



Summary for Subcatchment Ex: Existing Conditions

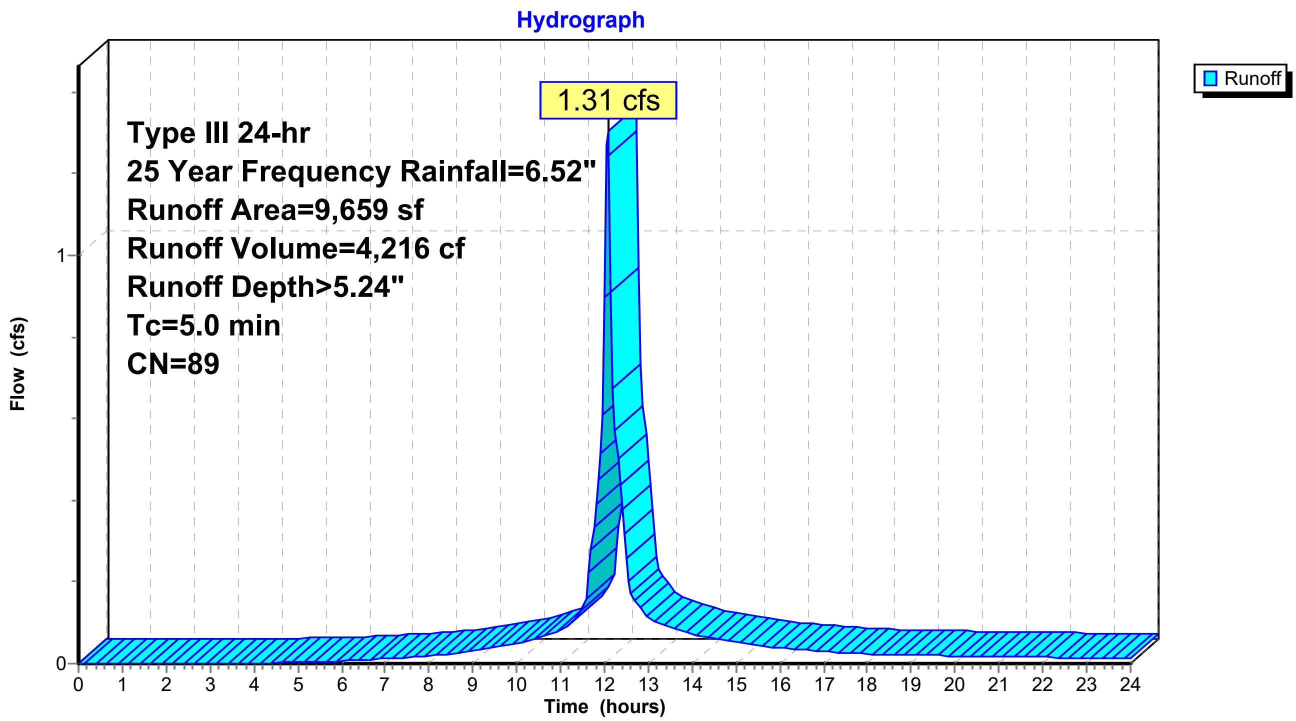
Runoff = 1.31 cfs @ 12.07 hrs, Volume= 4,216 cf, Depth> 5.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.52"

	Area (sf)	CN	Description
*	1,975	86	DENSE VEGETATION., Poor, HSG D
	5,335	89	<50% Grass cover, Poor, HSG D
*	2,349	91	Gravel Surface, HSG D
	9,659	89	Weighted Average
	9,659		100.00% Pervious Area

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

Subcatchment Ex: Existing Conditions



Summary for Subcatchment 1SB: Captured Roof & Driveway

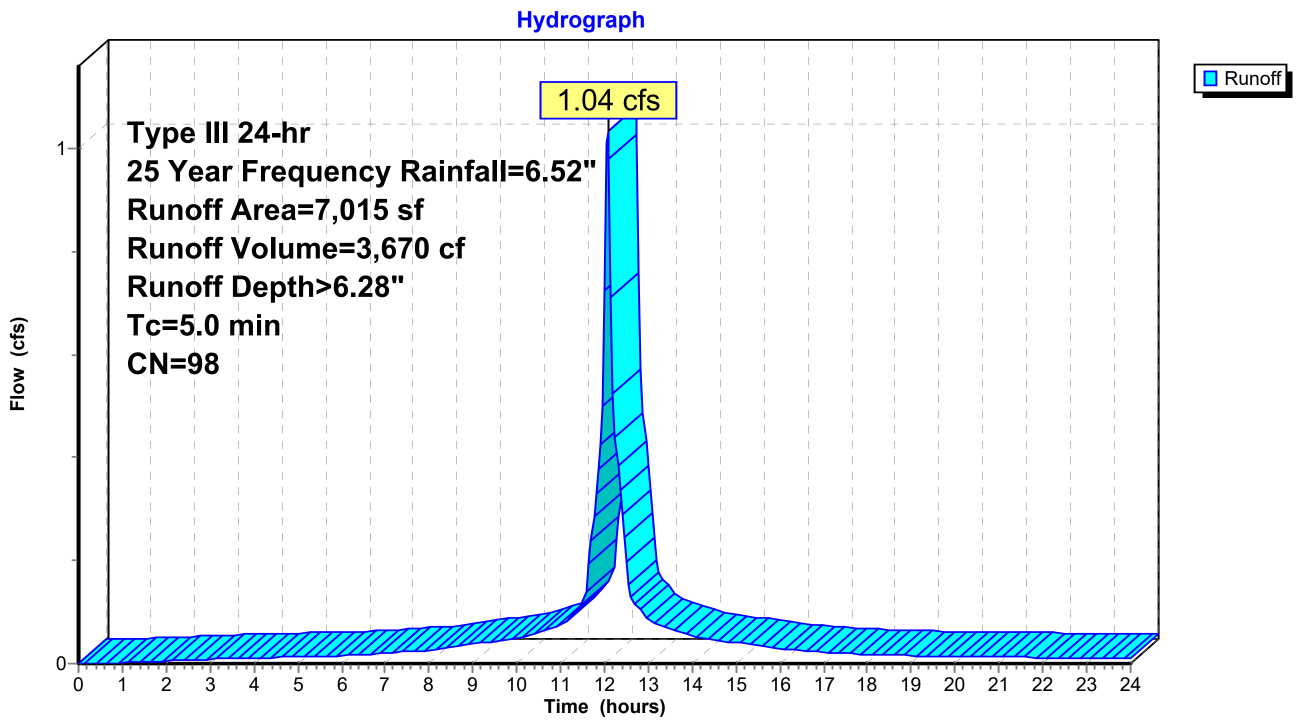
Runoff = 1.04 cfs @ 12.07 hrs, Volume= 3,670 cf, Depth> 6.28"
Routed to Pond 1P : Cultec System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.52"

	Area (sf)	CN	Description
*	85	98	Paved Driveway, HSG D
	6,930	98	Roofs, HSG D
	7,015	98	Weighted Average
	7,015		100.00% Impervious Area

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

Subcatchment 1SB: Captured Roof & Driveway



Summary for Subcatchment 1SA: Un-Captured Lawn & Impervious Areas

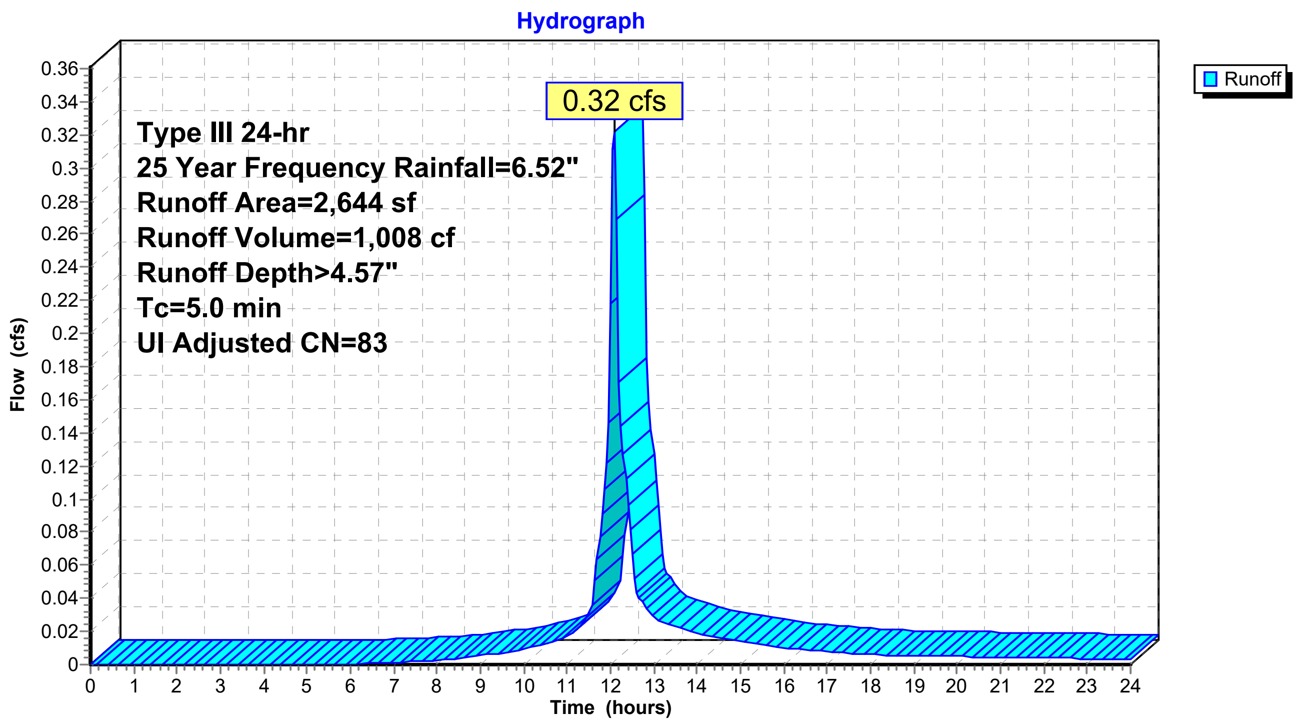
Runoff = 0.32 cfs @ 12.07 hrs, Volume= 1,008 cf, Depth> 4.57"
Routed to Link 1L : Proposed Offsite Flows

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Frequency Rainfall=6.52"

	Area (sf)	CN	Adj	Description
*	776	98		Unconnected Impervious, HSG D
	1,868	80		>75% Grass cover, Good, HSG D
	2,644	85	83	Weighted Average, UI Adjusted
	1,868			70.65% Pervious Area
	776			29.35% Impervious Area
	776			100.00% Unconnected

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

Subcatchment 1SA: Un-Captured Lawn & Impervious Areas



Summary for Pond 1P: Cultec System

Inflow Area = 7,015 sf,100.00% Impervious, Inflow Depth > 6.28" for 25 Year Frequency event
Inflow = 1.04 cfs @ 12.07 hrs, Volume= 3,670 cf
Outflow = 0.08 cfs @ 12.35 hrs, Volume= 3,669 cf, Atten= 92%, Lag= 16.8 min
Discarded = 0.08 cfs @ 12.35 hrs, Volume= 3,669 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link 1L : Proposed Offsite Flows

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 33.99' @ 13.09 hrs Surf.Area= 703 sf Storage= 1,348 cf

Plug-Flow detention time= 124.8 min calculated for 3,669 cf (100% of inflow)
Center-of-Mass det. time= 124.6 min (867.3 - 742.7)

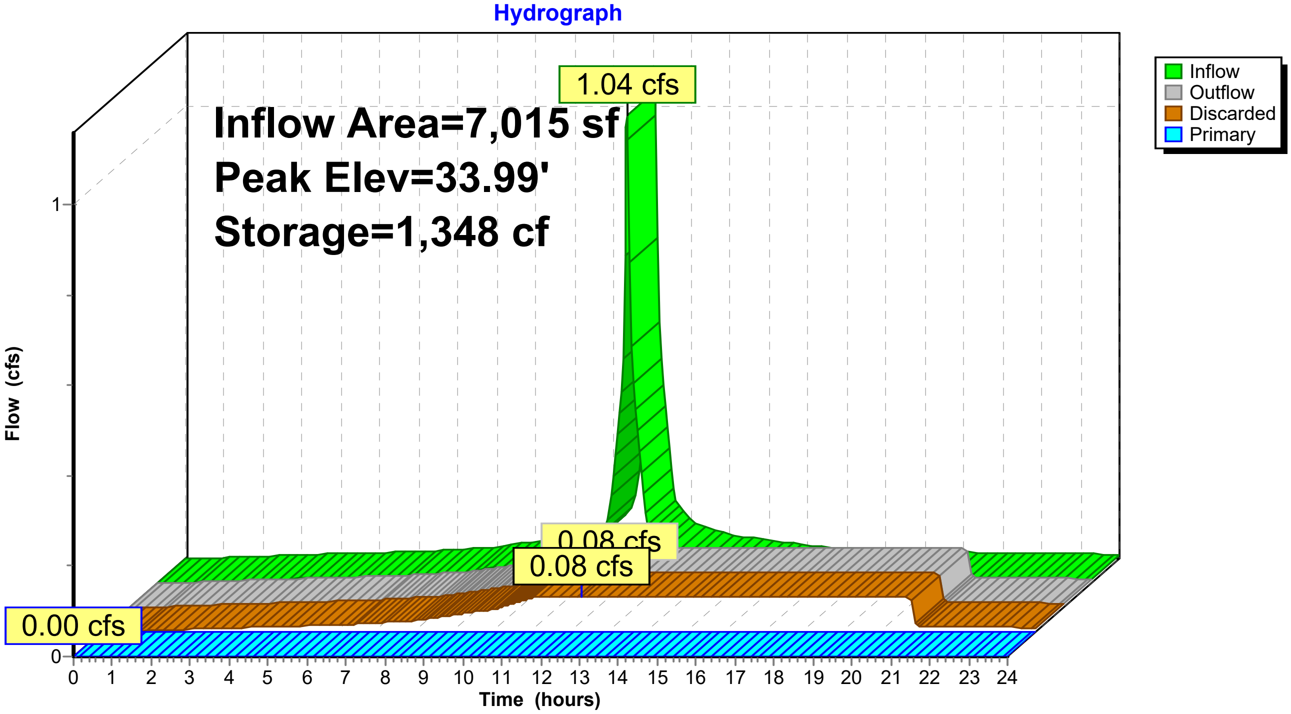
Volume	Invert	Avail.Storage	Storage Description
#1	31.00'	629 cf	**11.67'W x 59.50'L x 3.50'H Prismatoid**
			2,430 cf Overall - 857 cf Embedded = 1,573 cf x 40.0% Voids
#2	31.50'	857 cf	**Cultec R-330XLHD** x 16 Inside #1
			Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
			Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
			Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#3	33.50'	7 cf	**1.00'W x 9.00'L x 0.80'H Prismatoid**
		1,493 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	31.00'	**4.800 in/hr Exfiltration over Surface area**
#2	Primary	34.20'	**12.0" x 108.0" Horiz. Orifice/Grate** C= 0.600
			Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 12.35 hrs HW=33.52' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=31.00' (Free Discharge)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Cultec System

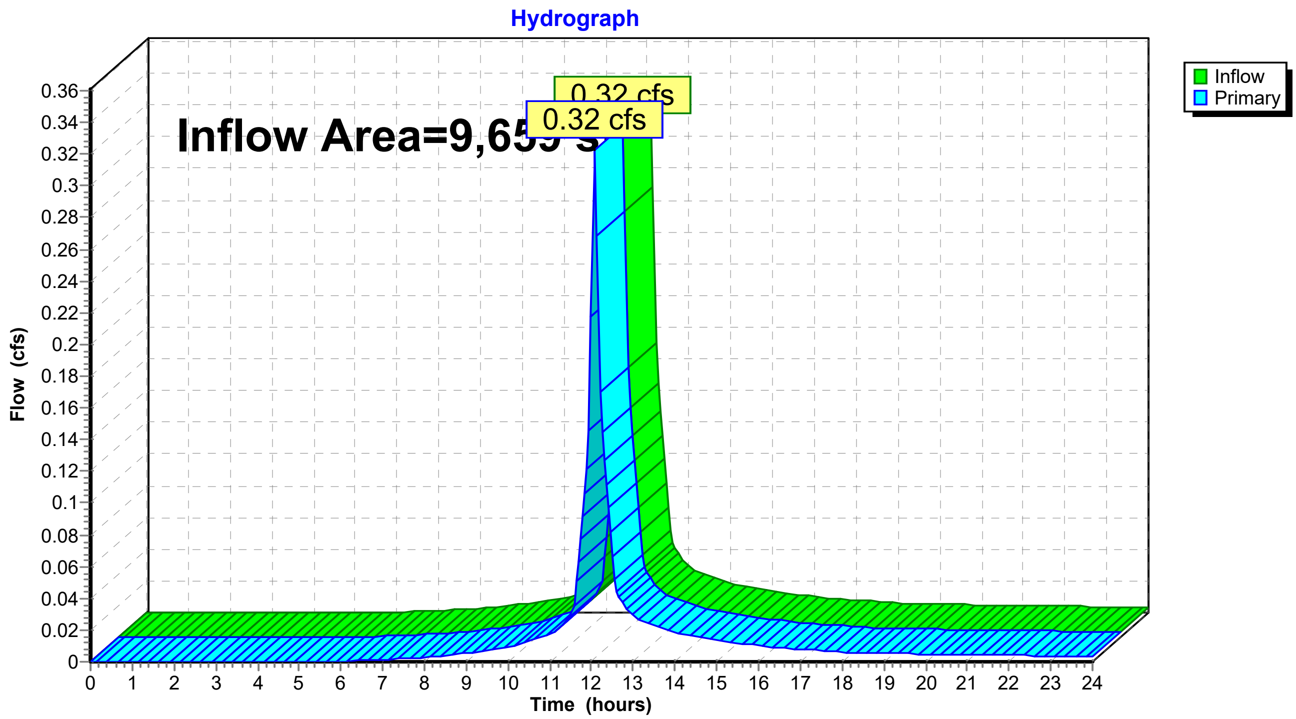


Summary for Link 1L: Proposed Offsite Flows

Inflow Area = 9,659 sf, 80.66% Impervious, Inflow Depth > 1.25" for 25 Year Frequency event
Inflow = 0.32 cfs @ 12.07 hrs, Volume= 1,008 cf
Primary = 0.32 cfs @ 12.07 hrs, Volume= 1,008 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows



Summary for Subcatchment Ex: Existing Conditions

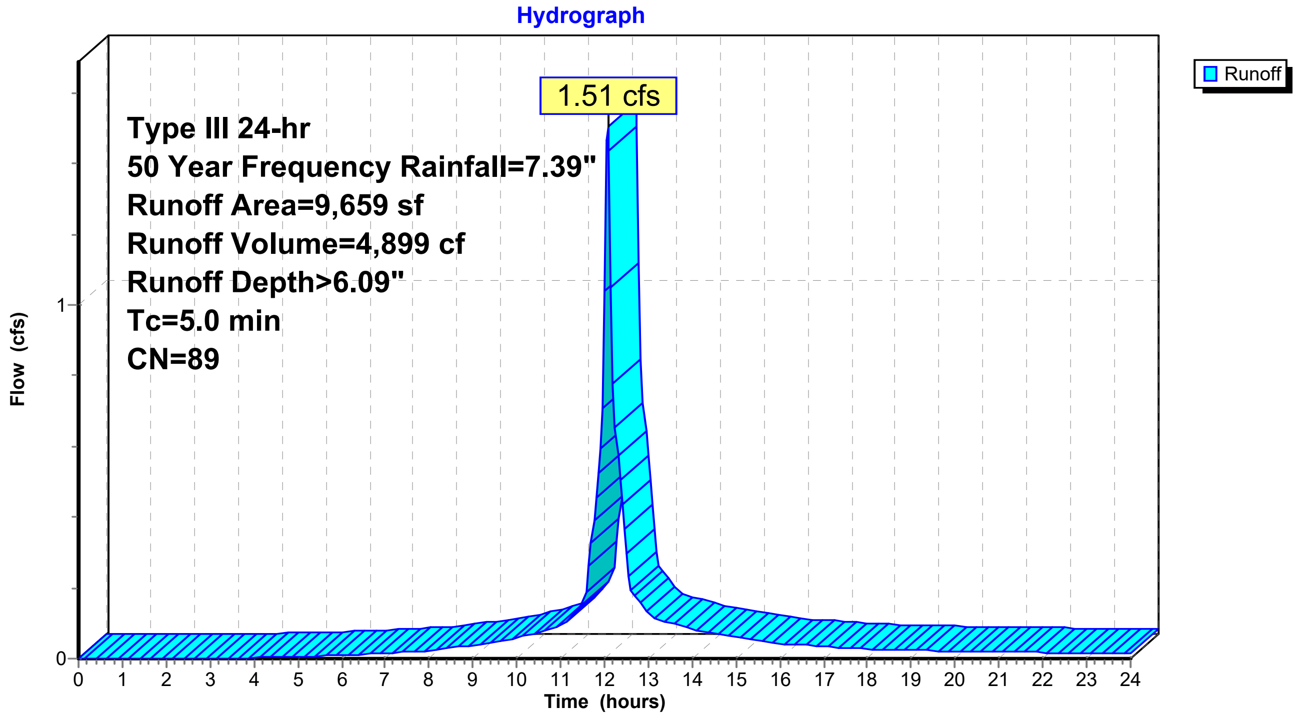
Runoff = 1.51 cfs @ 12.07 hrs, Volume= 4,899 cf, Depth> 6.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Frequency Rainfall=7.39"

	Area (sf)	CN	Description
*	1,975	86	DENSE VEGETATION., Poor, HSG D
	5,335	89	<50% Grass cover, Poor, HSG D
*	2,349	91	Gravel Surface, HSG D
	9,659	89	Weighted Average
	9,659		100.00% Pervious Area

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

Subcatchment Ex: Existing Conditions



Summary for Subcatchment 1SB: Captured Roof & Driveway

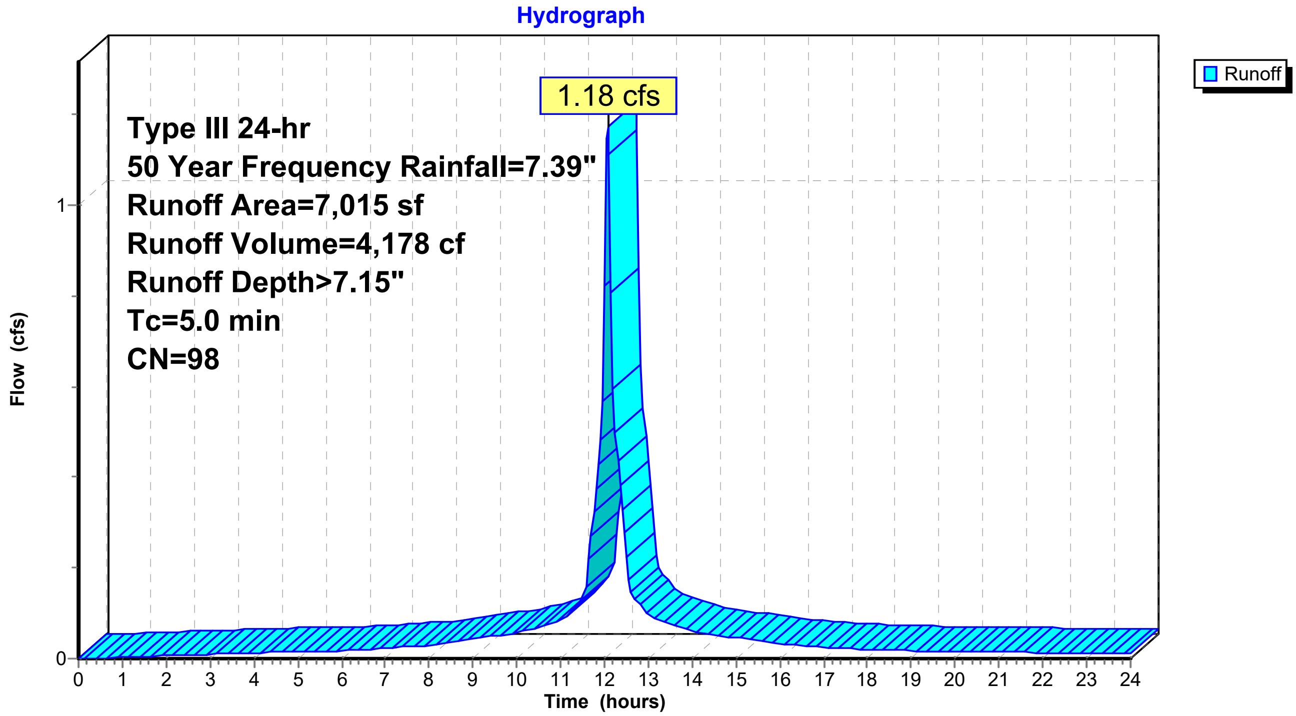
Runoff = 1.18 cfs @ 12.07 hrs, Volume= 4,178 cf, Depth> 7.15"
Routed to Pond 1P : Cultec System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Frequency Rainfall=7.39"

	Area (sf)	CN	Description
*	85	98	Paved Driveway, HSG D
	6,930	98	Roofs, HSG D
	7,015	98	Weighted Average
	7,015		100.00% Impervious Area

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

Subcatchment 1SB: Captured Roof & Driveway



Summary for Subcatchment 1SA: Un-Captured Lawn & Impervious Areas

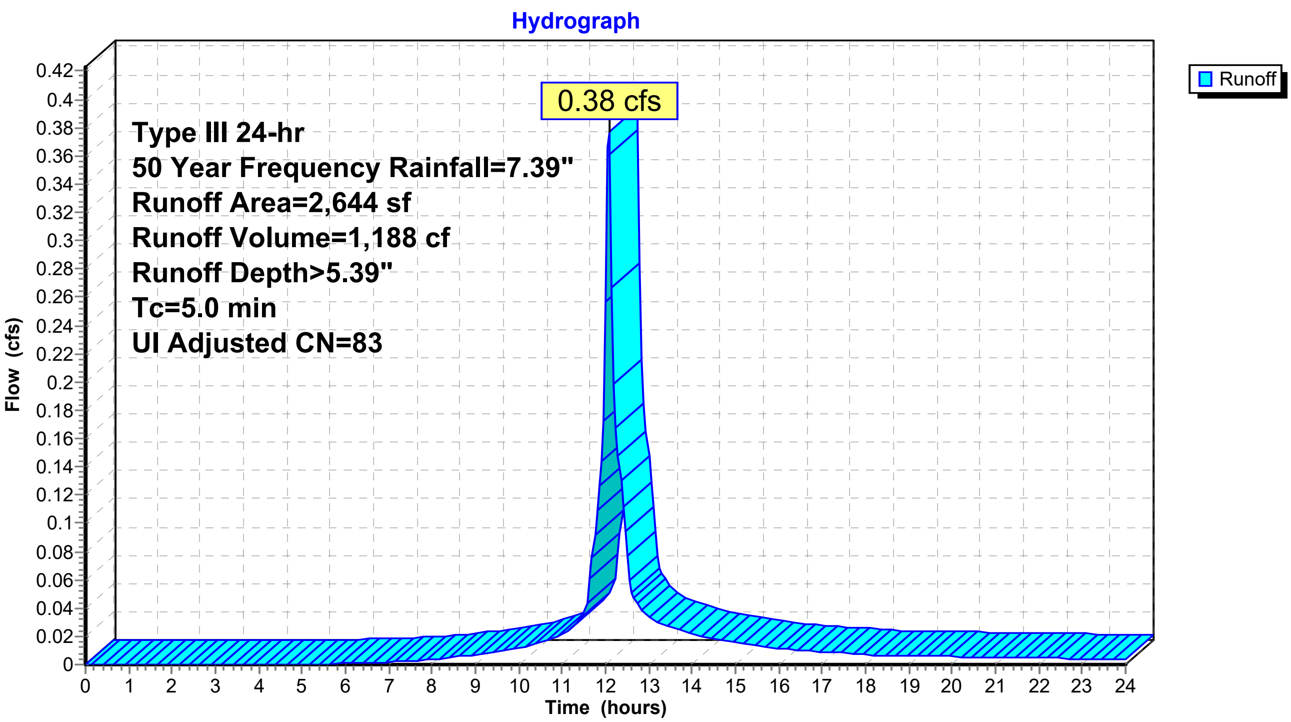
Runoff = 0.38 cfs @ 12.07 hrs, Volume= 1,188 cf, Depth> 5.39"
Routed to Link 1L : Proposed Offsite Flows

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Frequency Rainfall=7.39"

	Area (sf)	CN	Adj	Description
*	776	98		Unconnected Impervious, HSG D
	1,868	80		>75% Grass cover, Good, HSG D
	2,644	85	83	Weighted Average, UI Adjusted
	1,868			70.65% Pervious Area
	776			29.35% Impervious Area
	776			100.00% Unconnected

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

Subcatchment 1SA: Un-Captured Lawn & Impervious Areas



Summary for Pond 1P: Cultec System

Inflow Area = 7,015 sf,100.00% Impervious, Inflow Depth > 7.15" for 50 Year Frequency event
Inflow = 1.18 cfs @ 12.07 hrs, Volume= 4,178 cf
Outflow = 0.34 cfs @ 12.42 hrs, Volume= 4,177 cf, Atten= 71%, Lag= 20.9 min
Discarded = 0.08 cfs @ 12.20 hrs, Volume= 3,972 cf
Primary = 0.26 cfs @ 12.42 hrs, Volume= 205 cf
Routed to Link 1L : Proposed Offsite Flows

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 34.22' @ 12.40 hrs Surf.Area= 703 sf Storage= 1,416 cf

Plug-Flow detention time= 127.0 min calculated for 4,177 cf (100% of inflow)
Center-of-Mass det. time= 126.8 min (867.8 - 741.0)

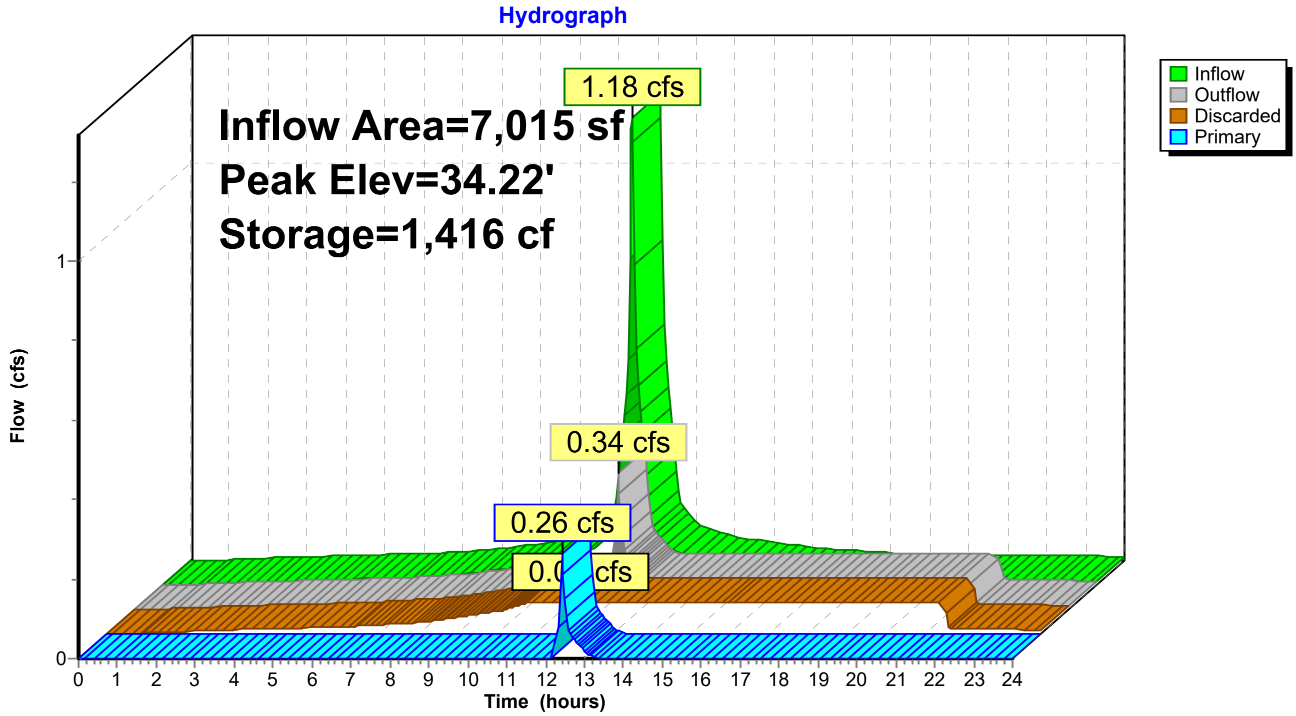
Volume	Invert	Avail.Storage	Storage Description
#1	31.00'	629 cf	**11.67'W x 59.50'L x 3.50'H Prismatoid**
			2,430 cf Overall - 857 cf Embedded = 1,573 cf x 40.0% Voids
#2	31.50'	857 cf	**Cultec R-330XLHD** x 16 Inside #1
			Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
			Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
			Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#3	33.50'	7 cf	**1.00'W x 9.00'L x 0.80'H Prismatoid**
		1,493 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	31.00'	**4.800 in/hr Exfiltration over Surface area**
#2	Primary	34.20'	**12.0" x 108.0" Horiz. Orifice/Grate** C= 0.600
			Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 12.20 hrs HW=33.51' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.22 cfs @ 12.42 hrs HW=34.22' (Free Discharge)
└─**2=Orifice/Grate** (Weir Controls 0.22 cfs @ 0.49 fps)

Pond 1P: Cultec System

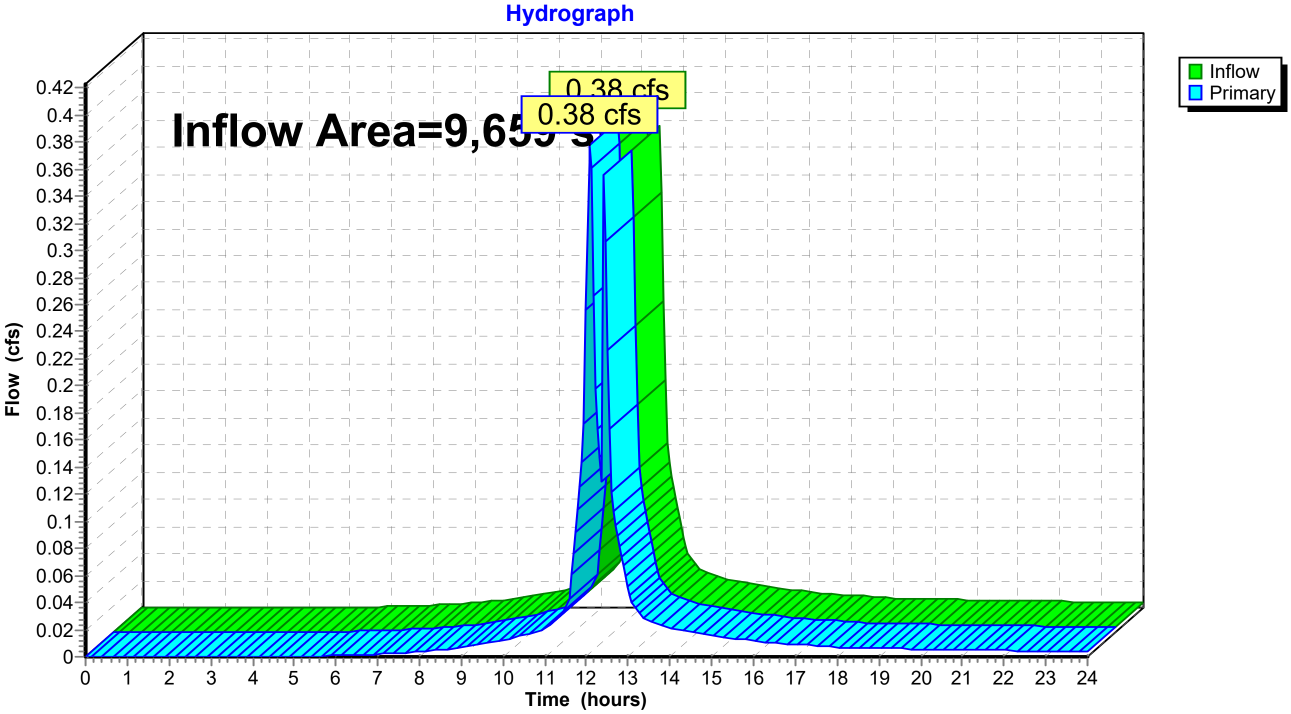


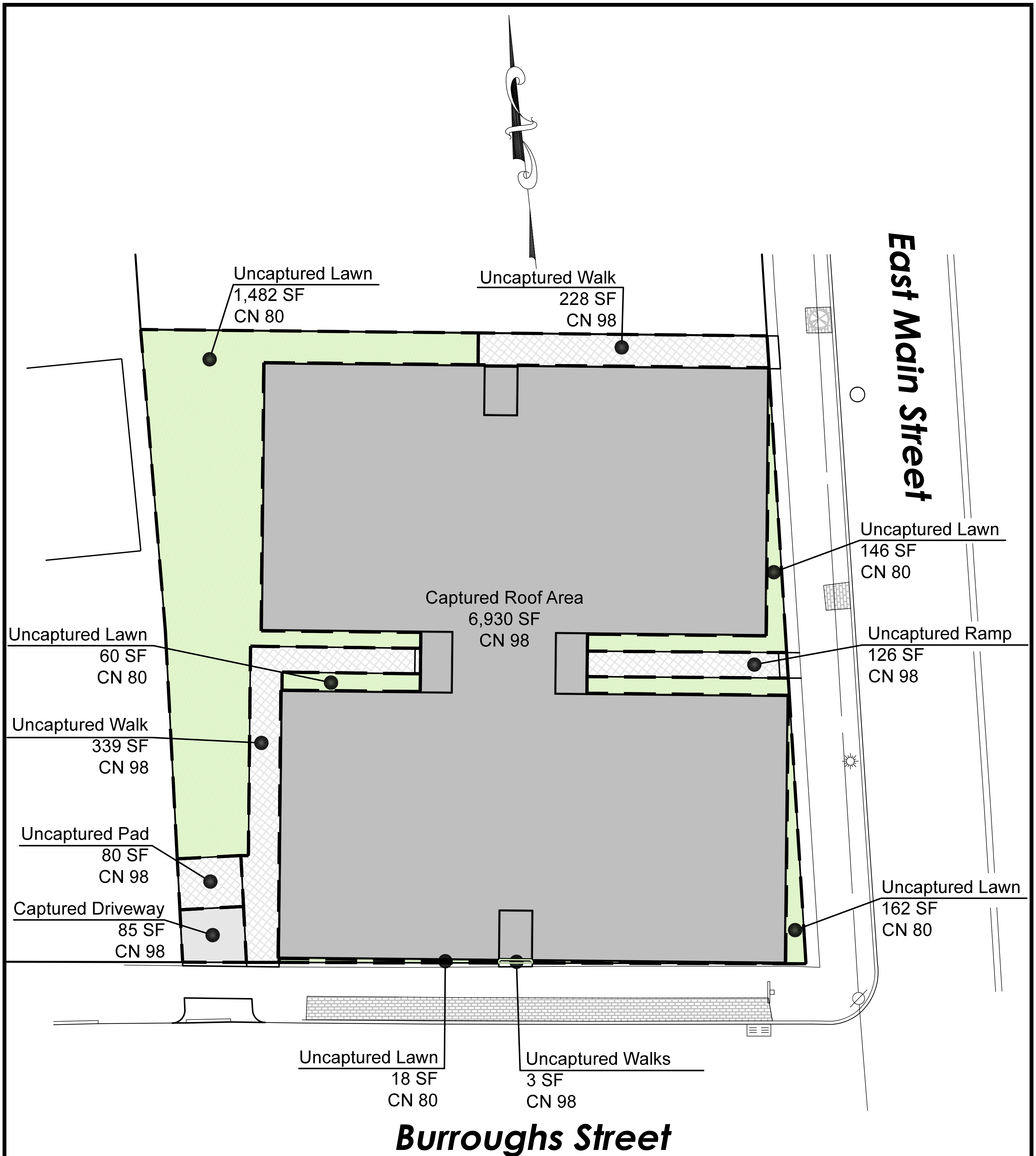
Summary for Link 1L: Proposed Offsite Flows

Inflow Area =	9,659 sf, 80.66% Impervious,	Inflow Depth > 1.73"	for 50 Year Frequency event
Inflow =	0.38 cfs @ 12.07 hrs, Volume=	1,393 cf	
Primary =	0.38 cfs @ 12.07 hrs, Volume=	1,393 cf, Atten= 0%, Lag= 0.0 min	

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Proposed Offsite Flows





Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

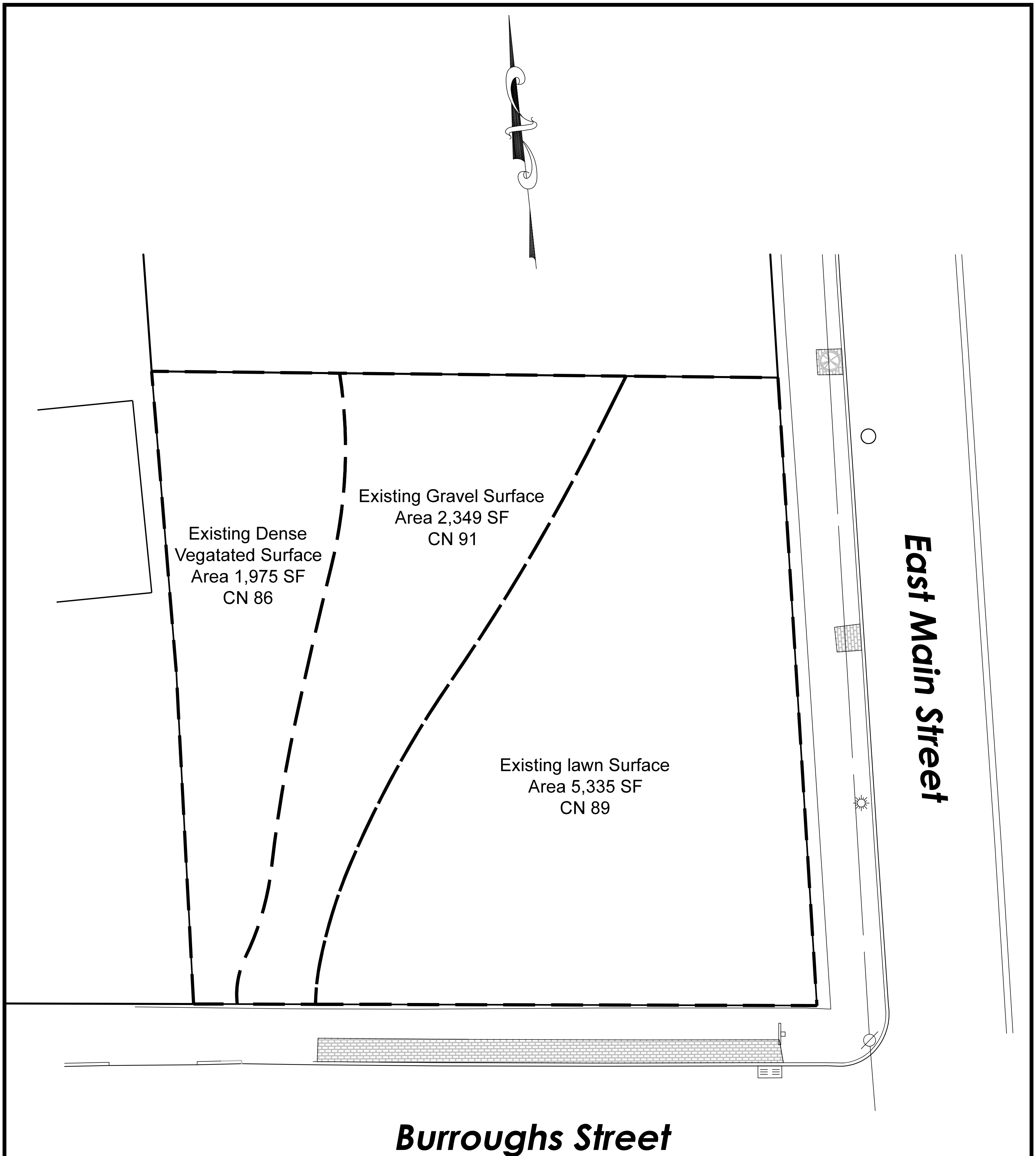
SCALE: 1"=20'
FIELD FILE: e-main-7-8-13.rw5
PROJECT NO. CD826
DATE: February 20, 2024
FILE:619-629 East Main St SP 2-19-2024.dwg
SHEET 1 OF 1
REV:

PROPOSED DRAINAGE FIGURES

PREPARED FOR

633 EAST MAIN, LLC

619 - 625 EAST MAIN STREET
BRIDGEPORT, CONNECTICUT



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SCALE: 1"=20'
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PROJECT NO. CD826
DATE: February 20, 2024
FILE:619-629 East Main St SP 2-19-2024.dwg
SHEET 1 OF 1
REV:

EXISTING DRAINAGE FIGURES

PREPARED FOR

633 EAST MAIN, LLC

619 - 625 EAST MAIN STREET
BRIDGEPORT, CONNECTICUT

NOAA Atlas 14, Volume 10, Version 3
Location name: Bridgeport, Connecticut, USA*
Latitude: 41.1831°, Longitude: -73.1811°
Elevation: 20 ft**
* 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	**0.351** (0.280-0.434)	**0.419** (0.334-0.519)	**0.530** (0.421-0.658)	**0.623** (0.491-0.777)	**0.750** (0.570-0.976)	**0.846** (0.628-1.12)	**0.946** (0.679-1.30)	**1.06** (0.717-1.49)	**1.22** (0.789-1.77)	**1.34** (0.850-2.00)
10-min	**0.497** (0.396-0.615)	**0.594** (0.473-0.735)	**0.752** (0.597-0.934)	**0.882** (0.695-1.10)	**1.06** (0.807-1.38)	**1.20** (0.890-1.59)	**1.34** (0.962-1.85)	**1.50** (1.02-2.11)	**1.72** (1.12-2.51)	**1.90** (1.20-2.83)
15-min	**0.585** (0.466-0.723)	**0.698** (0.556-0.864)	**0.884** (0.701-1.10)	**1.04** (0.818-1.30)	**1.25** (0.950-1.63)	**1.41** (1.05-1.87)	**1.58** (1.13-2.17)	**1.76** (1.19-2.48)	**2.02** (1.32-2.96)	**2.24** (1.42-3.33)
30-min	**0.815** (0.650-1.01)	**0.973** (0.775-1.20)	**1.23** (0.977-1.53)	**1.44** (1.14-1.80)	**1.74** (1.32-2.26)	**1.96** (1.46-2.61)	**2.20** (1.57-3.02)	**2.45** (1.66-3.45)	**2.81** (1.82-4.10)	**3.10** (1.96-4.61)
60-min	**1.05** (0.834-1.29)	**1.25** (0.994-1.54)	**1.58** (1.25-1.96)	**1.85** (1.46-2.31)	**2.23** (1.69-2.90)	**2.52** (1.87-3.34)	**2.81** (2.02-3.87)	**3.14** (2.13-4.42)	**3.59** (2.34-5.24)	**3.96** (2.51-5.89)
2-hr	**1.36** (1.09-1.66)	**1.63** (1.30-2.00)	**2.07** (1.66-2.56)	**2.44** (1.94-3.03)	**2.95** (2.26-3.82)	**3.33** (2.49-4.41)	**3.73** (2.70-5.12)	**4.19** (2.85-5.86)	**4.84** (3.16-7.02)	**5.38** (3.41-7.95)
3-hr	**1.57** (1.26-1.92)	**1.88** (1.52-2.31)	**2.41** (1.93-2.96)	**2.84** (2.26-3.51)	**3.44** (2.64-4.44)	**3.88** (2.91-5.12)	**4.35** (3.16-5.96)	**4.90** (3.34-6.83)	**5.69** (3.71-8.21)	**6.34** (4.04-9.34)
6-hr	**1.98** (1.60-2.40)	**2.38** (1.93-2.90)	**3.05** (2.46-3.72)	**3.61** (2.89-4.43)	**4.37** (3.38-5.61)	**4.94** (3.73-6.48)	**5.55** (4.06-7.56)	**6.26** (4.28-8.67)	**7.30** (4.78-10.5)	**8.18** (5.22-12.0)
12-hr	**2.43** (1.98-2.93)	**2.94** (2.40-3.55)	**3.78** (3.07-4.58)	**4.47** (3.60-5.45)	**5.42** (4.21-6.92)	**6.13** (4.66-8.00)	**6.89** (5.07-9.34)	**7.78** (5.35-10.7)	**9.11** (5.99-13.0)	**10.2** (6.55-14.8)
24-hr	**2.84** (2.33-3.40)	**3.47** (2.84-4.16)	**4.49** (3.67-5.41)	**5.35** (4.34-6.47)	**6.52** (5.10-8.28)	**7.39** (5.66-9.60)	**8.33** (6.18-11.3)	**9.47** (6.53-12.9)	**11.2** (7.38-15.8)	**12.7** (8.13-18.3)
2-day	**3.16** (2.61-3.76)	**3.92** (3.24-4.67)	**5.17** (4.25-6.18)	**6.20** (5.07-7.46)	**7.63** (6.02-9.65)	**8.68** (6.69-11.2)	**9.83** (7.36-13.3)	**11.3** (7.79-15.3)	**13.5** (8.94-19.0)	**15.5** (9.98-22.2)
3-day	**3.41** (2.83-4.05)	**4.25** (3.52-5.04)	**5.62** (4.63-6.69)	**6.75** (5.53-8.08)	**8.31** (6.58-10.5)	**9.45** (7.32-12.2)	**10.7** (8.06-14.5)	**12.3** (8.53-16.7)	**14.8** (9.82-20.7)	**17.0** (11.0-24.3)
4-day	**3.66** (3.05-4.33)	**4.54** (3.77-5.38)	**5.98** (4.95-7.10)	**7.17** (5.90-8.56)	**8.82** (6.99-11.1)	**10.0** (7.78-12.9)	**11.3** (8.55-15.3)	**13.0** (9.04-17.6)	**15.7** (10.4-21.8)	**18.0** (11.6-25.5)
7-day	**4.38** (3.66-5.15)	**5.32** (4.45-6.27)	**6.87** (5.72-8.11)	**8.16** (6.74-9.68)	**9.92** (7.90-12.4)	**11.2** (8.74-14.3)	**12.6** (9.54-16.8)	**14.4** (10.0-19.3)	**17.2** (11.4-23.7)	**19.5** (12.6-27.5)
10-day	**5.07** (4.26-5.94)	**6.06** (5.08-7.10)	**7.67** (6.40-9.02)	**9.01** (7.47-10.7)	**10.8** (8.66-13.4)	**12.2** (9.51-15.5)	**13.7** (10.3-18.1)	**15.5** (10.8-20.6)	**18.2** (12.1-25.1)	**20.5** (13.3-28.8)
20-day	**7.15** (6.04-8.31)	**8.23** (6.94-9.58)	**10.0** (8.40-11.7)	**11.5** (9.56-13.5)	**13.5** (10.8-16.5)	**15.0** (11.7-18.7)	**16.6** (12.4-21.4)	**18.4** (12.9-24.3)	**20.9** (14.0-28.6)	**23.0** (15.0-32.1)
30-day	**8.86** (7.52-10.3)	**10.0** (8.49-11.6)	**11.9** (10.0-13.8)	**13.5** (11.3-15.7)	**15.6** (12.5-18.9)	**17.2** (13.5-21.3)	**18.9** (14.2-24.2)	**20.7** (14.6-27.2)	**23.1** (15.6-31.5)	**25.1** (16.3-34.8)
45-day	**11.0** (9.37-12.7)	**12.2** (10.4-14.1)	**14.2** (12.1-16.5)	**15.9** (13.4-18.5)	**18.2** (14.7-21.9)	**20.0** (15.6-24.5)	**21.7** (16.3-27.5)	**23.5** (16.7-30.8)	**25.9** (17.4-35.0)	**27.6** (18.0-38.2)
60-day	**12.8** (10.9-14.7)	**14.1** (12.0-16.2)	**16.2** (13.8-18.7)	**17.9** (15.1-20.8)	**20.4** (16.4-24.4)	**22.2** (17.4-27.2)	**24.1** (18.0-30.2)	**25.9** (18.4-33.7)	**28.2** (19.0-37.9)	**29.8** (19.5-41.1)

[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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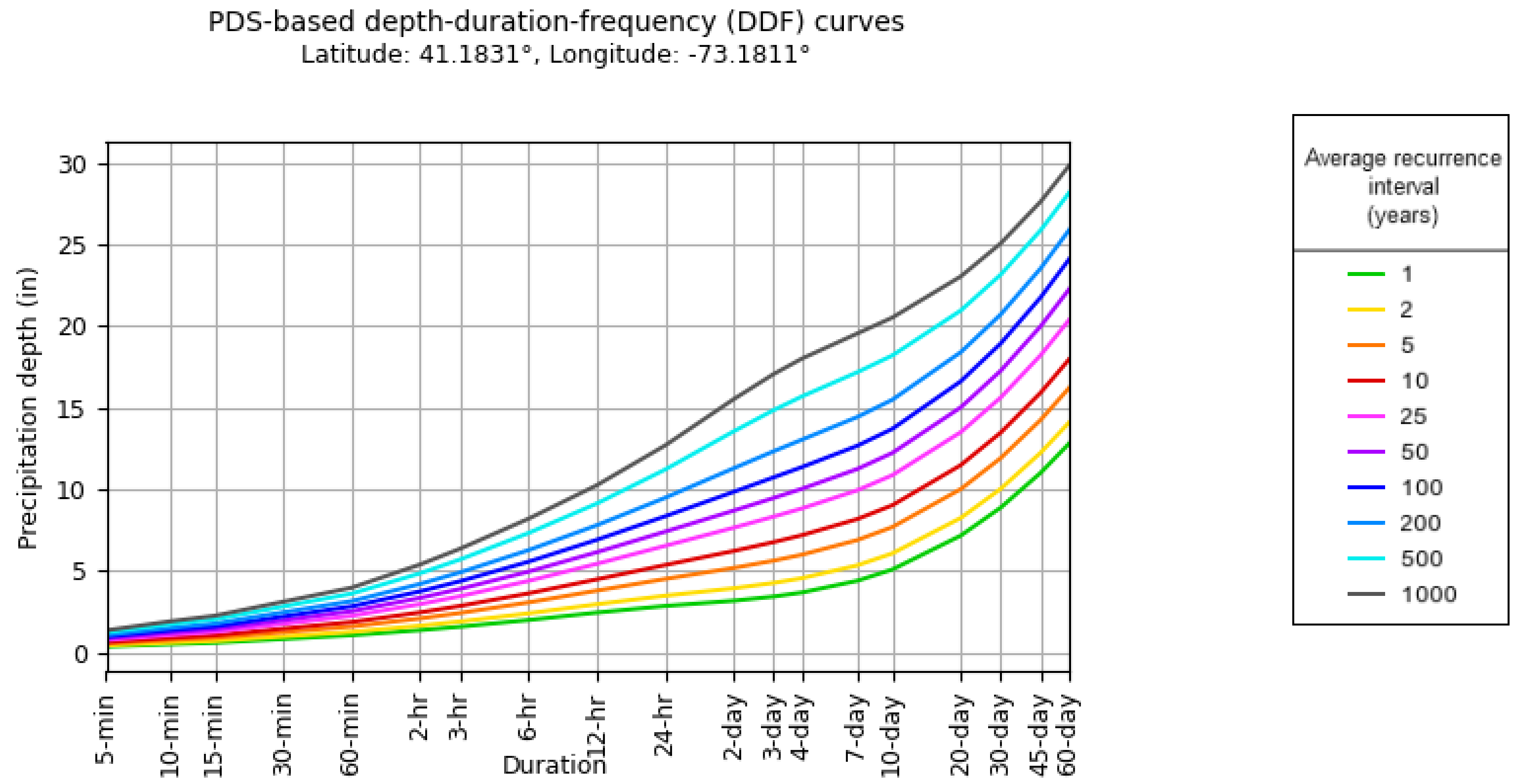
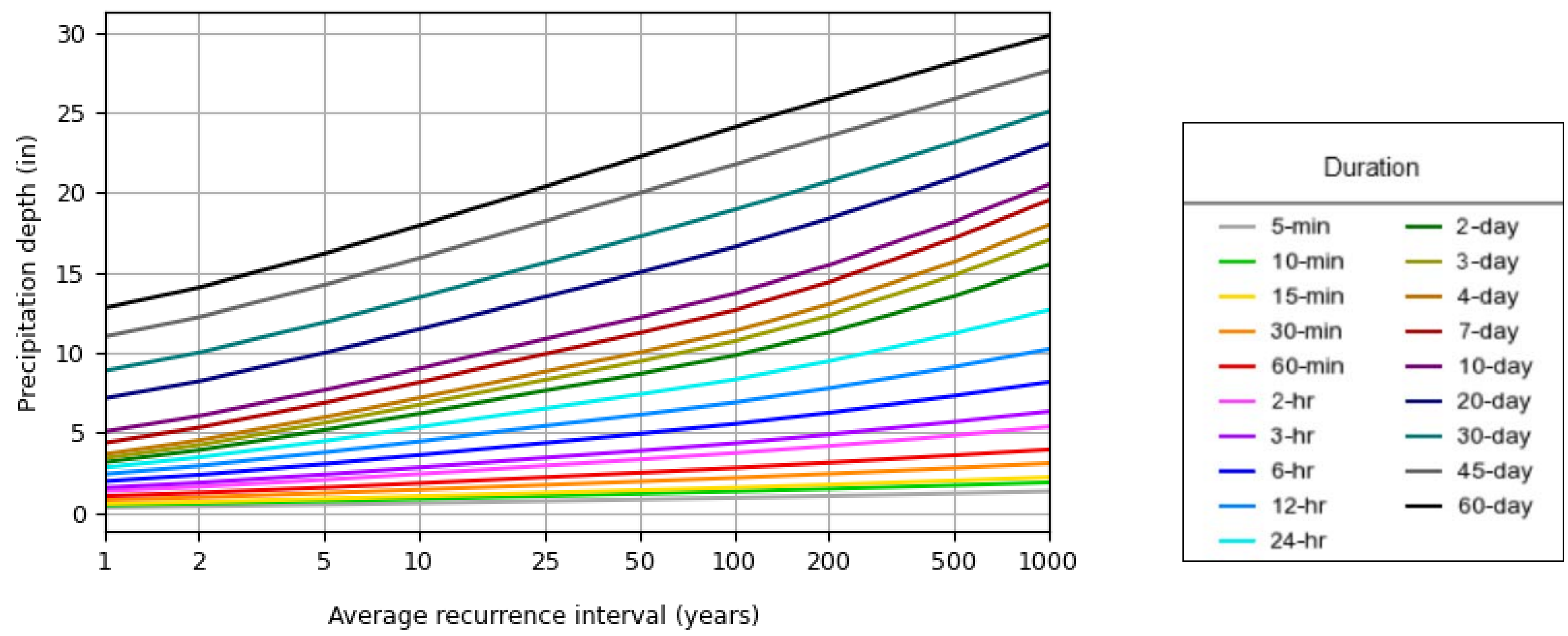
PF graphical





NOAA Atlas 14, Volume 10, Version 3

Created (GMT): Thu Feb 15 14:55:26 2024

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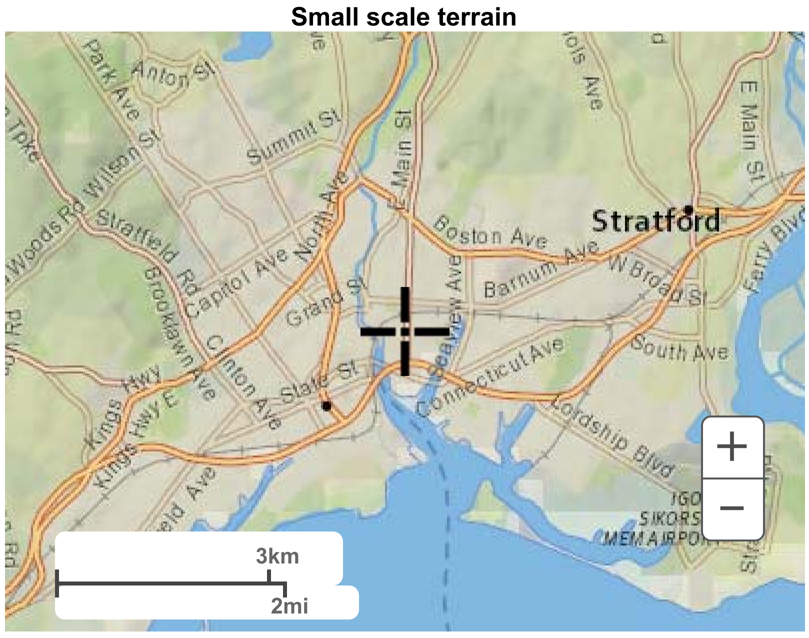
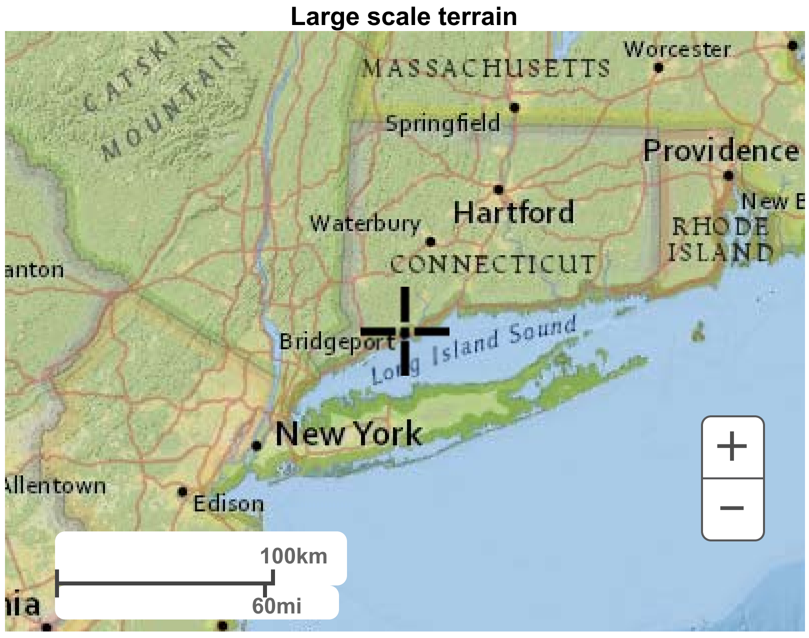
Maps & aerials

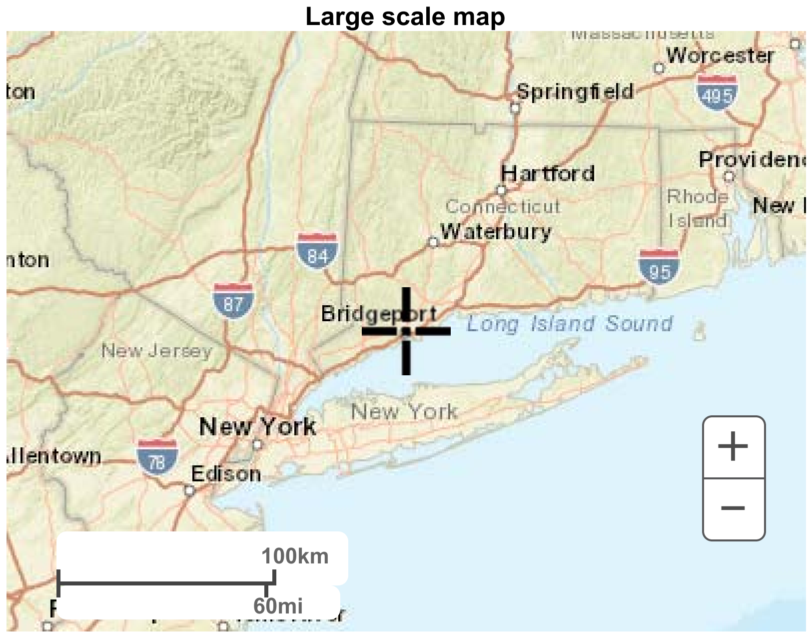
Small scale terrain



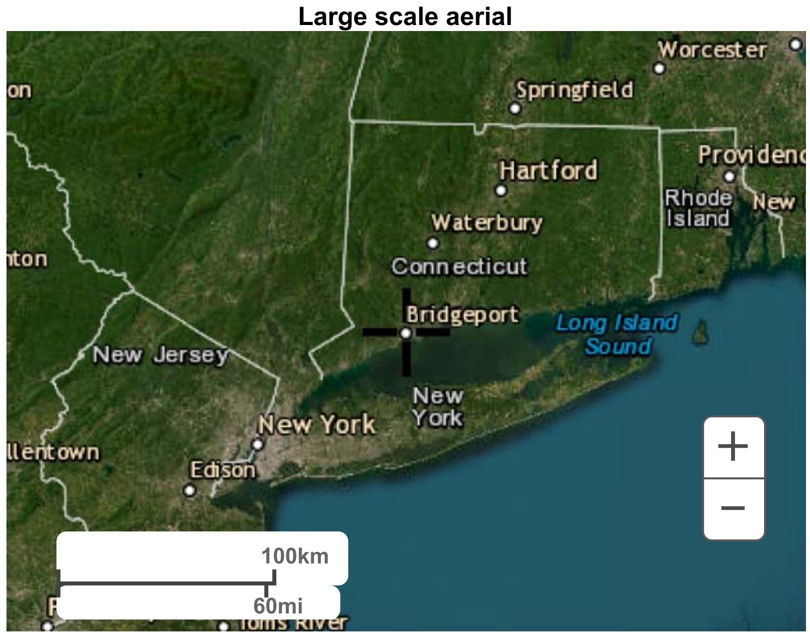
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Secretary of the State of Connecticut
Certificate of Organization

Domestic Limited Liability Company

Filing Details

Filing Number: 0010648765 Filed On: 6/21/2022 11:59:15 AM

Primary Details

Name of Limited Liability Company:	633 East Main LLC
Business ALEI:	US-CT.BER:2584441
Business Email Address:	bnmbuilders@gmail.com
NAICS Information:	Residential Property Managers (531311)

Business Location

Principal Office Address:	156 Morehouse Rd, Easton, CT, 06612-2147, United States
Mailing Address:	p.o. box 110095, Trumbull, CT, 06611, United States

Appointment of Registered Agent

Type:	Individual
Agent's Name:	Bangalore Mahesh
Business Address:	156 Morehouse Rd, Easton, CT, 06612-2147, United States
Residence Address:	156 Morehouse Rd , Easton, CT, 06612-2147, United States
Mailing Address:	156 Morehouse Rd, Easton, CT, 06612-2147, United States

Agent Appointment Acceptance

Agent Signature:
This signature has been executed electronically

Manager or Member Information

Name	*Title*	*Business Address*	*Residence Address*
MPG MANAGEMENT COMPANY	Managing Member	115 TECHNOLOGY DRIVE SUITE A 303 SUITE A 303, TRUMBULL, CT, 06611, United States	N/A

Secretary of the State of Connecticut
Certificate of Organization

Domestic Limited Liability Company

Gayatri Rao Mahesh	Member	N/A	156 Morehouse Rd, Easton, CT, 06612-2147, United States
Bangalore Mahesh	Managing Member	156 Morehouse Rd, Easton, CT, 06612-2147, United States	156 Morehouse Rd, Easton, CT, 06612-2147, United States

Acknowledgement

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Organizer:	Bangalore Mahesh
Organizer Title:	Managing Member
Filer Name:	bangalore mahesh
Filer Signature:	bangalore mahesh
Execution Date:	06/21/2022

This signature has been executed electronically

619 East Main Street #625 100’ Abutters

LOCATION	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIPCODE
601 EAST MAIN ST #603	255 KOSSUTH LLC	133 RIVER RD	MYSTIC	CT	06355
168 BURROUGHS ST #174	255 KOSSUTH LLC	133 RIVER RD	MYSTIC	CT	06355
158 BURROUGHS ST	255 KOSSUTH ST	133 RIVER RD	MYSTIC	CT	06355
588-612 EAST MAIN ST	588 EAST MAIN STREET LLC	588 EAST MAIN ST #612	BRIDGEPORT	CT	06608
624 EAST MAIN ST #638	MASTER LLC	22 GOLEC AVENUE	SHELTON	CT	06484
171 BURROUGHS ST	ST MICHAELS ARCHANGEL POLISH	310 PULASKI ST	BRIDGEPORT	CT	06608
169 BURROUGHS ST	ST MICHAELS ARCHANGEL POLISH	310 PULASKI ST	BRIDGEPORT	CT	06608
652 EAST MAIN ST #654	COLLAZO LISA	652 EAST MAIN STREET #654	BRIDGEPORT	CT	06608
651 EAST MAIN ST	SHEIKH FURQAN & RUBINS	900 STATE STREET	BRIDGEPORT	CT	06605
657 EAST MAIN ST #667	SHEIKH FURQAN & RUBINA	564 BROOKLAWN AVE	BRIDGEPORT	CT	06604-1527
246 PULASKI ST #310	ST MICHAELS ARCHANGEL POLISH	310 PULASKI ST	BRIDGEPORT	CT	06608

NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A **LIMITED PROPERTY/BOUNDARY SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS **A-2** AND TOPOGRAPHIC ACCURACY CLASS **T-2** AND IS INTENDED FOR **MUNICIPAL COMPLIANCE** PURPOSES.

2. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

3. ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE FOUND.

4. LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORS96). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON **JULY 8, 2013** IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:
   STATION: ORANGE,
   NORTHING 653,555.9292, EASTING 927,267.5499,
   LATITUDE 41°15'15.89404", LONGITUDE 73°00'52.60263",
   ELLIPSOID -4.143.

5. MAP REFERENCES
   A. PARCEL CONSOLIDATION MAP PREPARED FOR 619-633 EAST MAIN STREET, LLC; BRIDGEPORT, CONNECTICUT - 629 EAST MAIN STREET ASSESSOR'S REFERENCE: MAP 42 | BLOCK 813 | LOT 8 AND 619 EAST MAIN STREET ASSESSOR'S REFERENCE: MAP 42 | BLOCK 813 | LOT 7 - SHEET 1 OF 1, SCALE: 1" = 10', FEBRUARY 26, 2016 PREPARED BY CABEZAS-DeANGELIS, LLC ON FILE IN THE CITY OF BRIDGEPORT CLERK'S OFFICE AS **MAP VOLUME 55 PAGE 134**.

   B. MAP PREPARED FOR CHARLES H. HARTMANN, SCALE: 1" = 4', NOV. 15, 1895 BY SCOFIELD & STARR ON FILE IN THE CITY OF BRIDGEPORT CLERK'S OFFICE AS **MAP VOLUME 3 PAGE 41**.

   C. PLAN OF PROPERTY PREPARED FOR FURQAN & RUBINA SHEIKH, BRIDGEPORT, CONNECTICUT, SCALE: 1" = 10', JAN. 23, 2006 PREPARED BY CHARLES T. GALIAN ON FILE IN THE CITY OF BRIDGEPORT CLERK'S OFFICE AS **MAP VOLUME 54 PAGE 105**.

   D. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 813**.

   E. BURROUGHS ST. | KOSSUTH ST, MAP NO. 5852 AND EAST MAIN ST. SEWER FOUND ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.

6. RECORD OWNER: 633 EAST MAIN, LLC
   VOL. 10830 PG. 57

7. ASSESSOR'S REFERENCE: MAP 42 | BLOCK 813 | LOT 7

8. PARCEL AREA: 9,659± SF or 0.222± Ac.

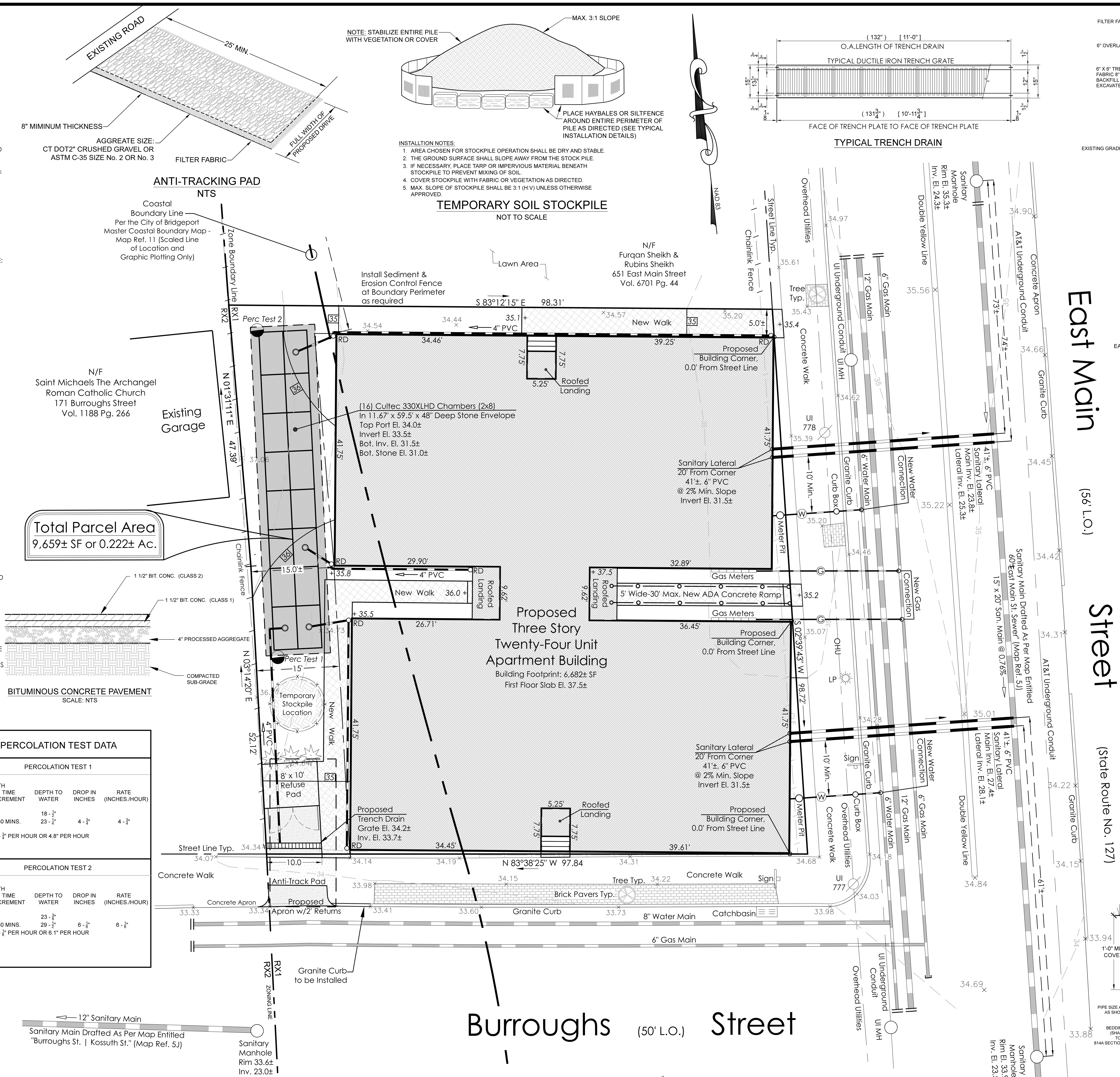
9. PARCEL IS LOCATED WITHIN THE '**RX1**' ZONING DISTRICT.

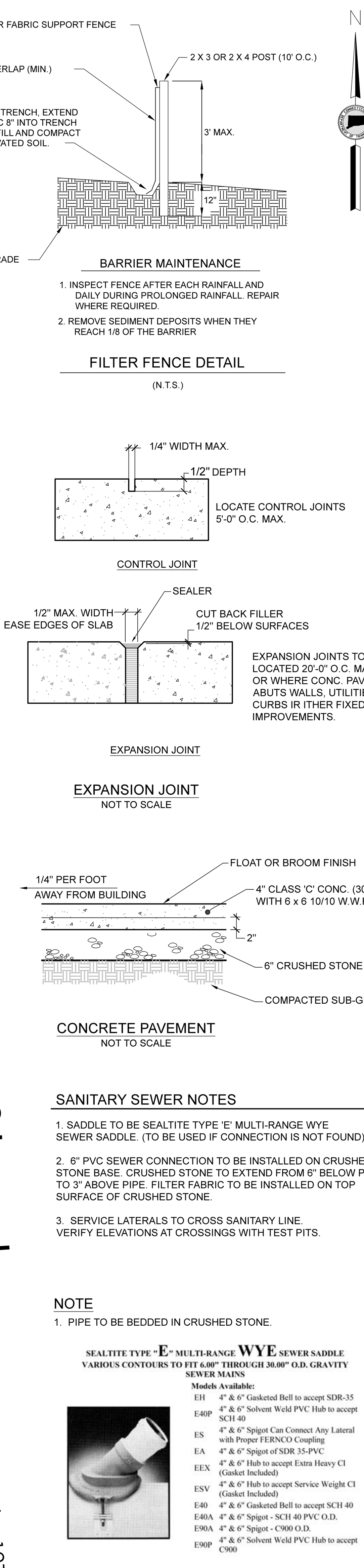
10. SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL **441** OF 626, COMMUNITY **BRIDGEPORT**, CITY OF, NUMBER **090002** PANEL **0441** SUFFIX **G**, MAP NUMBER **09001C0441G**, MAP REVISED **JULY 8, 2013**. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X** (**UNSHADED**).

11. A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE PEQUONNOCK RIVER COASTAL BOUNDARY - RESIDENTIAL ZONE. SEE COASTAL MASTER PLAN OF BRIDGEPORT, CONNECTICUT **SHEET 4 OF 4**, SCALE: 1"=500', DATED AUGUST 1982, LAST REVISED NOVEMBER 18, 1982 AND PREPARED BY KASPER ASSOCIATES, INC.

12. BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION AND VAGUE DEED DESCRIPTIONS THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.

13. UNDERGROUND UTILITIES ARE SHOWN BASED ON FIELD SURVEY INFORMATION AND COMPILED FROM VARIOUS UTILITY COMPANY MAPS, CABEZAS DeANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DeANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DeANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC., (**1-800-922-4455**).



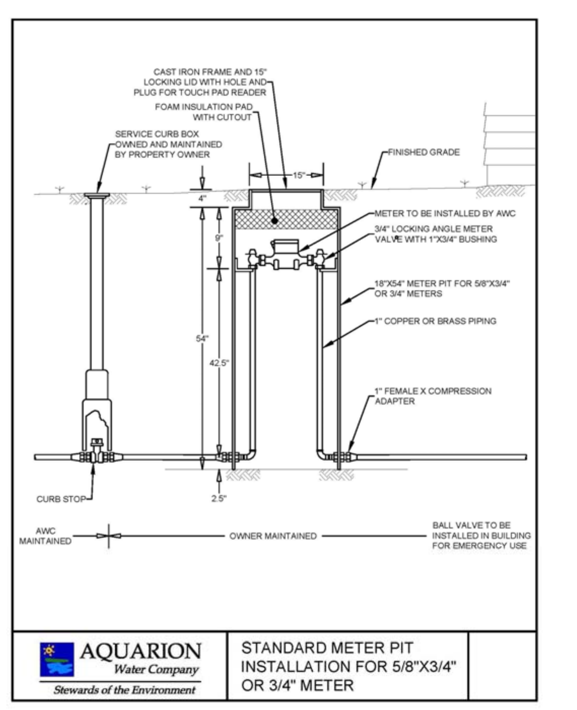


LOCATION MAP

SCALE: 1" = 800'

RX1 Zone Development Standards
"Small General Building Type"

	REQUIRED	PROPOSED
3.60.4 BUILDING LOCATION (FIGURE 3.60-B)		
1. LOT WIDTH	N.A.	N.A.
2. PRIMARY STREETWALL	100 FT MAX.	93± FT
3. PRIMARY STREET BUILD-TO ZONE	0 FT MIN. / 15 FT MAX.	0 FT
4. STOOP, BAY ENCROACHMENT	N/A	N/A
5. NON-PRIMARY STREET BUILD-TO ZONE	0 FT MIN. / 15 FT MAX.	0 FT
6. SIDE SETBACK	2 FT MIN.; MIN. 10 FT TOTAL	5.0± FT / CORNER LOT
SPACE BETWEEN ADJACENT BUILDINGS	BOTH SIDES 6 FT MIN.	COMPLIES
7. REAR SETBACK	15 FT MIN.	15.0 FT
8. SITE COVERAGE	85% MAX.	81%
3.60.5 PARKING & ACCESSORY STRUCTURES (FIGURE 3.60-C)		
1. PARKING & DRIVEWAY ACCESS IF NO NON-PRIMARY STREET ALLOWABLE DRIVEWAY ACCESS POINTS	NON-PRIMARY STREET 12'W MAX. @ SIDEWALK 1 PER BUILDING	NON-PRIMARY STREET 10.5± FT WIDE 1 PROPOSED
2. ATTACHED GARAGE SETBACK	20' MIN. BEHIND PRIMARY FACADE IN REAR OF BUILDING	N/A
ALLOWED GARAGE DOOR LOCATION	REAR AND STREET-SIDE FACADES	N/A
3. SURFACE PARKING LOCATION	REAR YARD, LIMITED SIDE YARD	N/A
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPAL BUILDING	N/A
SIDE AND REAR SETBACK	3 FT MIN.	N/A
4. ACCESSORY STRUCTURE LOCATION	REAR YARD	N/A
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPAL BUILDING	N/A
SIDE AND REAR SETBACK	3 FT MIN.	N/A
3.60.6 HEIGHT (FIGURE 3.60-D)		
1. HEIGHT	1 STORY MIN. 3 STORIES MAX.	3 STORY
2. GROUND STORY HEIGHT	10 - 14 FT	COMPLIES
GROUND STORY HEIGHT (ONE STORY)	14 FT MIN. HEIGHT W/6 FT MAX. HEIGHT PARAPET	N/A
3.60.7 ROOFS (FIGURE 3.60-D)		
4. ROOF TYPES	FLAT, PARAPET	FLAT; PARAPET
5. TOWER	NOT ALLOWED	N/A
3.60.9. ALLOWED USES SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS		
RESIDENTIAL		
NUMBER OF PRINCIPAL UNITS	3 MINIMUM	24 UNITS
NUMBER OF ACCESSORY APARTMENTS	NOT ALLOWED	N/A
HOUSEHOLD LIVING	ALLOWED	COMPLIES



STANDARD METER PIT

NTS

PERCOLATION TEST DATA

PERCOLATION TEST 1

29" DEPTH

TIME	TIME INCREMENT	DEPTH TO WATER	DROP IN INCHES	RATE (INCHES./HOUR)
2:00		18 - 1/2"		
3:00	60 MINS.	23 - 1/4"	4 - 3/4"	4 - 3/4"

RATE: 4 - 3/4" PER HOUR OR 4.8" PER HOUR

PERCOLATION TEST 2

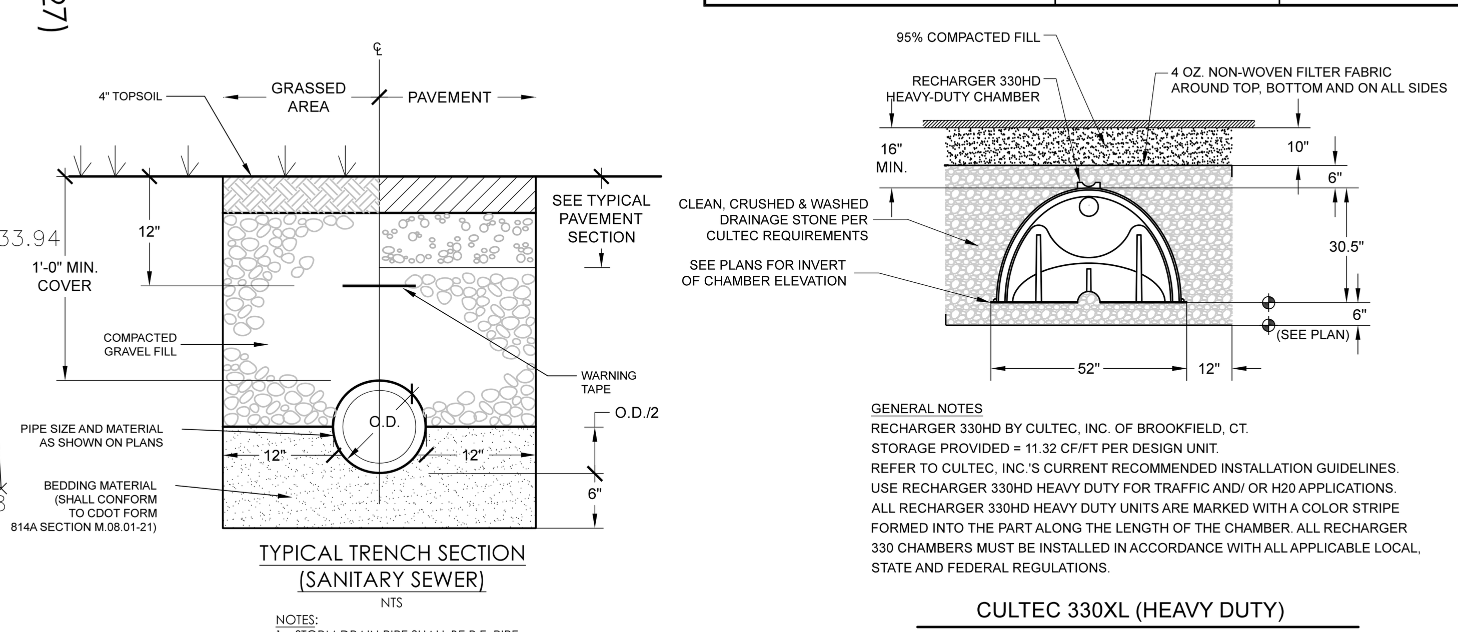
31" DEPTH

TIME	TIME INCREMENT	DEPTH TO WATER	DROP IN INCHES	RATE (INCHES./HOUR)
2:05		23 - 3/8"		
3:05	60 MINS.	29 - 1/2"	6 - 1/8"	6 - 1/8"

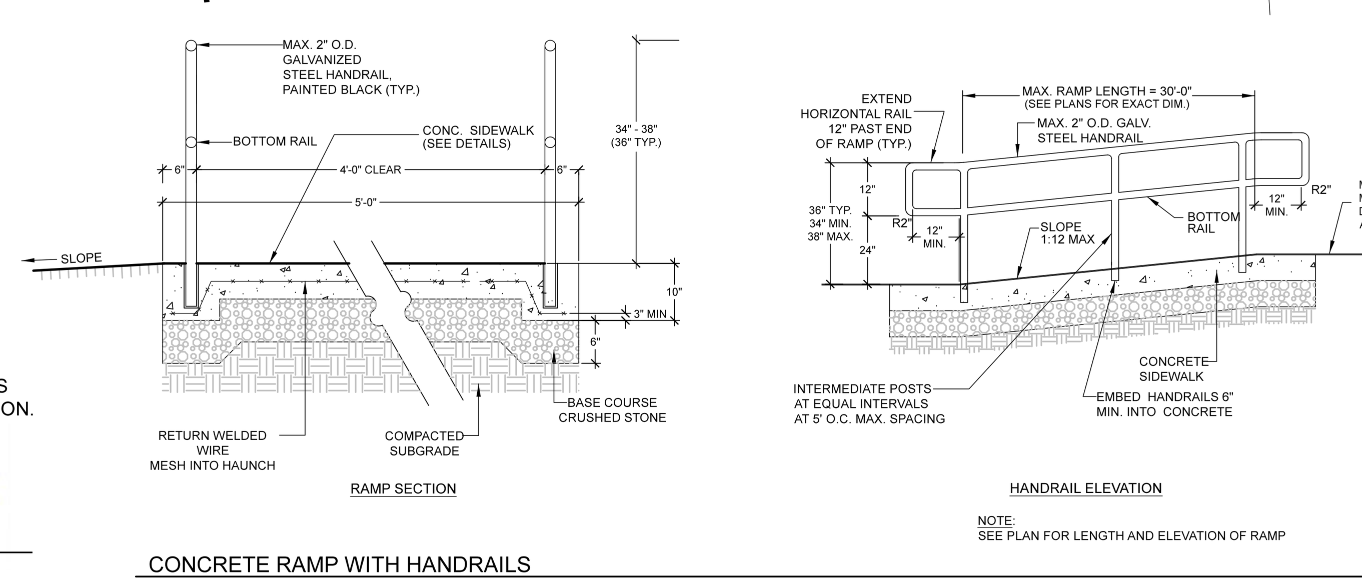
RATE: 6 - 1/8" PER HOUR OR 6.1" PER HOUR

LEGEND

N/F	NOW OR FORMERLY	CB	CATCH BASIN
MON.	MONUMENT	WM	WATER METER
I.P.	IRON PIPE	WV	WATER VALVE
FND.	FOUND	GV	GAS VALVE
S.F.	SQUARE FEET	RET.	RETAINING
CONC.	CONCRETE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
BIT.	BITUMINOUS	UI	UNITED ILLUMINATING COMPANY
OHU	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
U/G	UNDER GROUND	INT.	INTERSECTION
MH	MANHOLE	INV.	INVERT
ELEC.	ELECTRIC	C.I.	CAST IRON
Ø	UTILITY POLE	V.C.	VITRIFIED CLAY
DYL	DOUBLE YELLOW LINE	RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE	RD	ROOF DRAIN
BWL	BROKEN WHITE LINE	MW	MONITOR WELL
EOP	EDGE OF PAVEMENT	x 8.65	EXISTING SPOT GRADE
RET.	RETAINING	——100——	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FFE	FINISHED FLOOR ELEVATION	(2)	PARKING SPACES
C.O.	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
LP	LIGHT POST	PVC	POLYVINYL CHLORIDE
	EXISTING CONIFER TREE		EXISTING DECIDUOUS TREE



GENERAL NOTES
RECHARGER 330HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 330HD HEAVY DUTY FOR TRAFFIC AND/ OR H20 APPLICATIONS.
ALL RECHARGER 330HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 F:203 330 8701

SCALE: 1"=10'
FIELD FILE: e-main-7-8-13.rw5
PROJECT NO. CD826
DATE: February 23, 2024
FILE: 619-625 East Main St SP 2-19-2024.dwg
SHEET 1 OF 1
REV:

STATE OF CONNECTICUT · WASHINGTON CABEZAS, JR. · No. 70210 · LICENSED LAND SURVEYOR

STATE OF CONNECTICUT · WASHINGTON CABEZAS, JR. · No. 70210 · LICENSED PROFESSIONAL ENGINEER

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

WASHINGTON CABEZAS, JR, PEL 70210
PROFESSIONAL ENGINEER & LAND SURVEYOR

IMPROVEMENT LOCATION SURVEY AND TOPOGRAPHIC SURVEY

PREPARED FOR

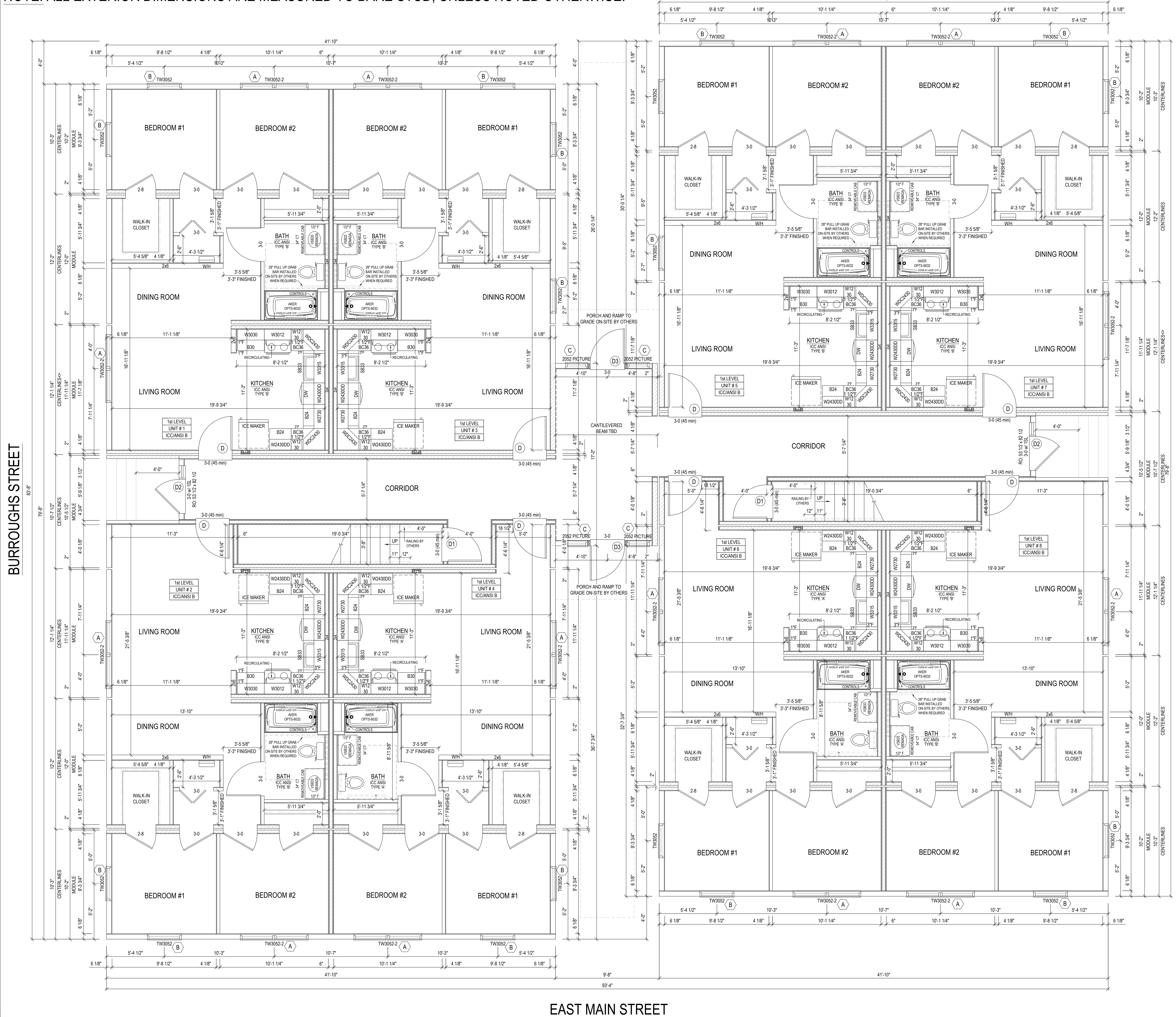
633 EAST MAIN, LLC

619 - 625 EAST MAIN STREET
BRIDGEPORT, CONNECTICUT
ASSESSOR'S REFERENCE: MAP 42 | BLOCK 813 | LOT 7

SHEET 1 OF 1

FEBRUARY 23, 2024 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 10'

NOTE: ALL EXTERIOR DIMENSIONS ARE MEASURED TO BARE STUD, UNLESS NOTED OTHERWISE.



24 TOTAL UNITS
1108.6.2.2.1 - 10% MUST BE TYPE A = 2 UNITS
ALL OTHER UNITS ON 1st LEVEL WILL BE TYPE B

2nd & 3rd LEVELS MAY BE NON-ACCESSIBLE UNITS
SECTION 1108.7 EXCEPTION - NO ELEVATOR SERVICE

BATHROOM DOORS CAN NOT SWING INTO SPACE PER ICC ANSI
SECTIONS 1103.11.2.1 & 1104.11.2.1, DOES NOT QUALIFY FOR EXCEPTION

ELECTRIC BASEBOARD HEAT

1hr FIRE WALLS w/ STC 50
ALL EXTERIOR WALLS = 1 HOUR U356
FLOOR / CEILING ASSEMBLY = 1 HOUR
ROOF ASSEMBLY = 1 HOUR

ENGINEERING #	C2024-07
DRAWN BY:	AJG
CHECKED BY:	----
DATE:	01-08-24
SALESMAN:	TO
MODEL:	APARTMENT

REVISIONS

REVISION:	DATE:	REASON FOR REVISION:	BY:
1	01-08-24	CONCEPT PRELIMINARY PLANS & ELEVATIONS	AJG
2	----	----	----
3	----	----	----
4	----	----	----
5	----	----	----
6	----	----	----
7	----	----	----
8	----	----	----

SIGNATURE BUILDING SYSTEMS

BUILDER: ---- STREET ADDRESS CITY, STATE, ZIP

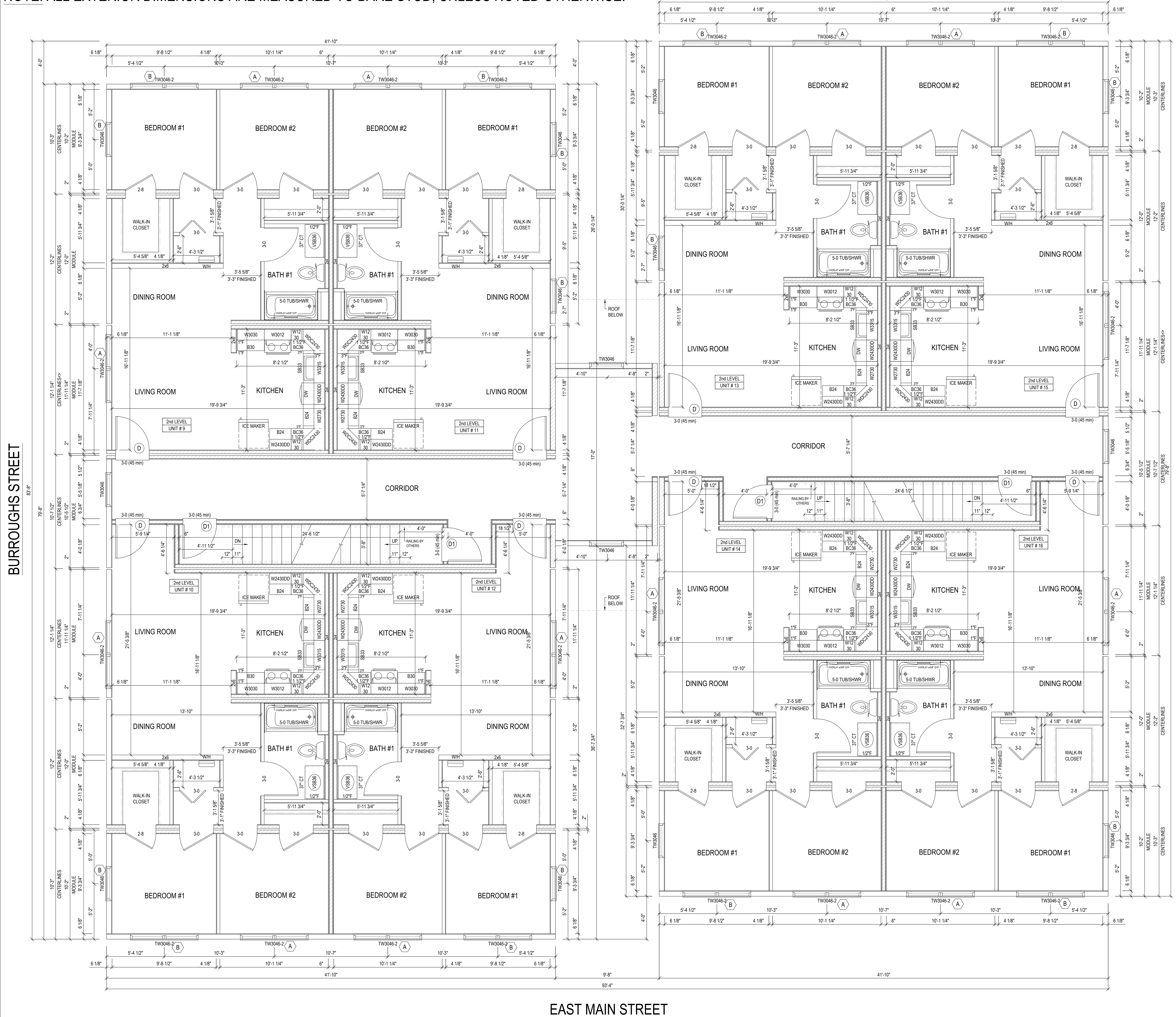
RETAIL: ---- 619 EAST MAIN STREET BRIDGEPORT, CT, 06607 ---- COUNTY

DRAWING: 1st LEVEL FLOOR PLAN

SCALE: NTS

SHEET: 3

NOTE: ALL EXTERIOR DIMENSIONS ARE MEASURED TO BARE STUD, UNLESS NOTED OTHERWISE.



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ELECTRIC BASEBOARD HEAT

1hr FIRE WALLS w/ STC 50
ALL EXTERIOR WALLS = 1 HOUR U356
FLOOR / CEILING ASSEMBLY = 1 HOUR
ROOF ASSEMBLY = 1 HOUR

ENGINEERING #	C2024-07
DRAWN BY:	AJG
CHECKED BY:	----
DATE:	01-08-24
SALESMAN:	TO
MODEL:	APARTMENT

REVISIONS

REVISION:	DATE:	REASON FOR REVISION:	BY:
1	01-08-24	CONCEPT PRELIMINARY PLANS & ELEVATIONS	AJG
2	----	----	----
3	----	----	----
4	----	----	----
5	----	----	----
6	----	----	----
7	----	----	----
8	----	----	----

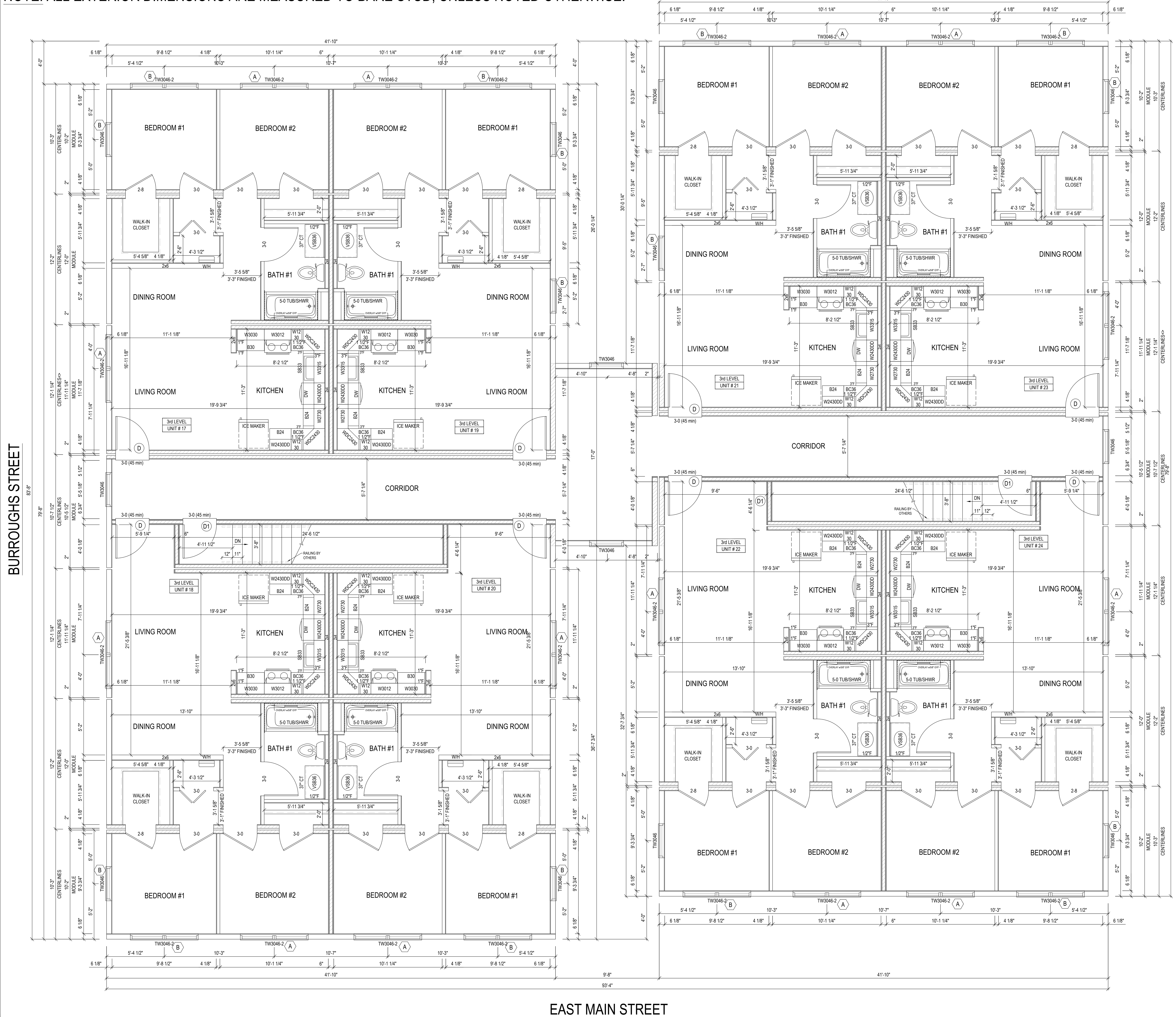
SIGNATURE — BUILDING SYSTEMS —

BUILDER: ----
STREET ADDRESS
CITY, STATE, ZIP

RETAIL: ----
619 EAST MAIN STREET
BRIDGEPORT, CT, 06607
---- COUNTY

DRAWING:	2nd LEVEL FLOOR PLAN
SCALE:	NTS
SHEET:	3a

NOTE: ALL EXTERIOR DIMENSIONS ARE MEASURED TO BARE STUD, UNLESS NOTED OTHERWISE.



24 TOTAL UNITS
1108.6.2.2.1 - 10% MUST BE TYPE A = 2 UNITS
ALL OTHER UNITS ON 1st LEVEL WILL BE TYPE B

2nd & 3rd LEVELS MAY BE NON-ACCESSIBLE UNITS
SECTION 1108.7 EXCEPTION - NO ELEVATOR SERVICE

BATHROOM DOORS CAN NOT SWING INTO SPACE PER ICC ANSI
SECTIONS 1103.11.2.1 & 1104.11.2.1, DOES NOT QUALIFY FOR EXCEPTION

ELECTRIC BASEBOARD HEAT

1hr FIRE WALLS w/ STC 50
ALL EXTERIOR WALLS = 1 HOUR U356
FLOOR / CEILING ASSEMBLY = 1 HOUR
ROOF ASSEMBLY = 1 HOUR

ENGINEERING #	C2024-07
DRAWN BY: AJG	CHECKED BY: ----
DATE:	01-08-24
SALESMAN:	TO
MODEL:	APARTMENT

REVISIONS

REVISION:	DATE:	REASON FOR REVISION:	BY:
1	01-08-24	CONCEPT PRELIMINARY PLANS & ELEVATIONS	AJG
2	----	----	----
3	----	----	----
4	----	----	----
5	----	----	----
6	----	----	----
7	----	----	----
8	----	----	----

SIGNATURE — BUILDING SYSTEMS —

BUILDER: ----
STREET ADDRESS
CITY, STATE, ZIP

RETAIL: ----
619 EAST MAIN STREET
BRIDGEPORT, CT, 06607
---- COUNTY

DRAWING: 3rd LEVEL FLOOR PLAN

SCALE: NTS

SHEET: 3b

EAST ELEVATION - EAST MAIN STREET

ACCESS TO GRADE ON SITE BY GC (TYP.)

NOTE:
1. SEE ARCHITECTS ELEVATIONS FOR BUILDING CLADDING and TRIM LAYOUT.
2. EXTERIOR CLADDING and TRIM PROVIDED ON-SITE BY OTHERS.

WEST ELEVATION

ACCESS TO GRADE ON SITE BY GC (TYP.)

NOTE:
1. SEE ARCHITECTS ELEVATIONS FOR BUILDING CLADDING and TRIM LAYOUT.
2. EXTERIOR CLADDING and TRIM PROVIDED ON-SITE BY OTHERS.

ENGINEERING #
C2024-07

DRAWN BY:	CHECKED BY:
AJG	----

DATE:
01-08-24

SALESMAN:
TO

MODEL:
APARTMENT

REVISIONS

REVISION:	DATE:	REASON FOR REVISION:	BY:
1	01-08-24	CONCEPT PRELIMINARY PLANS & ELEVATIONS	AJG
2	----	----	----
3	----	----	----
4	----	----	----
5	----	----	----
6	----	----	----
7	----	----	----
8	----	----	----

SIGNATURE BUILDING SYSTEMS

BUILDER:

STREET ADDRESS
CITY, STATE, ZIP

RETAIL:
-----
619 EAST MAIN STREET
BRIDGEPORT, CT, 06607
---- COUNTY

DRAWING:
EAST & WEST ELEVATIONS

SCALE:
NTS

SHEET:
5

NORTH ELEVATION

ACCESS TO GRADE ON SITE BY GC (TYP.)

SOUTH ELEVATION - BURROUGHS STREET

ACCESS TO GRADE ON SITE BY GC (TYP.)

ENGINEERING #

C2024-07

DRAWN BY:	CHECKED BY:
AJG	----

DATE: 01-08-24

SALESMAN: TO

MODEL: APARTMENT

REVISIONS

REVISION:	DATE:	REASON FOR REVISION:	BY:
1	01-08-24	CONCEPT PRELIMINARY PLANS & ELEVATIONS	AJG
2	----	----	----
3	----	----	----
4	----	----	----
5	----	----	----
6	----	----	----
7	----	----	----
8	----	----	----

SIGNATURE — BUILDING SYSTEMS —

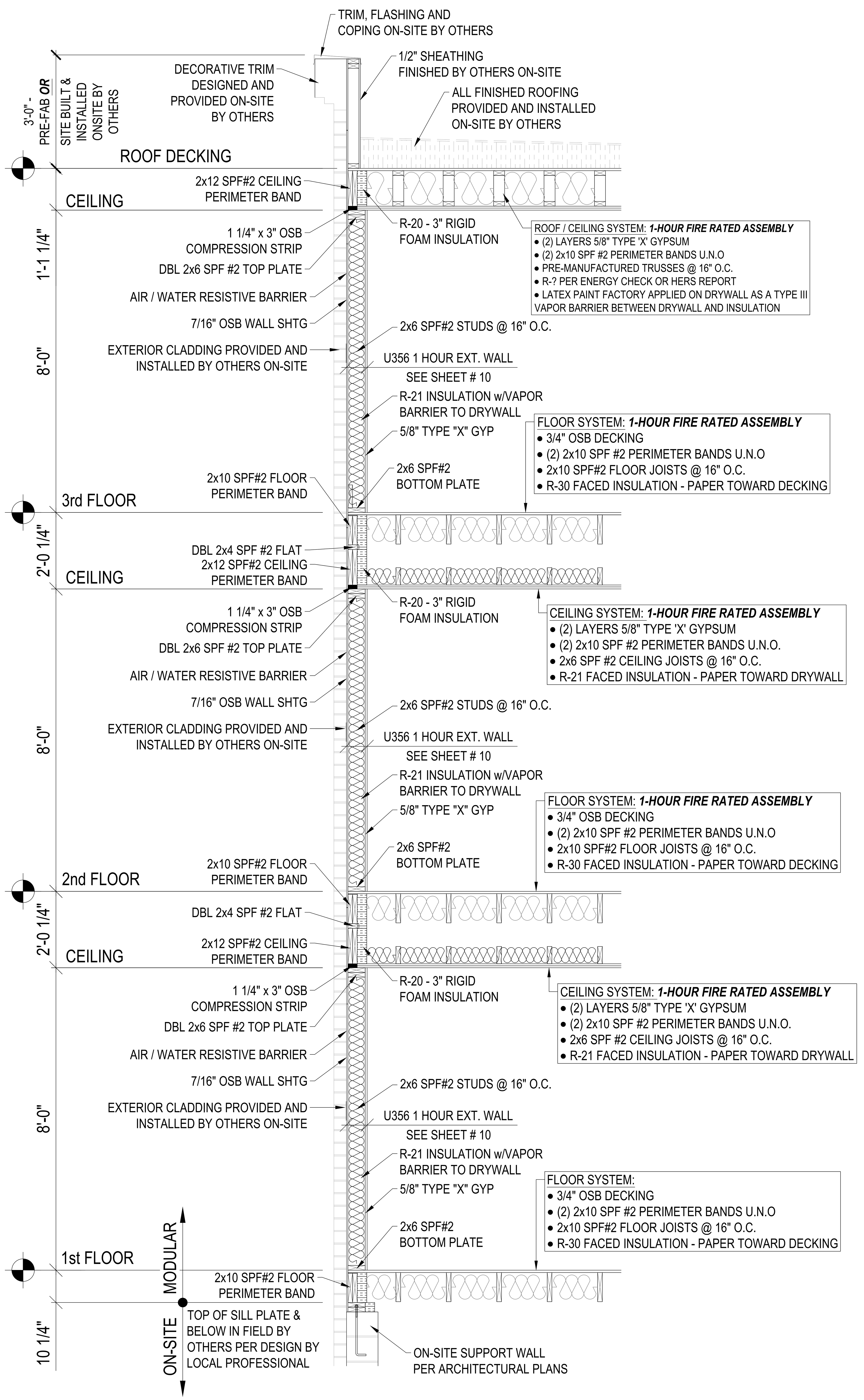
BUILDER: ----- STREET ADDRESS CITY, STATE, ZIP

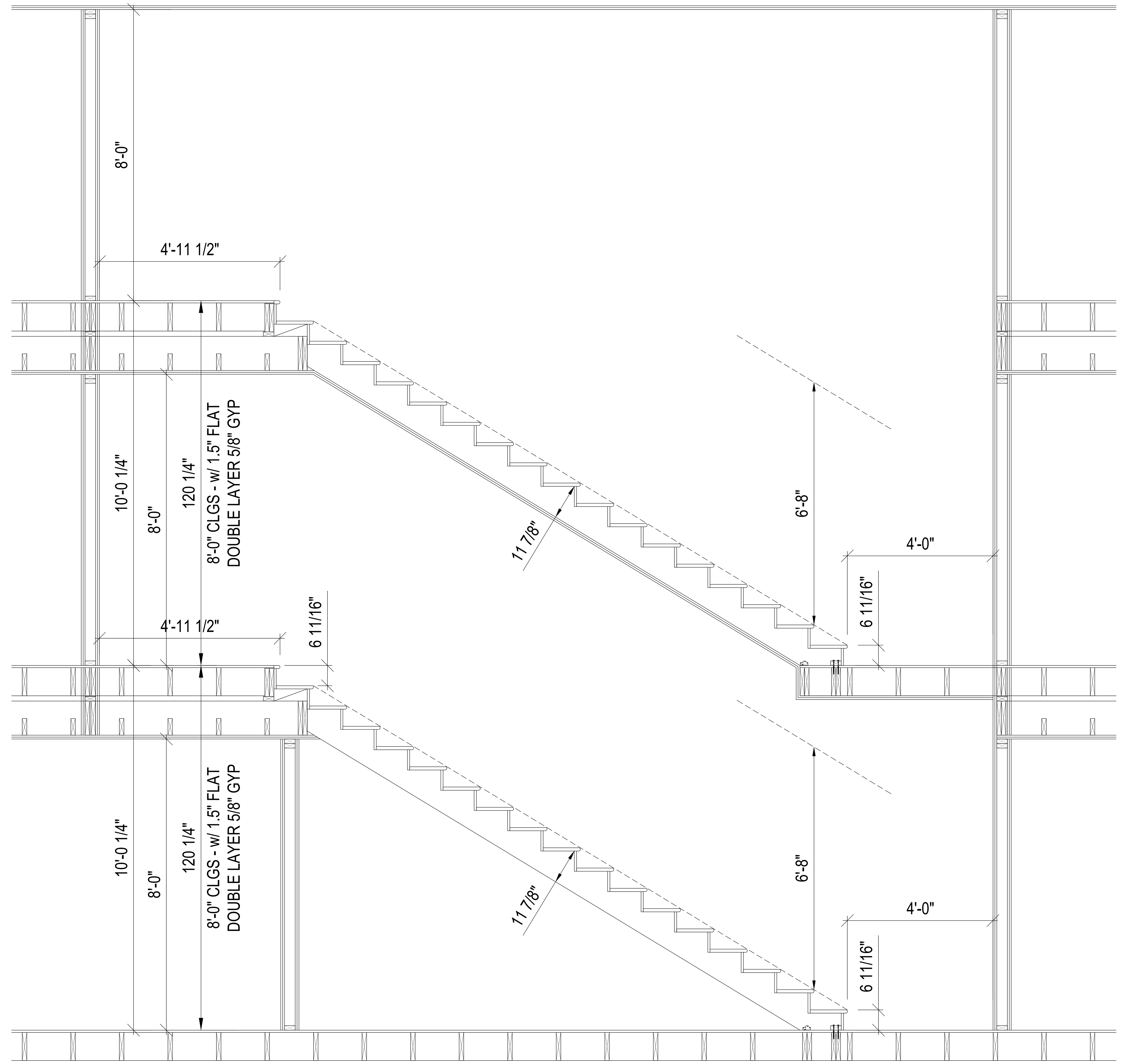
RETAIL: ----- 619 EAST MAIN STREET BRIDGEPORT, CT, 06607 ---- COUNTY

DRAWING: NORTH & SOUTH ELEVATIONS

SCALE: NTS

SHEET: 5a





A PRELIMINARY STAIR DETAIL

ENGINEERING #
C2024-07

DRAWN BY:	CHECKED BY:
AJG	----

DATE:
01-08-24

SALESMAN:
TO

MODEL:
APARTMENT

REVISIONS

REVISION:	DATE:	REASON FOR REVISION:	BY:
1	01-08-24	CONCEPT PRELIMINARY PLANS & ELEVATIONS	AJG
2	----	----	----
3	----	----	----
4	----	----	----
5	----	----	----
6	----	----	----
7	----	----	----
8	----	----	----

SIGNATURE — BUILDING SYSTEMS —

BUILDER:

STREET ADDRESS
CITY, STATE, ZIP

RETAIL:
-----
619 EAST MAIN STREET
BRIDGEPORT, CT, 06607
---- COUNTY

DRAWING:
CROSS SECTIONS

SCALE:
NTS

SHEET:
9

COHEN and WOLF P.C. ATTORNEYS AT LAW

WILSON T. CARROLL, ESQ.

Please Reply To Bridgeport
Writer's Direct Dial: (203) 337-4123
E-Mail: wcarroll@cohenandwolf.com

VIA PARK-CITY PORTAL

February 22, 2024

Paul Boucher
Bridgeport Zoning Department
45 Lyon Terrace #210
Bridgeport, CT 06604

Re: 790 Madison Avenue Application for Location Approval for Package Store

Dear Mr. Boucher,

Enclosed please find an Application to the Bridgeport Planning and Zoning Commission for property located at 790 Madison Avenue ("Property"). The Property is in the MX1 Zone. It is owned by Michael Liberatore and Nicola Urbani, and Luciano Martins-Oliveira is the Applicant.

Location Approval Requested

This Application requests a Location Approval, under Bridgeport Zoning Regulations § 11.120.1.A, to permit the establishment of a Liquor Package Store at 790 Madison Avenue in an MX1 Zone.

Narrative – Proposed Development and Use

The Applicant proposes a Liquor Package Store at 790 Madison Avenue. The Property is located on Madison Avenue between Charles Street and Wheeler Avenue. The Property is currently improved with a two-story building, which is the subject of this Application. The Applicant proposes to use the first floor of the existing building for the Liquor Package Store, which would occupy approximately 1,130 square feet.

Sincerely,

Wilson Carroll

CITY OF BRIDGEPORT

File No. ____________

PLANNING & ZONING COMMISSION APPLICATION

1. **NAME OF APPLICANT:** Luciano Martins-DeOliveira
2. Is the Applicant's name Trustee of Record? Yes ________ No ________.
   If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
3. Address of Property: 790 Madison Avenue, Bridgeport, CT 06606
   (number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 1407 Lot No. 2
5. Amendments to Zoning Regulations: (indicate) Article: ________ Section: ________
   (Attach copies of Amendment)
6. Description of Property (Metes & Bounds): NW 56.77 along Madison Avenue, NE 128 feet, SE 55.12 feet, SW 143.89 feet
7. Existing Zone Classification: MX1
8. Zone Classification requested: ________
9. Describe Proposed Development of Property: Liquor Package Store

Approval(s) requested: Location Approval for Package Store

Signature: ________ **Date:** 2/22/24

Print Name: Joshua Pedreira

If signed by Agent, state capacity (Lawyer, Developer, etc.) **Signature:** ________

Print Name: Joshua Pedreira, Attorney

Mailing Address: 1115 Broad Street, Bridgeport, CT 06604

Phone: 203-337-4107 Cell: 203-296-3263 Fax: 203-337-5544

E-mail Address: jpedreira@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)

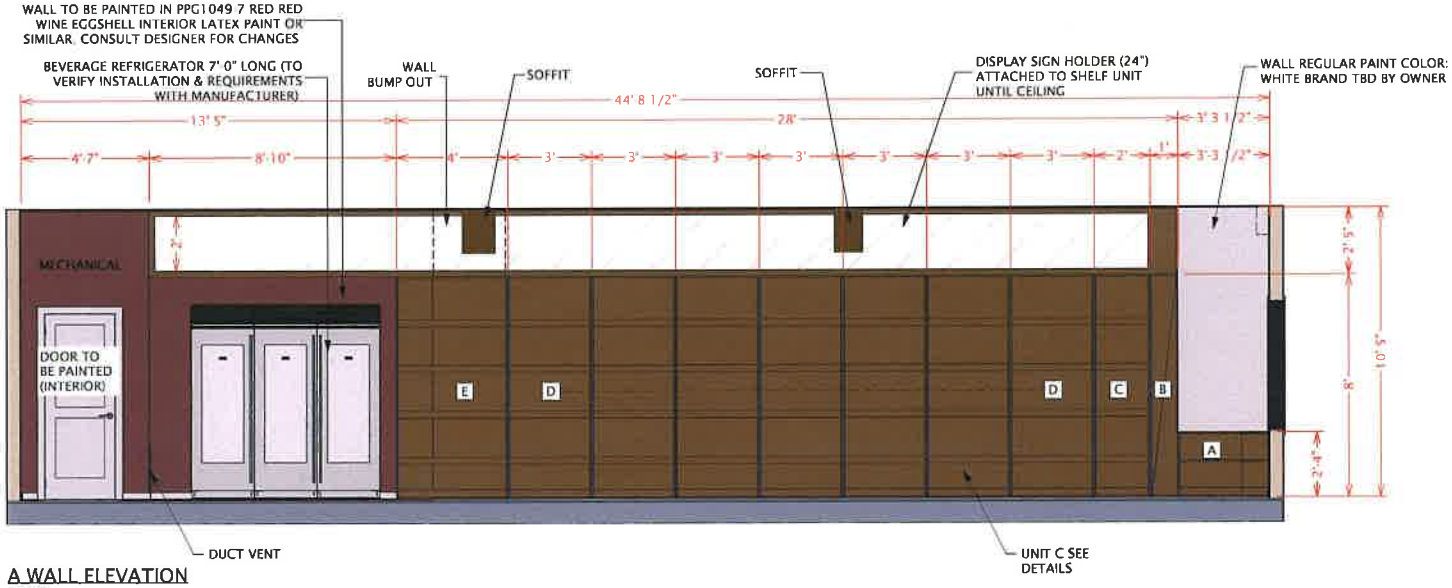
PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

Print Owner's Name	Owner's Signature	Date
Michael Liberatore	Michael Liberatore	2/22/24
Nicola Urbani	Nicola Urbani	2/22/24

Rev. 6/18/2016

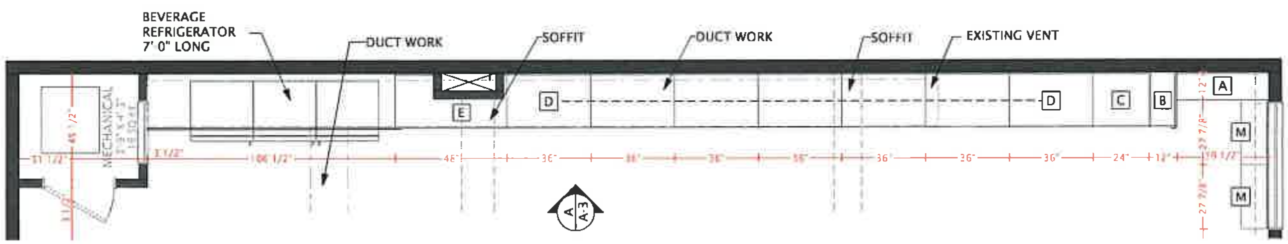
790 Madison Avenue – 100-foot Abutters

LOCATION	OWNER NAME	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIPCODE
771 MADISON AV #779	771-75 MADISON AVENUE LLC		121 WELLSVIEW RD	SHELTON	CT	06484
781 MADISON AV	LIBERATORE MICHAEL & NICOLA	URBANI (TENANTS IN COMMON)	781 MADISON AVE	BRIDGEPORT	CT	06606
764 MADISON AV	MELENDEZ MARITZA		762 MADISON AVE #764	BRIDGEPORT	CT	06606
789 MADISON AV #795	MADISON MCKINLEY LLC LEAH ADAMS MEMBER	C/O FRANK P CASELLA	PO BOX 1415	ASHLAND	NH	03217
774 MADISON AV	DAGRACA CARLOS & CHRISTINA		12 MARIE ALICIA ROAD	SHELTON	CT	06484
25 ROSSINOFF PL	BELL LILLIAN A & ET AL	C/O DEBORAH B MOYLE	288 WHEELER AVE 2 FL	BRIDGEPORT	CT	06606
780 MADISON AV	LIBERATORE MICHAEL &	NICOLA URBANI	781 MADISON AVE	BRIDGEPORT	CT	06606
807 MADISON AV #809	MADISON BRIDGEPORT LLC		36 ORCHARD STREET	COS COB	CT	06807
800 MADISON AV	LIBERATORE MICHAEL &	NICOLA URBANI	781 MADISON AVE	BRIDGEPORT	CT	06606
41 ROSSINOFF PL	41 ROSSINOFF PLACE LLC		37 FAR HORIZON DRIVE	MONROE	CT	06468
810 MADISON AV #816	SANTANGELI PIETRINA & CATERINA TRUSTEES		60 BANKS RD	EASTON	CT	06612
818 MADISON AV #824	SANTANGELI PIETRINA & CATERINA TRUSTEES		60 BANKS ST	EASTON	CT	06612
493 CHARLES ST	BRACAGLIA PAOLO		495 CHARLES ST	BRIDGEPORT	CT	06606
475 CHARLES ST	SHILOH APOSTALIC CHURCH OF		475 CHARLES ST	BRIDGEPORT	CT	06606



A WALL ELEVATION

1/4"=1'



PROPOSED FIRST FLOOR PLAN

1/2"=1'

Issue Date	Revision	Description

Veronica Ventreschi Design

Carpentry Design

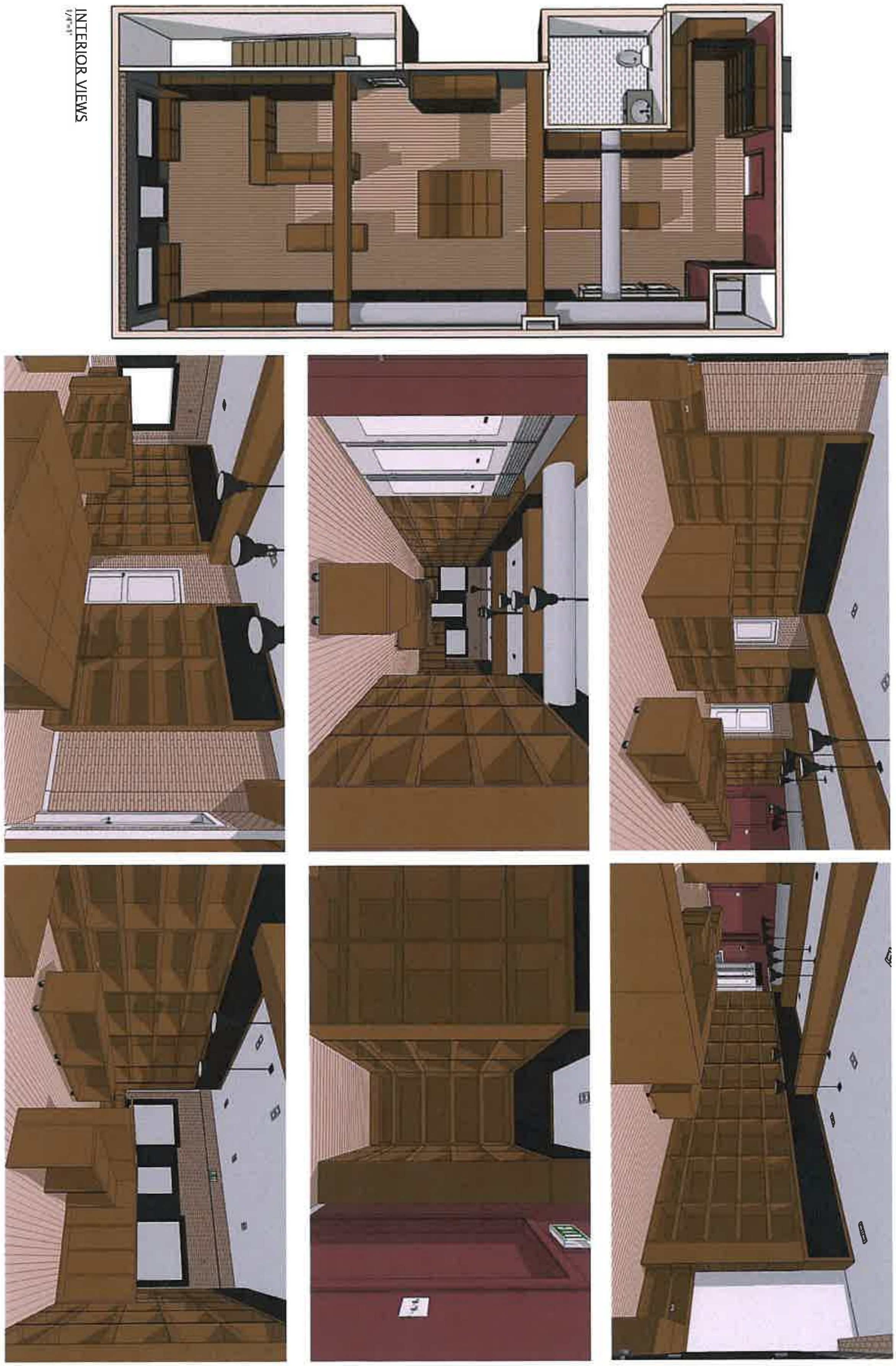
Luciano Martins

792 Madison Avenue, Bridgeport, CT, 06606

FOR CONSTRUCTION 05/01/2024

A-3

INTERIOR VIEWS
1/4"=1'



A-2

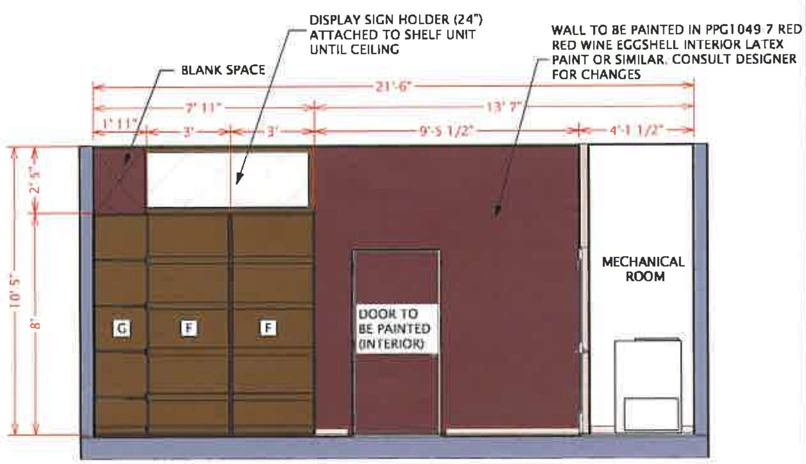
FOR CONSTRUCTION
05/01/2024

Carpentry Design

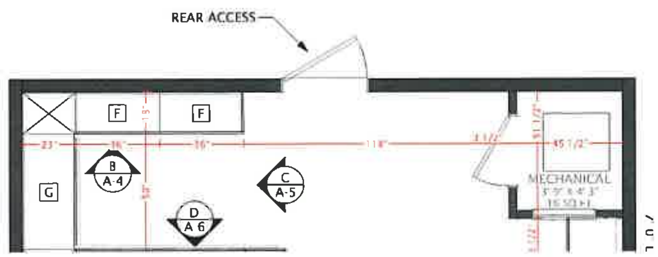
Luciano Martins
792 Madison Avenue,Bridgeport,CT,06606

Issue Date	Revision	Description

Veronica Ventreschi Design

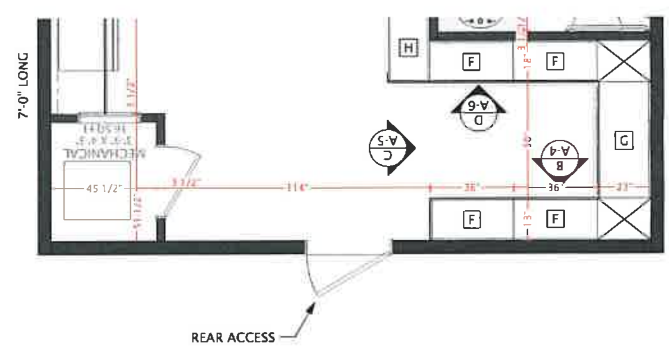


B WALL ELEVATION
1/2"=1'



PROPOSED FIRST FLOOR PLAN
1/2"=1'

D WALL ELEVATION
1/2"=1'



PROPOSED FIRST FLOOR PLAN
1/2"=1'

Issue Date	Revision	Description

Carpentry Design
Luciano Martins
792 Madison Avenue,Bridgeport,CT,06606

FOR CONSTRUCTION
05/01/2024

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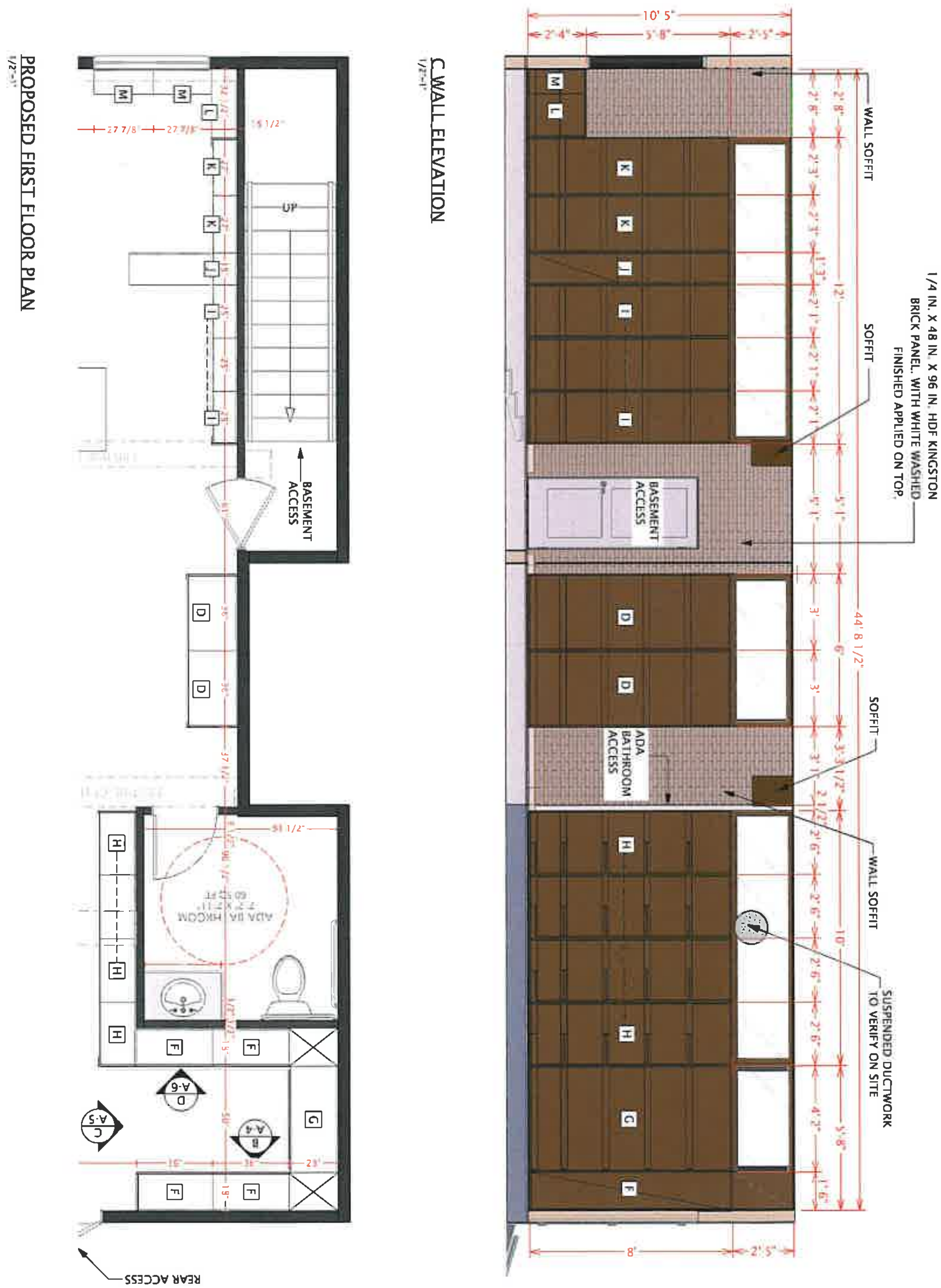
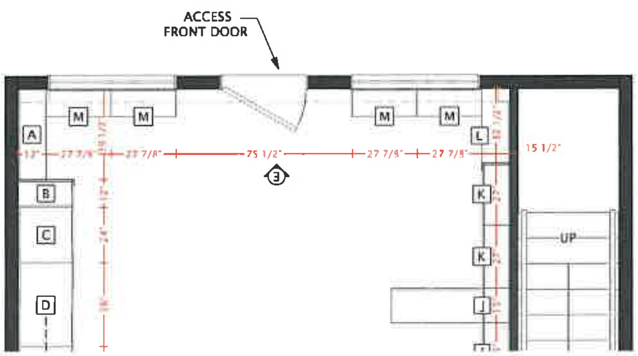
Veronica Venireschi Design



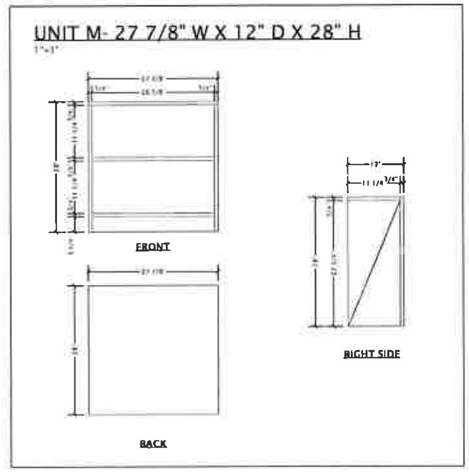
A-5	FOR CONSTRUCTION 05/01/2024	Carpentry Design Luciano Martins 792 Madison Avenue,Bridgeport,CT,06606	Issue Date / Revision / Description	Veronica Ventreschi Design

E WALL ELEVATION
1/2"=1'



PROPOSED FIRST FLOOR PLAN
1/2"=1'

WALL E - UNIT SPECS



SEE UNIT M FOR DIMENSIONS.

NOTE SCHEDULE		
SYMBOL	SIZE	QTY
M	27 7/8" W X 12" D X 28" H	4

Veronica Ventreschi Design

Issue Date	Revision	Description

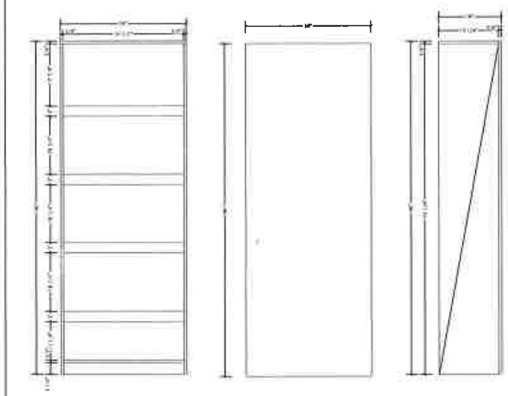
Carpentry Design
Luciano Martins
792 Madison Avenue,Bridgeport,CT,06606

FOR CONSTRUCTION 05/01/2024

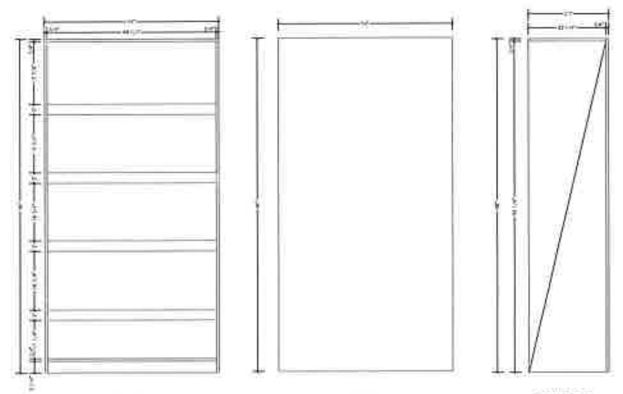
A-6

WALL B, C, & D - UNIT SPECS

UNIT F- 36" W X 18" D X 96" H
3/4"=1'

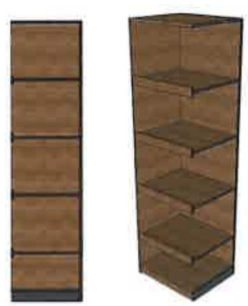


UNIT G- 50" W X 23" D X 96" H
3/4"=1'

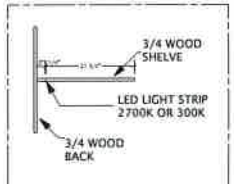


PERSPECTIVE & DETAILS

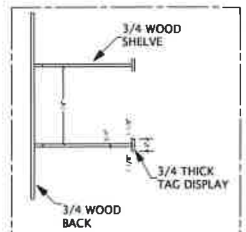
SEE SPECS FRO DIMENSIONS
(B, C, D, F, G, H, I, K)



SECTION FOR REFERENCE SEE SPECS FOR DIMENSIONS



SHELF STRIP LED LIGHT DETAIL
(TO APPLY TO ALL TALL SHELVE UNITS)
7/8" = 1'



SHELF TAG DISPLAY DETAIL
7/8" = 1'

NOTE SCHEDULE		
SYMBOL	SIZE	QTY
F	36" W X 18" D X 96"H	4
G	50" W X 23" D X 96" D	1

Veronica Ventreschi Design
Drafting Studio

Issue Date | Revision | Description

Carpentry Design
Luciano Martins
792 Madison Avenue,Bridgeport,CT,06606

FOR CONSTRUCTION
05/01/2024

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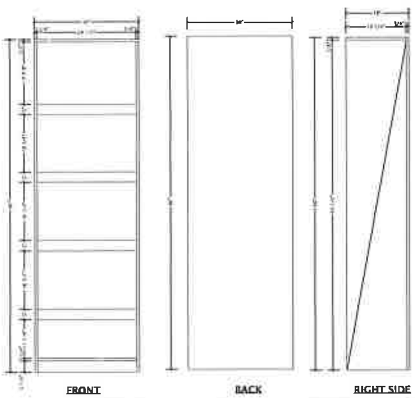
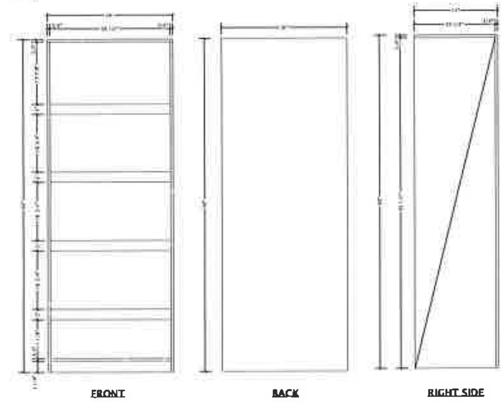
WALL C- UNIT SPECS

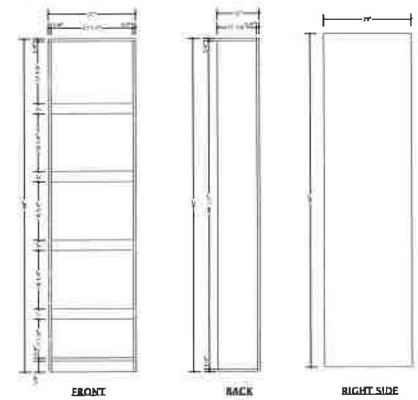
UNIT H- 30" W X 18" D X 96" H
3/4"=1'



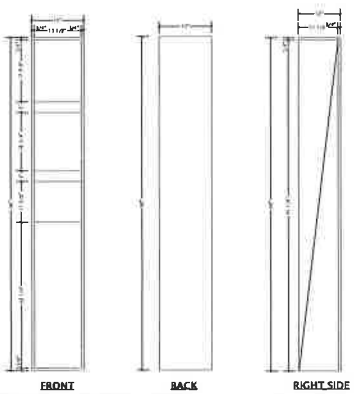
UNIT D- 36" W X 24" D X 96" H
3/4"=1'



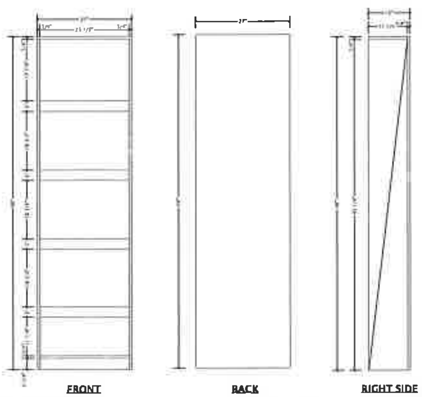
UNIT I- 25" W X 12" D X 96" H
3/4"=1'



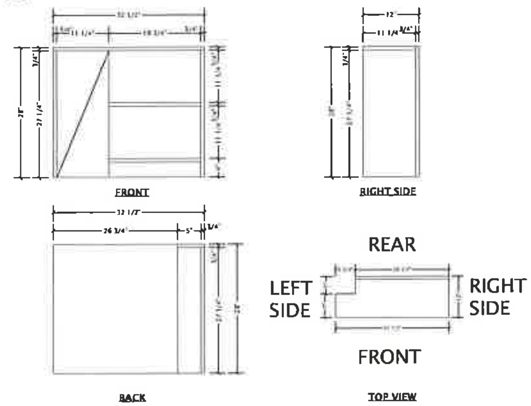
UNIT J- 15" W X 12" D X 96" H
3/4"=1'



UNIT K- 27" W X 12" D X 96" H
3/4"=1'



UNIT L- 32 1/2" W X 12" D X 28" H
1"=1'



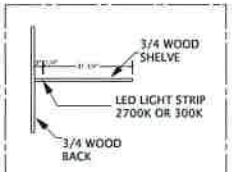
PERSPECTIVE & DETAILS

SEE SPECS FRO DIMENSIONS (B, C, D, E, G, H, I, K)

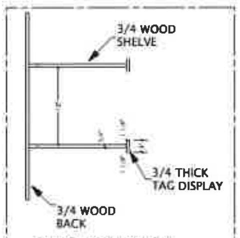
SECTION FOR REFERENCE SEE SPECS FOR DIMENSIONS

SEE UNIT J FOR DIMENSIONS

PERSPECTIVE & DETAILS



SHELF STRIP LED LIGHT DETAIL (TO APPLY TO ALL TALL SHELVE UNITS)
7/8" = 1'



SHELF TAG DISPLAY DETAIL
7/8" = 1'

SEE UNIT L FOR DIMENSIONS

NOTE SCHEDULE		
SYMBOL	SIZE	QTY
H	30" W X 18" D X 96" H	4
I	25" W X 12" D X 96" H	3
J	15" W X 12" D X 96" H	1
K	27" W X12" D X 96" H	2
L	32 1/2" W X 12" D X 28" H	1

Veronica Ventreschi Design

Issue Date	Revision	Description

Carpentry Design
Luciano Martins
792 Madison Avenue,Bridgeport,CT,06606

FOR CONSTRUCTION
05/01/2024

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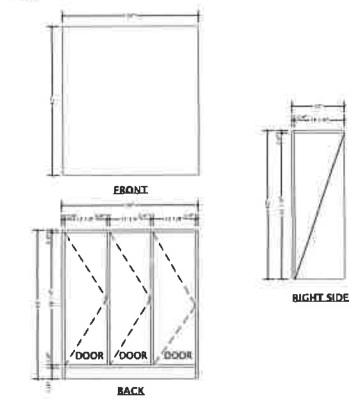
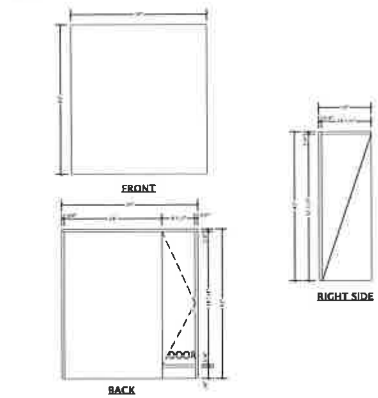
COUNTER- UNIT SPECS

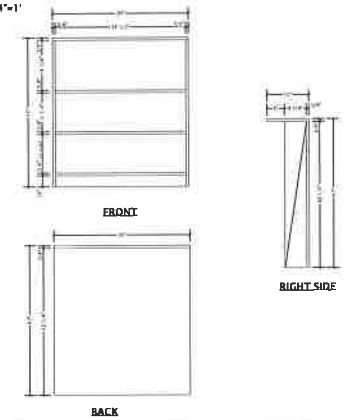
UNIT N- 39" W X 15" D X 43" H
3/4"=1'



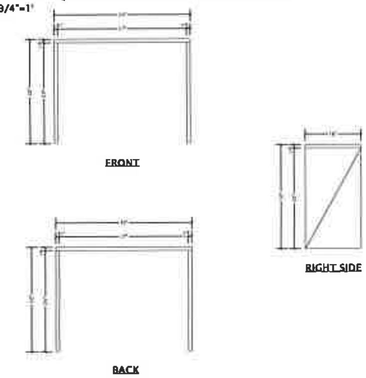
UNIT O- 39" W X 15" D X 43" H
3/4"=1'



UNIT P- 39" W X 12" D X 43" H
3/4"=1'



UNIT Q- 39" W X 12" D X 43" H
3/4"=1'



PERSPECTIVE & DETAILS

SEE UNIT N FOR DIMENSIONS.

SEE UNIT O FOR DIMENSIONS.

SEE UNIT P FOR DIMENSIONS.

SEE UNIT Q FOR DIMENSIONS.

FRONT OF COUNTER FOR REFERENCE

BACK OF COUNTER FOR REFERENCE

NOTE SCHEDULE		
SYMBOL	SIZE	QTY
N	39" W X 15" D X 43" H	1
O	39" W X 15" D X 43"H	1
P	39" W X 12 " D X 43" H	2
Q	39" W X 16" D X 30" H	2

Veronica Ventreschi Design

Issue Date	Revision	Description

Carpentry Design
Luciano Martins
792 Madison Avenue,Bridgeport,CT,06606

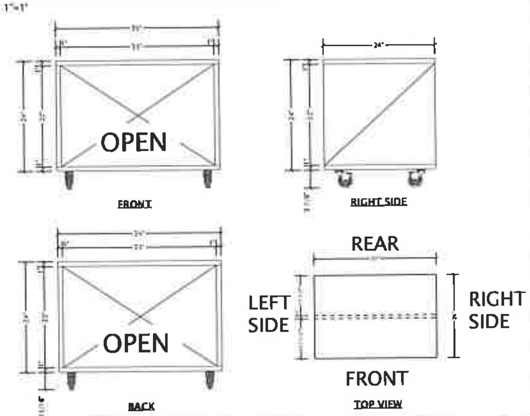
FOR CONSTRUCTION 05/01/2024

A-10

CENTER- UNIT SPECS

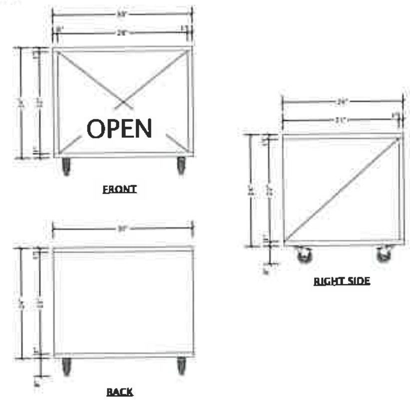
UNIT R- 35" W X 24" D X 24" H

1"=1'



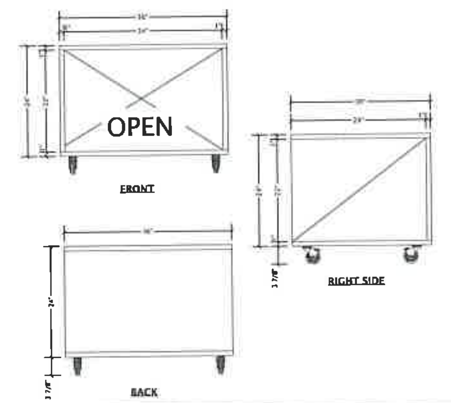
UNIT S- 30" W X 26" D X 24" H

1"=1'



UNIT T- 36" W X 30" D X 24" H

1"=1'



PERSPECTIVE & DETAILS

SEE UNIT R FOR DIMENSIONS.

SEE UNITS S & T FOR DIMENSIONS.

NOTE SCHEDULE

SYMBOL	SIZE	QTY
R	35" W X 24" D X 24" H	5
S	30" W X 26" D X 24" H	4
T	36" W X 30" D X 24" H	2

Veronica Ventreschi Design

Issue Date	Revision	Description

Carpentry Design

Luciano Martins

792 Madison Avenue,Bridgeport,CT,06606

FOR CONSTRUCTION 05/01/2024

A-11

PLAN LIST

A-1	PROPOSED FIRST FLOOR PLAN
A-2	INTERIOR VIEWS
A-3	ELEVATION
A-4	ELEVATION
A-5	ELEVATION
A-6	ELEVATION
A-7	SPECS
A-8	SPECS
A-9	SPECS
A-10	SPECS
A-11	SPECS

GENERAL NOTES

Project Information:
Project name: Liquor Store Carpentry Design
Location: 792 MADISON AVENUE - BRIDGEPORT CT
Client Name: LUCIANO MARTINS
Drawn by: Veronica Ventreschi Design LLC, Trumbull, CT
Date:01/05/2024

Dimensions and Scale:

1. NOTE THAT ALL DIMENSIONS ARE IN FEET & INCHES.
2. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE THE PRODUCTION OF ANY FURNITURE OR CARPENTRY WORK.
3. VERONICA VENTRESCHI DESIGN LLC IS NOT RESPONSIBLE FOR DISCREPANCIES IN MEASUREMENTS NOT VERIFIED BY THE CONTRACTORS.
4. SCALE AS NOTED - DO NOT SCALE THE DRAWINGS.

Materials:
1. REFER TO THE ATTACHED MATERIALS SCHEDULE FOR SPECIFIED TYPES OF WOOD AND FINISHES.
2. ANY CHANGES IN MATERIALS MUST BE APPROVED BY THE DESIGNER. PLEASE CONSULT VERONICA VENTRESCHI DESIGN LLC FOR ALTERATIONS.

Construction and Installation:
1. FOLLOW ALL CONSTRUCTION DETAILS AND NOTES AS PER THE PROVIDED DRAWINGS.
2. ENSURE ALL JOINERY TECHNIQUES AND INSTALLATION METHODS COMPLY WITH THE DESIGN SPECIFICATIONS.

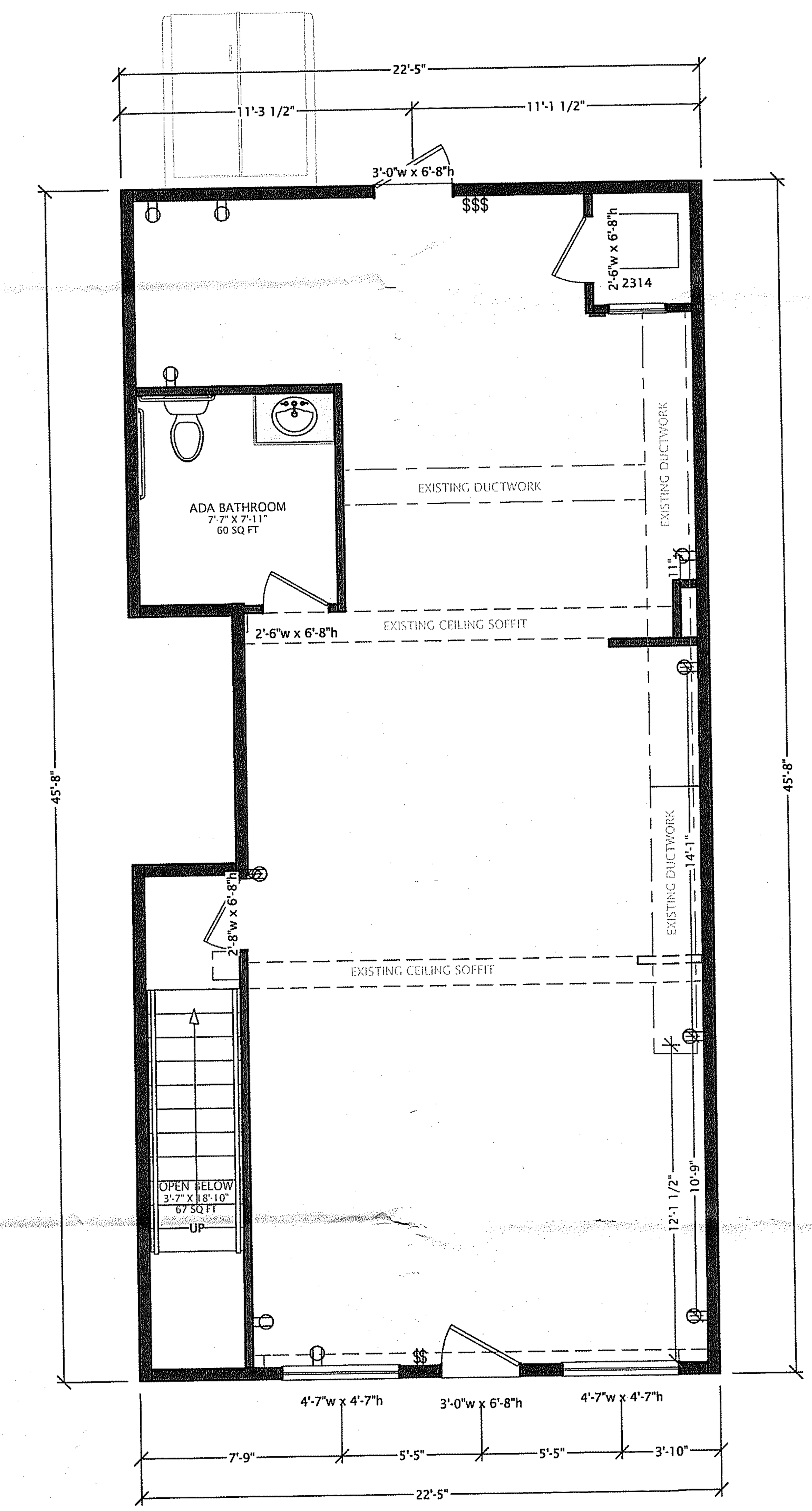
Compliance and Standards:

1. THE CONSTRUCTION MUST ADHERE TO LOCAL BUILDING CODES AND REGULATIONS.
2. ENSURE ADA COMPLIANCE WHERE APPLICABLE.

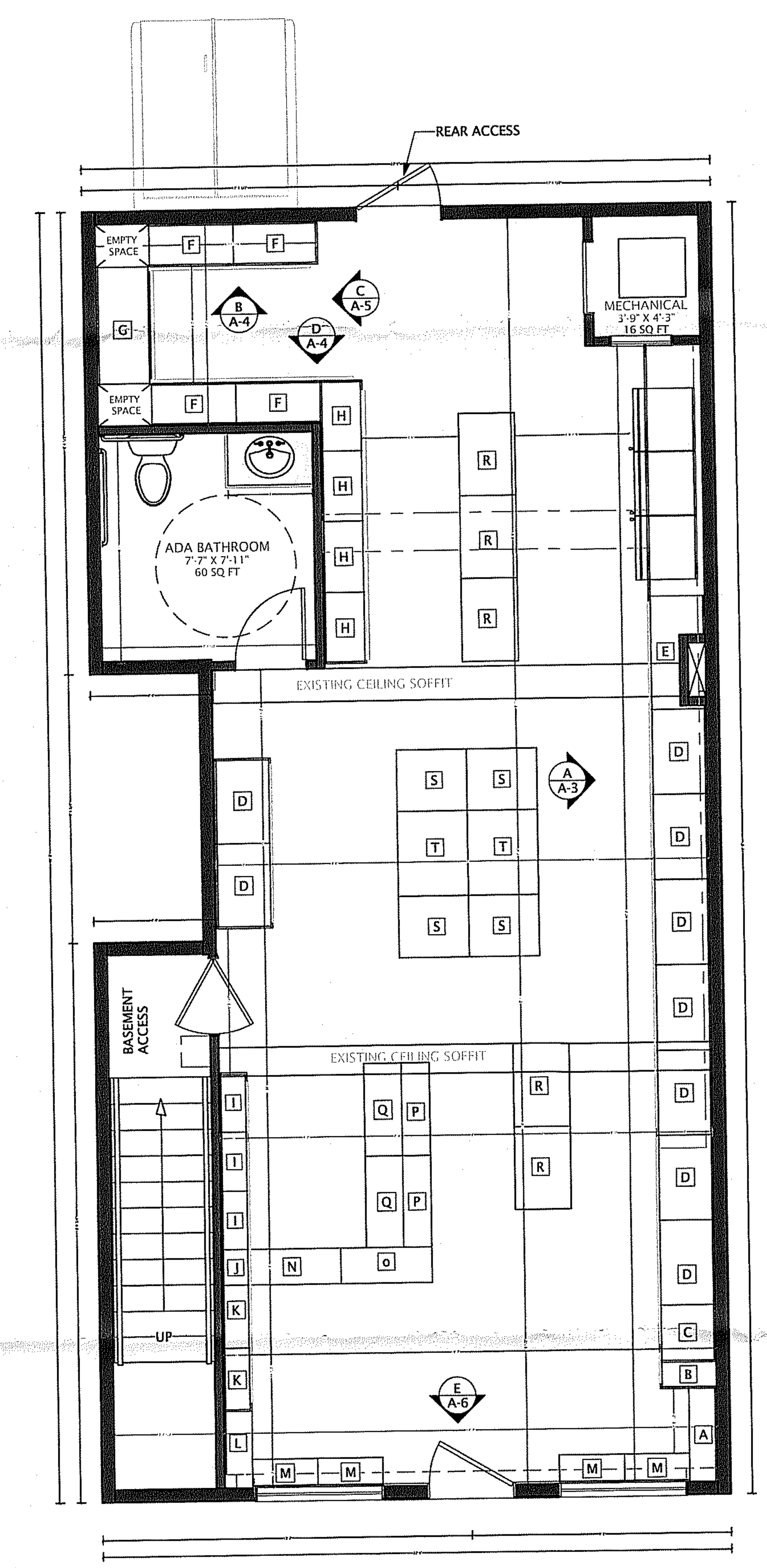
Consultation and Verification:
1. FOR ANY CLARIFICATIONS OR VERIFICATIONS, PLEASE CONSULT VERONICA VENTRESCHI DESIGN LLC.
2. DESIGNER APPROVAL IS REQUIRED FOR ANY DEVIATIONS FROM THE DRAWINGS OR SPECIFIED MATERIALS.

Liability:

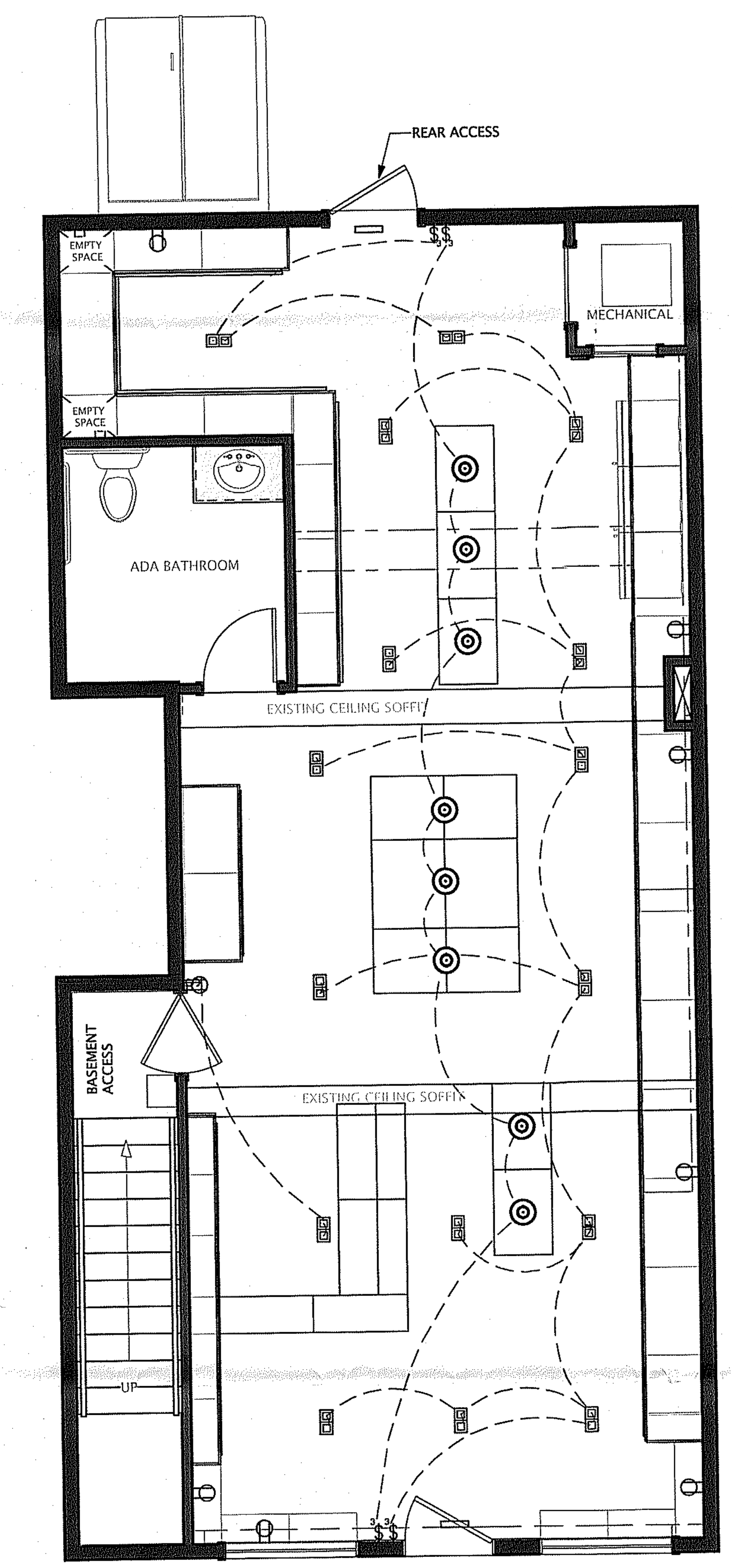
1. THE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP AND CONSTRUCTION METHODS.
2. VERONICA VENTRESCHI DESIGN LLC IS NOT LIABLE FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.



EXISTING FIRST FLOOR PLAN
1/4"=1'
SQFT: 920
C.H: 10'-05"



PROPOSED FIRST FLOOR PLAN
1/4"=1'
SQFT: 920
C.H: 10'-05"



SCHEMATIC FIRST FLOOR ELECTRICAL PLAN
1/4"=1'

Veronica Ventreschi Design
Drafting Studio
veronica@veronicaventreschi.com
55 Merritt Blvd. Trumbull, CT 06611
(475) 319-3176
@veronicaventreschi
VERONICA VENTRESCHI design

Issue Date	Revision	Description

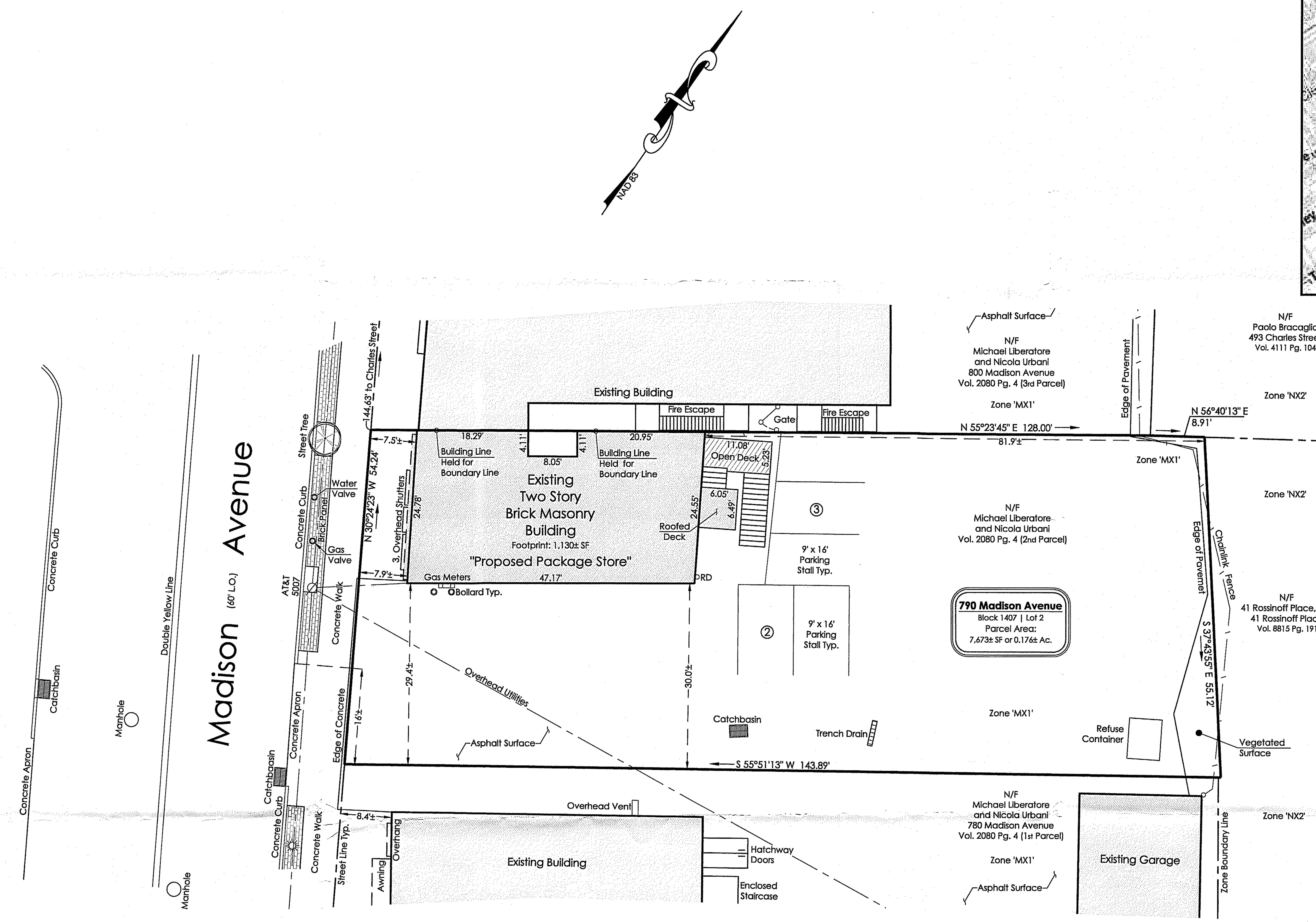
Carpentry Design
Luciano Martins
792 Madison Avenue, Bridgeport, CT, 06606

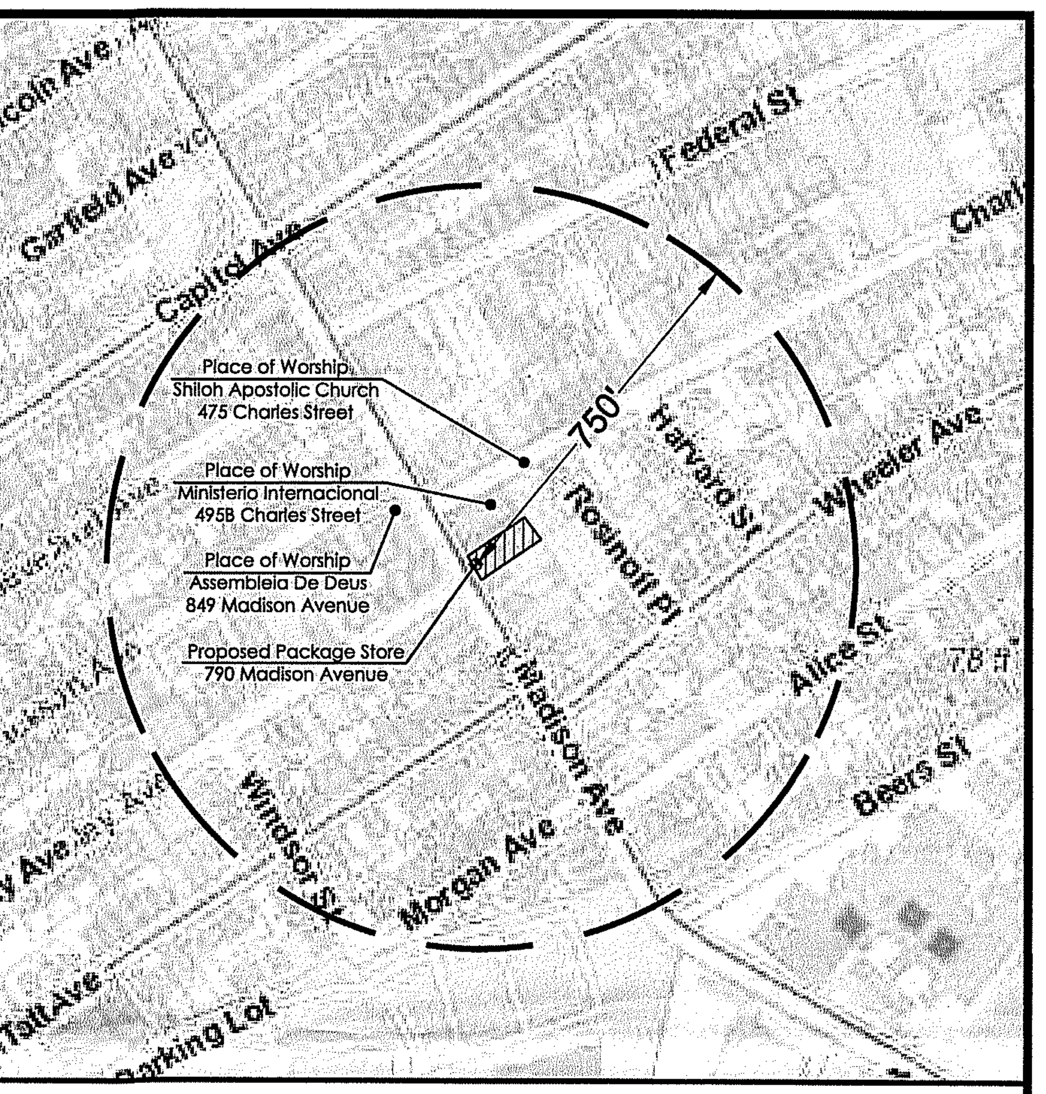
FOR CONSTRUCTION
05/01/2024

A-1

MX1 Zone Development Standards
Storefront Building Type

3.20.4. BUILDING SITING SEE FIGURE 3.20-B	REQUIRED	PROVIDED
1) LOT WIDTH	N/A	N/A
2) PRIMARY STREETWALL	75% MINIMUM; *(SEE COURTYARDS, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.20.10.A; MINIMUM STREETSCAPE AREA REQUIRED PER 3.20.10.B. THROUGH-LOTS ADDRESSED PER 3.20.10.B. SEE 14.20.6 FOR MEASURING)*	46%
3) PRIMARY STREET BUILD-TO-ZONE	**0 FT MINIMUM, 15 FT MAXIMUM;** *(SEE COURTYARDS, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.20.10.A; MINIMUM STREETSCAPE AREA REQUIRED PER 3.20.10.B. THROUGH-LOTS ADDRESSED PER 3.20.10.B. SEE 14.20.6 FOR MEASURING)*	7.5± FT
4) NON-PRIMARY STREET BUILD-TO-ZONE	**0 FT MINIMUM, 15 FT MAXIMUM;** *(SEE COURTYARDS, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.20.10.A; MINIMUM STREETSCAPE AREA REQUIRED PER 3.20.10.B. THROUGH-LOTS ADDRESSED PER 3.20.10.B. SEE 14.20.6 FOR MEASURING)*	N/A
5) SIDE SETBACK	**0 FT MINIMUM** *(5 FT ADJACENT TO OTHER BUILDING TYPES)*	0.0± FT & 29.4± FT
6) REAR SETBACK	**15 FT MAXIMUM** *(BUFFER REQUIRED ADJACENT TO 'N' ZONES PER 3.20.10.)*	81.9± FT
7) SITE COVERAGE	95% MAXIMUM *(SEE 14.20.7 FOR MEASURING SITE COVERAGE)*	98%
3.20.5. PARKING AND ACCESSORY STRUCTURES SEE FIGURE 3.20-C		
1) PARKING AND DRIVEWAY ACCESS	NON-PRIMARY STREET; IF NO NON-PRIMARY STREET, PRIMARY; MAX. 22 FT. WIDTH AT SIDEWALK WITHOUT MEDIAN; MAX. 1 ACCESS PER STREET *(SEE 8.0 FOR PARKING)*	PRIMARY STREET 1 ACCESS DRIVE 16± FT WIDTH
2) ATTACHED GARAGE SETBACK	30 FT MIN. BEHIND PRIMARY FACADE ABOVE ANY BASEMENT *(SEE 6.50.11 FOR GARAGE DOOR DESIGN REGULATIONS)*	N/A
ALLOWED GARAGE DOOR LOCATION	REAR, LIMITED SIDE *(SEE 6.50.11 FOR GARAGE DOOR DESIGN REGULATIONS)*	N/A
3) SURFACE PARKING LOCATION	REAR YARD, LIMITED SIDE YARD *(SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)*	REAR YARD, SIDE YARD
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING *(SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)*	COMPLIES
SIDE AND REAR SETBACK	3 FT. MINIMUM *(SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)*	VARIES
4) ACCESSORY STRUCTURE LOCATION	REAR YARD *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	N/A
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	N/A
SIDE AND REAR SETBACK	3 FT. MINIMUM	N/A
ALLOWED ACCESSORY STRUCTURES	*(SEE 3.170 FOR ACCESSORY STRUCTURES AND 4.70 FOR ACCESSORY USES)*	
OUTBUILDINGS AND GARAGES	ALLOWED	N/A
OUTBUILDINGS AND GARAGES *(HEIGHT)*	ONE STORY MAX. OR, WHERE PRINCIPAL BUILDINGS ARE 2 OR MORE STORIES, 1.5 STORIES, CALCULATED BASED UPON THE FLOOR-TO-FLOOR HEIGHTS USED ON THE PRINCIPAL BUILDING.	N/A
OUTBUILDINGS AND GARAGES *(FLOOR AREA)*	THE MAXIMUM FLOOR AREA IS 50% OF THE PRINCIPAL BUILDING FOOTPRINT	N/A
DRIVE-THROUGH FACILITIES	ALLOWED	N/A
FUEL PUMPS	ALLOWED	N/A
3.20.6. HEIGHT SEE FIGURE 3.20-D	*(SEE REGULATIONS ON HIGH-RISES IN 6.70., STEP-BACKS REQUIRED ADJACENT TO N ZONES PER 3.20.10., MAJOR CORRIDORS DEFINED IN 14.50., MEASURED FLOOR-TO-FLOOR. SEE 3.20.10 FOR MEZZANINES AND 14.20.10 FOR MEASURING HEIGHT. SEE 3.10.13 FOR HEIGHT IN FLOOD LOCATIONS)*	
1) HEIGHT	2 STORY MINIMUM; 3 STORIES MAXIMUM	2 STORIES
2) ADDITIONAL HIGH-RISE OR STEPPED-BACK HEIGHT	2 STORIES ADDITIONAL STORIES ALONG MAJOR CORRIDORS	N/A
3) GROUND STORY HEIGHT	12 FT MINIMUM; 14 FT MAXIMUM	11± FT
	14 FT MINIMUM HEIGHT FOR SINGLE-STORY BUILDING WITH 6 FT MAXIMUM HEIGHT PARAPET	N/A
4) UPPER STORY HEIGHT	9 FT MINIMUM, 14 FT MAXIMUM	9± FT
3.20.7. ROOFS SEE FIGURE 3.20-D		
1) ROOF TYPES	FLAT, PARAPET *(SEE 6.20 FOR ROOF TYPES AND TOWER REGULATIONS.)*	FLAT, PARAPET
2) TOWER	ALLOWED	N/A
3.20.9. ALLOWED USES SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS		
COMMERCIAL		
CONTROLLED SALES & SERVICE 4.40.11.A PACKAGE STORE	CERTIFICATE OF LOCATION APPROVAL REQUIRED	PROPOSED PACKAGE STORE





750 FT. Radius Map
Scale: 1" = 300'

NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A **LIMITED PROPERTY/BOUNDARY SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS **A-2** AND IS INTENDED FOR **MUNICIPAL COMPLIANCE** PURPOSES.
2. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
3. ALL IMPROVEMENTS SHOWN BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.
4. LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORS96). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON **JULY 20, 2022** IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:
   STATION: ORANGE,
   NORTHING 653555.929, EASTING 927267.550,
   LATITUDE 41°15'15.89404", LONGITUDE 73°00'52.60263",
   ELLIPSOID -4.143
5. MAP REFERENCES
   A. MAP OF PROPERTY BELONGING TO WALLACE W. WELCH & HENRY L. BLACKMAN, PREPARED BY SCOFIELD & STARR SURVEYORS DATED DECEMBER 1890 AND RECEIVED FOR FILING ON APRIL 3, 1891 ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOLUME 1 PAGE 52.**
   B. PROPERTY OF I. ROSSINOFF, BRIDGEPORT, CONN., SCALE: 1" = 20', JULY 1916, PREPARED BY PALMER & GOODELL ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOLUME 9 PAGE 24.**
   C. MAP OF ANNA SCHNALL PROPERTY, BRIDGEPORT, CONNECTICUT, SCALE: 1" = 10', DEC. 21, 1953 CERTIFIED SUBSTANTIALLY CORRECT BY THEODORE RISBERG ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOLUME 18 PAGE 33.**
   D. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 1407.**
6. RECORD OWNER: MICHAEL LIBERATORE & NICOLA URBANI
   VOL. 2080 PG. 4 (SECOND PARCEL)
7. ASSESSOR'S REFERENCE: MAP 46 | BLOCK 1407 | LOT 2
8. PARCEL AREA: 7,673± SQ. FT., OR 0.176± AC.
9. PARCEL IS LOCATED WITHIN THE **'MX1'** ZONING DISTRICT.
10. SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL **429** OF 626, COMMUNITY **BRIDGEPORT**, CITY OF, NUMBER **090002** PANEL **0429** SUFFIX **G**, MAP NUMBER **09001C0429G**, MAP REVISED **JULY 8, 2013**. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X (UNSHADED)**.
11. RECORD MAPS, DEEDS, AND OTHER DRAWINGS IN THE FILES OF VARIOUS DEPARTMENTS OF THE **CITY OF BRIDGEPORT** EVIDENCE DISCREPANCIES, IN SOME CASES SIGNIFICANT, WITH RESPECT TO LINES OF TITLE (INCLUDING STREET LINES). THE LINES OF TITLE EVIDENCED IN THE DOCUMENTS REFERENCED HEREIN DO NOT NECESSARILY AGREE WITH PINS, PIPES, MONUMENTS, ETC. FOUND OR WITH OTHER PHYSICAL EVIDENCE FOUND. THE **CITY OF BRIDGEPORT** HAS ESTABLISHED STREET LINES IN THE SUBJECT AREA; HOWEVER, ORIGINAL MONUMENTATION HAS BEEN REMOVED OR NOT FOUND. THE PROPERTY LINES, INCLUDING THE STREET LINES DEPICTED AND NOTED HEREON REPRESENT THE APPARENT **"BEST FIT"** OF THESE CONFLICTING ELEMENTS AND ARE CONSIDERED TO BE THOSE WHICH ARE TO BE MOST LIKELY CORRECT AND ARE SUBJECT TO ANY REVISION OR CORRECTION WHICH MAY BE REQUIRED BY APPROPRIATE LEGAL PROCEEDINGS OR BY DISCOVERY OF ADDITIONAL INFORMATION.
12. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DeANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DeANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DeANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. **(1-800-922-4455)**.

PROGRESS PRINT 10-23-2023

LEGEND

N/F	NOW OR FORMERLY	CB	CATCH BASIN
MON.	MONUMENT	WM	WATER METER
I.P.	IRON PIPE	WV	WATER VALVE
FND.	FOUND	GV	GAS VALVE
S.F.	SQUARE FEET	RET.	RETAINING
CONC.	CONCRETE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
BIT.	BITUMINOUS	UI	UNITED ILLUMINATING COMPANY
OHU	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
U/G	UNDER GROUND	INT.	INTERSECTION
MH	MANHOLE	INV.	INVERT
ELEC.	ELECTRIC	C.I.	CAST IRON
Ø	UTILITY POLE	V.C.	VITRIFIED CLAY
DYL	DOUBLE YELLOW LINE	RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE	RD	ROOF DRAIN
BWL	BROKEN WHITE LINE	MW	MONITOR WELL
EOP	EDGE OF PAVEMENT	x 8.65	EXISTING SPOT GRADE
RET.	RETAINING	——100——	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FFE	FINISHED FLOOR ELEVATION	②	PARKING SPACES
C.O.	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
LP	LIGHT POST	PVC	POLYVINYL CHLORIDE
	EXISTING CONIFER TREE		EXISTING DECIDUOUS TREE

0 10 20 30 50
SCALE

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

SCALE: 1"=10'
FIELD FILE: 790 madison ave survey.rw5
PROJECT NO. CD1736
DATE: October 23, 2023
CAD FILE: 790 Madison Ave_ZLS.dwg
SHEET 1 OF 1
REV:

STATE OF CONNECTICUT · WASHINGTON CABEZAS JR. · No. 70210 · LICENSED LAND SURVEYOR

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

WASHINGTON CABEZAS, JR, PEL 70210
PROFESSIONAL ENGINEER & LAND SURVEYOR

ZONING LOCATION SURVEY

PREPARED FOR
LUCIANO MARTINS DE OLIVEIRA

790 MADISON AVENUE
ASSESSOR'S REFERENCE: MAP 46 | BLOCK 1407 | LOT 2

BRIDGEPORT, CONNECTICUT
SHEET 1 OF 1

OCTOBER 23, 2023 | WASHINGTON CABEZAS, JR., PE, LS | SCALE: 1"=10'

CITY OF BRIDGEPORT

File No. ____________

PLANNING & ZONING COMMISSION
APPLICATION

1. **NAME OF APPLICANT:** Seaview Bridgeport, 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: 837 Seaview Avenue, Bridgeport, CT 06607
   (number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 30/600 Lot No. 16/C
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section: ________
   (Attach copies of Amendment)
6. Description of Property (Metes & Bounds): 663.41' x 545.14' x 861.58' x 43.64' x 106.01' x 120.09' x 797.95 x 59.75' x 2.88' x 85.44' x 326.84' x 55.59' x 3.59' x 93.00' x 100.00' x 171.21' x 156.69' x 70.84' x 6.53'
7. Existing Zone Classification: I
8. Zone Classification requested: ________
9. Describe Proposed Development of Property: Construction of a 5,000 SF vehicle wash facility with accessory parking area equipped with vacuum pumps, a double queue lane, landscaping and associates site improvements.

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

Signature: ________________ **Date**: ________

Print Name: ________________

If signed by Agent, state capacity (Lawyer, Developer, etc.) **Signature:** ________________

Print Name: Chris Russo

Mailing Address: 10 Sasco Hill Rd, Fairfield, CT 06824

Phone: 203-255-9928 Cell: 203-255-9928 Fax: 203-576-6626

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

Print Owner's Name	Owner's Signature	Date
Seaview Bridgeport, LLC		03/15/2024

Rev. 6/18/2016

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: Seaview Bridgeport, LLC Date: 10/20/2023

Address: c/o Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT Phone: 203-528-0590

Project Address or
Location: 837 Seaview Avenue, Bridgeport, CT 06607

Interest in Property: X fee simple Γ option Γ lessee Γ easement

Γ other (specify)__________

List primary contact for correspondence if other than applicant:

Name: Chris Russo, Russo & Rizio, LLC

Address: 10 Sasco Hill Road

City/Town: Fairfield State: CT Zip

Code: 06824

Business Phone: 203-528-0590

e-mail:
Chris@russorizio.com

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:

X Project location

X Existing and proposed conditions, including buildings and grading

X Coastal resources on and contiguous to the site

Γ 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)

X Soil erosion and sediment controls

X Stormwater treatment practices

X Ownership and type of use on adjacent properties

X 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:

X Site Plan for Zoning Compliance

Γ Subdivision or Resubdivision

Γ Special Permit or Special Exception

Γ Variance

Γ Municipal Project (CGS Section 8-24)

Part I: Site Information

1. Street Address or Geographical Description:
   837 Seaview Avenue, Bridgeport, CT 06607

   City or Town: Bridgeport
2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? IXYES Γ NO
3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:
   The Site is adjacent to Bridgeport Harbor.
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 is predominantly vacant, except for an outdoor storage yard, an industrial building containing North Sails and various paved areas. Bridgeport Harbor lies to the West, Yellow Mill Bridge and I-95 are to the north, and then industrial building and properties as well as a multi-family residential development lie to the east and south.
5. Indicate the area of the project site: 28.3 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):

   Γ 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

   X 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.

   Γ 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 Applicant is proposing to construct a 5,000 SF vehicle car wash facility with an accessory parking area equipped with vacuum pumps, a double queue lane, landscaping and additional site improvements in the Industrial Zone north of the recently approved gas station on the same property. The proposed work will include grading, paving and stormwater management.

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):

Stormwater tun-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	X	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	X	
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	X	X	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	X	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):

Bridgeport Harbor is adjacent to the Site. The 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) as it "...manage coastal hazard areas to minimize hazards to property.." and with CGS Sec. 22a-92(c)(2)(B) to "...maintain patterns of water circulation in the placement

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:

X 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)

X 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 will be 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 an approximate 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 Aapplicable≅ 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 Aapplicable≅ 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 qualifies as a water-dependent use. There is no water-dependent use currently at the Site. However, the Application still preserves a significant portion of the Site for a future water-dependent use.

*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. 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.

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

March 15, 2024

Paul Boucher
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Petition for Coastal Site Plan Review and Site Plan Review – 837 Seaview Avenue

Dear Mr. Boucher:

Please accept the following narrative and enclosed application materials as part of an application for coastal site plan review and site plan review under the Bridgeport Zoning Regulations (the "Regulations") for the property located at 837 Seaview Avenue (the "Site") to construct an accessory vehicle wash facility with accessory parking area equipped with vacuum pumps, a double queue lane, landscaping and associated site improvements in the proposed I Zone.

<u>Narrative</u>

The Site is located adjacent to an exit ramp for I-95 to its north as it intersects Seaview Avenue. The Site abuts a large industrial building and property to its south where North Sails is located and a number of industrial properties are located in the vicinity. To the west and north of the Site lies vacant land that is a part of the future development of Steelpointe East. Bridgeport Harbor lies further west of the Site and abuts the overall Steelpointe East property.

The Site will border a proposed private driveway to its south. This is an entrance-only driveway. The Applicant proposes to install a private drive along the southern and western side of the Site from Seaview Avenue. These private drives will be a part of a larger roadway network to access the remainder of Steelpointe East that will also exit onto Stratford Avenue. The southern driveway will be a right turn only entrance from Seaview Avenue. It will not feature an exit out onto Seaview Avenue. The Site itself will be accessed from two (2) full access entrance driveways off the southern and western private drives and, in addition, it can be exited from an exit-only driveway on its southern side.

Currently, the Site is vacant. The Applicant proposes to construct a 5,000 SF vehicle wash facility as an accessory use to the already approved retail gas station with convenience store to the south of the Site on the other side of the private drive. The facility will be accessed via a double queue lane to contain stacking for Seventeen (17) vehicles, which will wrap around the side and rear of the proposed building. In addition, the Applicant is proposing a parking area of twenty-one (21) spaces with each space equipped with vacuum pumps. There is an additional parking area for five (5) spaces.

The Applicant proposes extensive landscaping along the perimeter and interior of the Site to significantly enhance the currently vacant Site and to screen the proposed stacking lane. There's considerable green space along Seaview Avenue to create an inviting appearance from the I-95 exit ramp. The Site is uniquely situated as it is in the viewscape of vehicles located at ground level traveling along Seaview Avenue, but also those vehicles traveling on Interstate 95, which is at a considerably higher elevation than the Site. In total, the Application represents a tremendous redevelopment of the vacant Site. The facility, as an accessory use to the gas station, will provide an amenity to the East End neighborhood. This Application will provide a use that is needed in an economy and area that requires many people to use their personal vehicles.

Site Plan Review

The Petition satisfies Sec. 11.70 Site Plan Review standards of the Regulations as it fully complies with the standards of the Regulations. The necessary variances for the Site to be able to utilize a Tower design and regarding fencing were previously received. The design of the proposed buildings and landscaping create a harmonious building-street interaction providing a tremendous improvement to the existing streetscape from the existing vacant site. It also matches the aesthetic of the approved gas station. The scale and proportion of the buildings conform to the I Zone Development Standards. The Petition proposes significant landscaping along the perimeter and street frontage. The proposed use will be a tremendous complement to the surrounding commercial and residential areas. It is located in close proximity to I-95, a major thoroughfare, and also multiple water access points. It is an ideal location for this use.

Coastal Site Plan Review

The Petition also complies with Section 11.80 of the Regulations regarding coastal site plan review. 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 area for development is located a significant distance from the shoreline. While the Application does not propose a water-dependent use, the proposed development does not occupy the portion of the Site abutting the waterfront, so it will remain available for future development. The proposed building and Site improvements will all be constructed in accordance with current codes and regulations, including the appropriate stormwater drainage systems. Sediment and erosion controls, such as silt fencing and anti-tracking aprons, will be utilized during construction.

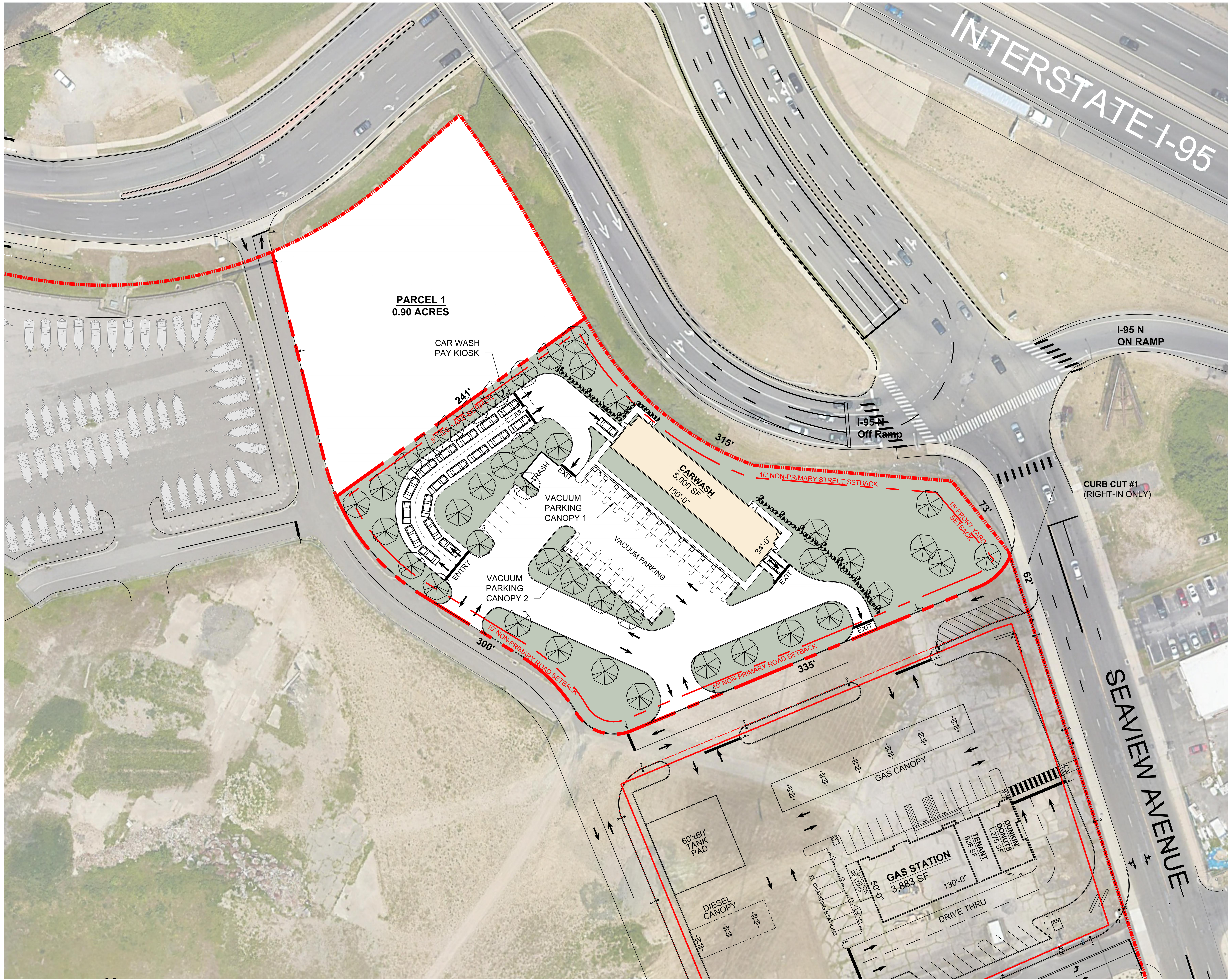
For the above-stated reasons, the Application satisfies all the applicable standards of the Regulations and the Applicant respectfully requests its approval.

Sincerely,

Chris Russo
Attorney for Applicant

PROPERTIES LOCATED WITHIN 100' OF 837 SEAVIEW AVENUE

PROPERTY ADDRESS	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
601 SEAVIEW AV	BRIDGEPORT CITY OF PUBLIC WORKS	EXEMPT PARCEL N/A	BRIDGEPORT	CT	06604
730 SEAVIEW AV	BRIDGEPORT PORT AUTHORITY	330 WATER ST	BRIDGEPORT	CT	06604
738 SEAVIEW AV	CRIANDE PROPERTIES LLC	179 WILLIAM STREET	BRIDGEPORT	CT	06608
738 SEAVIEW AV	CRIANDE PROPERTIES LLC	179 WILLIAM STREET	BRIDGEPORT	CT	06608
866 SEAVIEW AV	DOUBLE A STONE LLC	866 SEAVIEW AVENUE	BRIDGEPORT	CT	06607
868 SEAVIEW AV	DOUBLE A STONE LLC	868 SEAVIEW AVENUE	BRIDGEPORT	CT	06607
872 SEAVIEW AV #874	DOUBLE A STONE LLC	872 SEAVIEW AVE	BRIDGEPORT	CT	06607
886 SEAVIEW AV	DOUBLE A STONE LLC	886 SEAVIEW AVENUE	BRIDGEPORT	CT	06607
902 SEAVIEW AV #904	ROBINSON WESLEY	817 NAUGATUCK AVE	MILFORD	CT	06460
912 SEAVIEW AV #914	MACK CHAPMAN APT LLC	817 NAUGUTUCK AVENUE	MILFORD	CT	06460
890 SEAVIEW AV	SEAVIEW GARDENS INC	919 STRATFORD AVE #6	STRATFORD	CT	06615
842 STRATFORD AV	PAD LLC	PO BOX 3580	STAMFORD	CT	06905
837 SEAVIEW AV	SEAVIEW BRIDGEPORT LLC	10 EAST MAIN STREET	BRIDGEPORT	CT	06608



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Bridgeport Landing Development LLC

BRIDGEPORT, CT

WORKSHOP BUILDING TYPE (*)

	REQUIRED (I ZONE)	PARCEL A FIRST CUT
BUILDING LOCATION		
MULTIPLE PRINCIPAL BUILDINGS	ALLOWED	-
LOT WIDTH	25 FT. MIN.	392 FT.
PRIMARY STREET WALL	NONE	NONE
PRIMARY STREET BUILD-TO ZONE SETBACK	15 ft. min.	138 FT.
NON-PRIMARY STREET BUILD-TO ZONE SETBACK	10 ft. min.	15 FT. ,80 FT. & 177 FT.
SIDE SETBACK	5 ft. min.	93 FT.
REAR SETBACK	10 ft. min.	N/A
SITE COVERAGE	85% max.	47%
PARKING & ACCESSORY STRUCTURES		
PARKING & DRIVEWAY ENTRANCE	1 PER 300' OF STREET FRONTAGE	1
ALLOWED GARAGE DOOR LOCATION	ANY FACADE	ALLOWED
SURFACE PARKING LOCATION	ANY YARD	ANY YARD
SURFACE PARKING STREET SETBACK	SAME AS BUILDING	116 FT.
SURFACE PARKING SIDE & REAR SETBACK	SAME AS BUILDING	SIDE: 34 FT. 85 FT. & 67 FT. REAR: 27 FT.
ACCESSORY STRUCTURE LOCATION	REAR, SIDE YARD	REAR & SIDE YARD
ACCESSORY STRUCTURE STREET SETBACK	SAME AS BUILDING	PAY KIOSK 211 FT. VACUUM 1 203 FT. VACUUM 2 255 FT.
ACCESSORY STRUCTURE SIDE & REAR SETBACK	SAME AS BUILDING	PAY KIOSK SIDE: 12 FT. & 70 FT. REAR: 144 FT. VACUUM 1 SIDE: 104 FT. REAR: 145 FT. VACUUM 2 SIDE: 140 FT. REAR: 83 FT.
ACCESSORY STRUCTURE HEIGHT	18 FT. MAX	18 FT.
HEIGHT		
HEIGHT	3 STORIES MAX.	1 STORY
GROUND STORY HEIGHT	10 FT. MIN. 24 FT. MAX	21'
ALL OTHER STORIES HEIGHT	10 FT. MIN. 14 FT. MAX.	N/A
ROOFS		
ROOF TYPES	FLAT, PARAPET, PITCHED	FLAT, PARAPET & PITCHED
TOWER	NOT ALLOWED	INCLUDED
PRIMARY & NON-PRIMARY FACADES		
TRANSPARENCY: PRIMARY FACADES	12% MIN.	60%
TRANSPARENCY: NON-PRIMARY FACADES	-	-
BUILDING ENTRANCES LOCATION	ONE ON PRIMARY FACADE	3 ON MULTIPLE FACADES
ENTRANCE TRANSITION TYPE	-	-
GROUND STORY ELEVATION	-	-
HORIZONTAL DIVISIONS WITH SHADOW LINES	-	-
VERTICAL DIVISIONS WITH SHADOW LINES	-	-
DRIVE THRU FACILITY		
DRIVE THRU USE	ALLOWED	INCLUDED
LOCATION	REAR YARD OR REAR OF BUILDING	REAR & SIDE OF BUILDING
STACKING	REAR OR INTERIOR SIDE YARD	INTERIOR SIDE YARD
ACCESSORY STRUCTURES/SIGNS	REAR OR INTERIOR SIDE YARD	INTERIOR SIDE YARD
STRUCTURE	CANOPIES AND ROOFS WILL MATCH BUILDING.	INCLUDED
STACKING REQUIRED	CARWASH: 3 (FROM VEHICLE ENTRANCE)	17
LOCATION & DESIGN	STACKING & WINDOWS MAY NOT BE BETWEEN BUILDING AND FRONT STREET.	INCLUDED
BYPASS LANE	REQUIRED. 10 FT. MIN.	EXIT LANE PROVIDED
TRASH & RECYCLING		
LOCATION	REAR YARD	REAR YARD
OPAQUE SCREEN	MASONRY OR WOOD FENCE REQUIRED	INCLUDED
SCREEN HEIGHT	4 FT. MIN. OR COMPLETE SCREENING	INCLUDED

SIGNAGE (*)

	REQUIRED (I ZONE)	PARCEL A FIRST CUT
GENERAL SIGNAGE		
ALLOWED SIGNAGE	WALL SIGNS, PROJECTING SIGNS, FREESTANDING SIGNS	WALL SIGNS, FREESTANDING SIGNS
ILLUMINATION	INDIRECTLY OR INTERNALLY ILLUMINATED	-
ELECTRONIC DISPLAY SIGNS	APPROVED BY SPECIAL PERMIT	-
WALL & PROJECTING SIGNS		
WALL & PROJECTING MAX SIGN AREA	2 SF /LINEAR FT. OF BUILDING FRONTAGE	150 FT. OF FRONTAGE 164 SF OF SIGNAGE
WALL & PROJECTING MOUNTING HEIGHT	BUILDING HEIGHT OR 25 FT. WHICHEVER IS LESS	16'

LANDSCAPING (*)

	REQUIRED (I ZONE)	PARCEL A FIRST CUT
FRONTAGE BUFFER		
VEHICULAR AREAS ALONG STREET FRONTSCAPES	REQUIRED ALONG PERIMETER OF ANY OFF-STREET SURFACE PARKING, DRIVEWAY OR LOADING AREAS	INCLUDED
BUFFER DEPTH	7 FT. DEPTH FROM STREET FACING LOT LINE	113 FT.
BUFFER LOCATION	EXTEND THE FULL WIDTH OF VEHICULAR AREA FRONTAGE	INCLUDED
FENCE	REQUIRED IN FRONTAGE BUFFER	-
FENCE LOCATION	2 FT. FROM BACK OF CURB OR EDGE OF VEHICULAR AREA.	-
FENCE HEIGHT	3 FT. MIN. 4 FT. MAX.	-
FENCE MATERIAL	SEE BRIDGEPORT ZONING REGULATIONS 7.100.3 C (2)	-
BUFFER LANDSCAPE	REQUIRED	INCLUDED
SHADE TREES	MED. & LARGE 40 FT. ON CENTER MIN.	INCLUDED
HEDGE	SINGLE ROW REQUIRED ON STREET SIDE OF FENCE	INCLUDED
HEDGE SPACING	24 IN. MIN. 36 IN. MAX.	INCLUDED
HEDGE HEIGHT	42 IN. MAX.	INCLUDED
SIDE & REAR BUFFER		
BUFFER LOCATIONS	NOT REQUIRED WHEN ADJACENT TO SIMILAR ZONING.	ADJACENT TO I-ZONE
INTERIOR PARKING LOT LANDSCAPE		
APPLICABILITY	ALL PARKING WITH MORE THAN 10 SPACES	26 SPACES
TERMINAL END ISLANDS	LANDSCAPE ISLANDS REQUIRED AT END OF PARKING	INCLUDED
ROW ISLANDS	LANDSCAPE ISLAND REQUIRED EVERY 9TH PARKING SPACE.	INCLUDED
ISLAND SIZE	5 FT. WIDE MIN. x LENGTH OF SPACE	INCLUDED
ISLAND TREES	1 MEDIUM OR LARGE SHADE TREE PER ISLAND	INCLUDED
TREE CANOPY COVER	50 FT. RULE. EACH PARKING SPOT HAS TO BE WITHIN 50 FT. OF A TREE PLANTED OR WITHIN 5 FT. OF PARKING LOT EDGE.	INCLUDED
SHADING REQUIREMENT	TREE CANOPIES MUST COVER 30% OF INTERIOR PARKING LOT AT MATURITY. CANOPY OF ANY TREES ON THE LOT OR ADJACENT COUNT TOWARDS %.	70%

(*) = APPROVED BY BRIDGEPORT ZONING BOARD OF APPEALS ON OCTOBER 10, 2023.

STEELPOINTE EAST - CARWASH - CONCEPTUAL SITE PLAN

MARCH 14, 2024

23-035

Architect

CUPKOVIC architecture llc

Bridgeport Landing Development LLC
BRIDGEPORT, CT

T/TOWER ELEV =+36'-0"
T/PARAPET ELEV =+21'-0"
FINISH-FLOOR ELEV =+0'-0"

SOUTH ELEVATION (FRONT FACADE)

TOTAL FACADE (BETWEEN 2' & 10')	1,200 SF
TOTAL GLAZING	686 SF
TRANSPARENCY PERCENTAGE	57%
TRANSPARENCY REQUIRED	12%

T/TOWER ELEV =+36'-0"
T/PARAPET ELEV =+21'-0"
FINISH-FLOOR ELEV =+0'-0"

WEST ELEVATION (SIDE FACADE)

TOTAL FACADE (BETWEEN 2' & 10')	271 SF
TOTAL GLAZING	134 SF
TRANSPARENCY PERCENTAGE	49%
TRANSPARENCY REQUIRED	N/A

T/TOWER ELEV =+36'-0"
T/PARAPET ELEV =+21'-0"
FINISH-FLOOR ELEV =+0'-0"

NORTH ELEVATION (REAR FACADE)(FACING 1-95 EXIT RAMP)

TOTAL FACADE (BETWEEN 2' & 10')	1200 SF
TOTAL GLAZING	307 SF
TRANSPARENCY PERCENTAGE	25%
TRANSPARENCY REQUIRED	12%

T/TOWER ELEV =+36'-0"
T/PARAPET ELEV =+21'-0"
FINISH-FLOOR ELEV =+0'-0"

EAST ELEVATION (SIDE FACADE)

TOTAL FACADE (BETWEEN 2' & 10')	271 SF
TOTAL GLAZING	119 SF
TRANSPARENCY PERCENTAGE	44%
TRANSPARENCY REQUIRED	N/A

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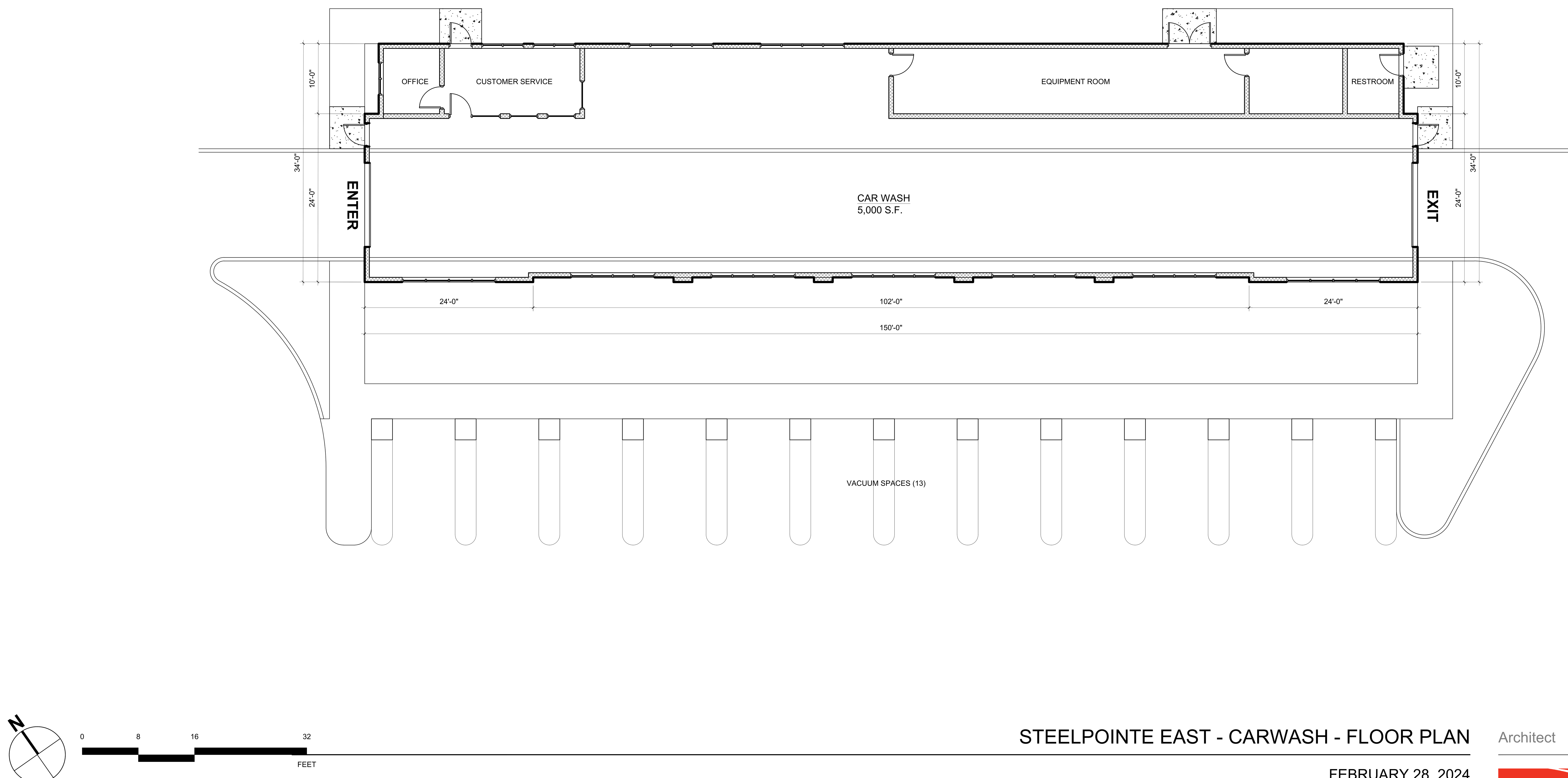
STEELPOINTE EAST - CARWASH - ELEVATIONS

FEBRUARY 28, 2024
23-035

Architect
CUPKOVIC architecture llc

Bridgeport Landing Development LLC
BRIDGEPORT, CT



STEELPOINTE EAST - CARWASH - FLOOR PLAN

FEBRUARY 28, 2024
23-035

Architect
CUPKOVIC architecture llc