CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION
APPLICATION

1. **NAME OF APPLICANT:** Pro Tech Home, 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: 19 Infield Street, Bridgeport, CT 06606
   (number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 2443 Lot No. 13
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section: _____
   (Attach copies of Amendment)
6. Description of Property (Metes & Bounds): 50' x 100' x 50' x100'
7. Existing Zone Classification: N2
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: Two story, two family residence

Approval(s) requested: Special permit per section 3.100 of the Bridgeport Zoning Regulations

Signature: _____ **Date**: _____

Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) **Signature:** 4/5/23

Print Name: Diane M. Lord

Mailing Address: 1000 Bridgeport Avenue, Suite 501, Shelton, CT 06484

Phone: 203-366-3939 Cell: _____ Fax: _____

E-mail Address: dlord@wwblaw.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

Pro Tech Home, LLC		5-31-23
Print Owner's Name	Owner's Signature	Date
_____	_____	_____
Print Owner's Name	Owner's Signature	Date

By: Tiago Silva, duly authorized

Rev. 6/18/2016

Property Owners Within One Hundred Feet of
19 Infield Street

Property Description	Owner(s)	Mailing Address
29 Infield Street	Kerone & Noel Greet	29 Infield Street Bridgeport, CT 06606
36 Oakwood Street	Gary Ellis	36 Oakwood Street Bridgeport, CT 06606
26 Oakwood Street	Robin Gonzalo-Chara	26 Oakwood Street Bridgeport, CT 06606
15 Oakwood Street	Ukrainian Orthodox Church	15 Oakwood Street Bridgeport, CT 06606
50 Oakwood Street	Thomas Garcia	50 Oakwood Street Bridgeport, CT 06606
155 Pond Street Rear Lots, C, D, E & F	Giacobbe Construction, LLC	90 Arden Road Trumbull, CT 06611
39 Infield Street	Vernette Wilson	39 Infield Street Bridgeport, CT 06606
60 Oakwood Street	Richard Neves	60 Oakwood Street Bridgeport, CT 06606

CITY OF BRIDGEPORT

PLANNING & ZONING COMMISSION

STATEMENT OF IN SUPPORT OF APPLICATION FOR

SPECIAL PERMIT

19 INFIELD STREET

The Petitioner is the owner of 19 Infield Street (the "Property"). The Property is located in the N-2 zoning district. The Petitioner proposes to construct a two-family residence on the currently vacant lot. A two-family residence is a permitted use in the N-2 zoning district with a special permit.

A prior application was filed in October of 2022. The October 2022, application was heard by the Planning & Zoning Commission ("P&Z") at a public hearing on January 30, 2023. The Petitioner was not represented by counsel and did not understand the nuances involved with the special permit process. The P&Z denied the application on the basis that a two-family home would be out of character with the neighborhood. The P&Z was not reminded of its July 27, 2022, decision to permit four, two-family homes directly across Infield Street from the Property. Thus, the proposed two-family home is in character with the neighborhood and will not create any adverse effects on the neighborhood.

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 MEASUREMENTS AND OBSERVATIONS.

4. ELEVATIONS ARE BASED ON THE CITY OF BRIDGEPORT DATUM AND SEWER MAP NO. 5149.

5. REFERENCE MAPS

   A. SUMMIT MANOR, NO. 3, THE PROPERTY OF THE BRIDGEPORT REALTY INVESTMENT CO., BRIDGEPORT, CONN." SCALE: 1" = 40', DATED MARCH 1919, PREPARED BY PALMER & GOODELL AND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOL. 9 PG. 89-90**.

   B. MAP OF SUMMIT MANOR, NO. 3,& 4, E.J. ORTON CO. INC." SCALE: 1" = 50', DATED FEBRUARY 1923 AND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOL. 11 PG. 43-44**.

   C. MAP OF SURVEY OF PROPERTY IN BRIDGEPORT, CONN, FOR UKRAINIAN ORTHODOX CHURCH OF ST. MARY'S PROTECTION', SCALE: 1" = 40', DATED AUGUST 8, 1962, PREPARED BY HARRY PIDLISKI.

   D. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 2443**.

   E. SEWER MAP 5149 PROVIDED BY THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.

   F. PLAN - PROFILE, INFIELD STREET EXTENSION, BRIDGEPORT, CT, PREPARED FOR GIACOBBE CONSTRUCTION, 10 FEBRUARY 2022, SCALE 1"=10' (HOR.), 1"=1' (VERT.), REVISED 02/27/2022.

   G. PROPERTY SURVEY PREPARED FOR PRO TECH HOME, LLC, 19 INFIELD STREET, BRIDGEPORT, CONNECTICUT, APRIL 14, 2022, SCALE 1"=10', SHEET 1 OF 1, PREPARED BY CABEZAS DEANGELIS, LLC AND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOLUME 56 PAGE 223**.

6. RECORD OWNER: PRO TECH HOME LLC
   VOL. 10288 PG. 144

7. ASSESSOR'S REFERENCE: MAP 60 | BLOCK 2443 | LOT 13

8. PARCEL AREA: 5,000± SQ. FT., OR 0.115± AC.

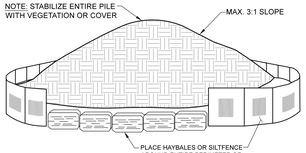
9. PARCEL IS LOCATED WITHIN THE '**N2**' ZONING DISTRICT.

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 ABUTTING DEEDS AND ASSESSOR MAPS, ABUTTING MAPS REFERENCED IN DEEDS NOT 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.

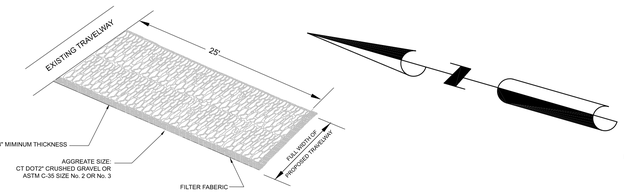
12. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DeANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DeANGELIS FURTHER DOES NOT WARRANT THAT 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**).

NOTE: STABILIZE ENTIRE PILE WITH VEGETATION OR COVER

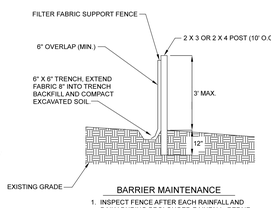


INSTALLTION NOTES:
1. AREA CHOSEN FOR STOCKPILE OPERATION SHALL BE DRY AND STABLE.
2. THE GROUND SURFACE SHALL SLOPE AWAY FROM THE STOCK PILE.
3. IF NECESSARY, PLACE TARP OR IMPERVIOUS MATERIAL BENEATH STOCKPILE TO PREVENT MIXING OF SOIL.
4. COVER STOCKPILE WITH FABRIC OR VEGETATION AS DIRECTED.
5. MAX.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

TEMPORARY SOIL STOCKPILE
NTS

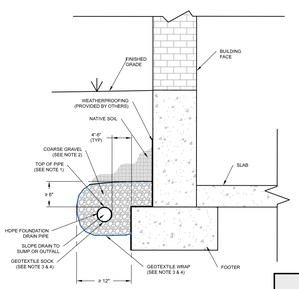


ANTI-TRACKING PAD
NTS

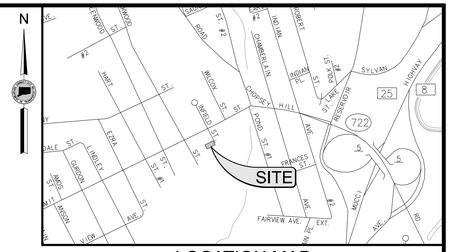


BARRIER MAINTENANCE
1. INSPECT FENCE AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. REPAIR WHERE REQUIRED.
2. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH 1/8 OF THE BARRIER

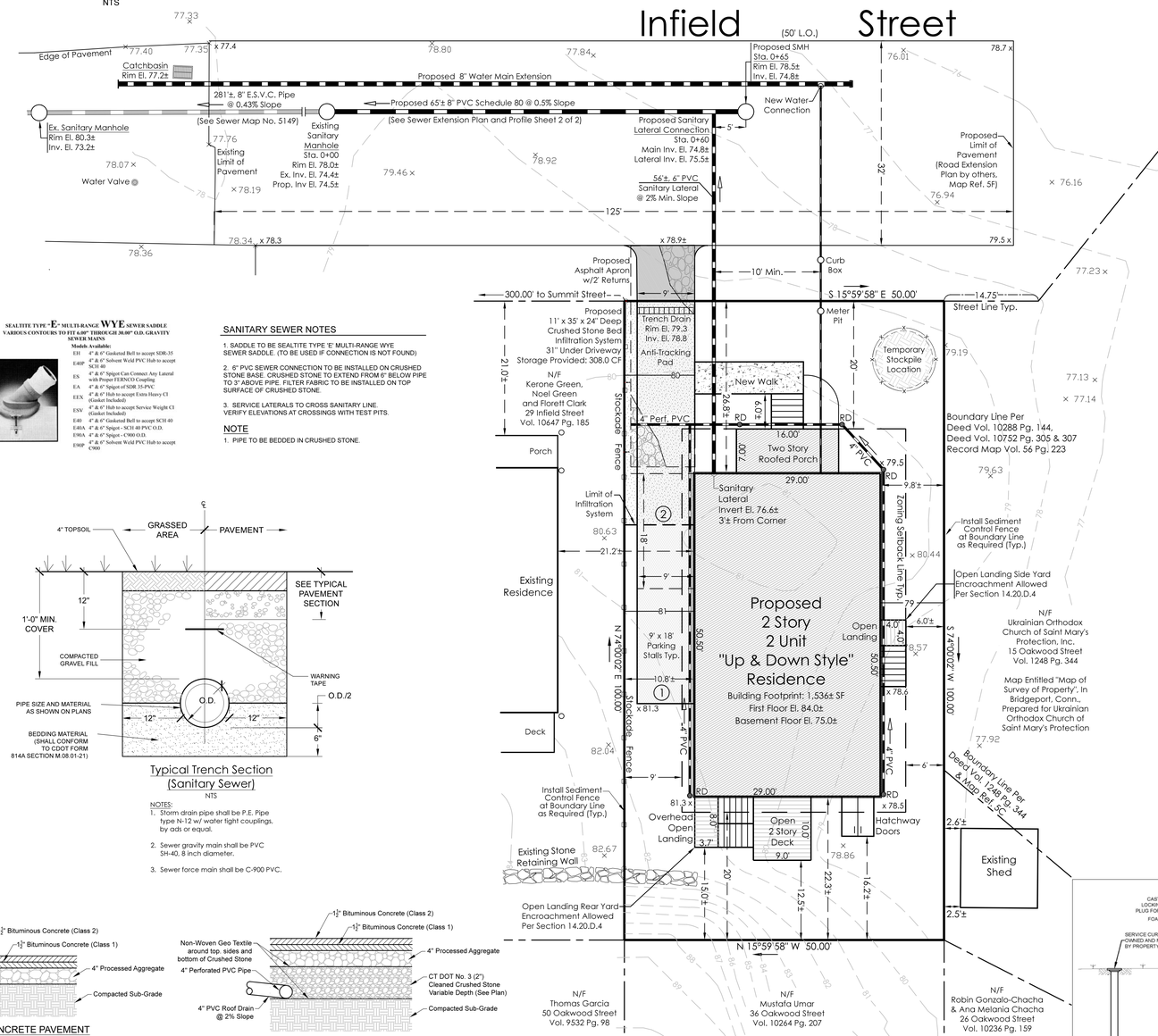
FILTER FENCE DETAIL
(N.T.S.)



FOUNDATION DRAIN
NTS



LOCATION MAP
SCALE: 1" = 800'



SEALTITE TYPE -E- MULTI-RANGE WYE SEWER SADDLE
VARIOUS CONTOURS TO FIT 4.00" THROUGH 36.00" O.D. GRAVITY SEWER MAINS
Models Available:

EH	4" & 6" Gasketed Bell to accept SDR-35
E40F	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
EFX	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.
E90F	4" & 6" Solvent Weld PVC Hub to accept C900

SANITARY SEWER NOTES

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

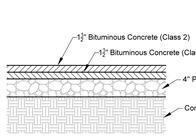
2. 6" PVC SEWER CONNECTION TO BE INSTALLED ON CRUSHED STONE BASE. CRUSHED STONE TO EXTEND FROM 6" BELOW PIPE TO 3" ABOVE PIPE. FILTER FABRIC TO BE INSTALLED ON TOP SURFACE OF CRUSHED STONE.

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

NOTE
1. PIPE TO BE BEDDED IN CRUSHED STONE.

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.



BITUMINOUS CONCRETE PAVEMENT
NTS

BITUMINOUS CONCRETE PAVEMENT AND CRUSHED STONE BED
NTS

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

Percolation Test Results

Time	Measurement to Water Surface	Drop in Water Level (0.01')	Rate (Min./Inch)
2:35 PM	0.25		
2:38 PM	0.30	0.05	5.00
2:41 PM	0.36	0.06	4.17
2:44 PM	0.42	0.06	4.17
2:47 PM	0.46	0.04	6.25
2:50 PM	0.49	0.03	8.33
2:53 PM	0.53	0.04	6.25

Overall Percolation Rate (Min/Inch)	5.36
Minimum Percolation Rate (Min/Inch)	8.33
Based on minimum percolation rate, a 24" tall system will drain in (Hours):	3.3

N2 Zone Development Standards
House 'B' Building Type

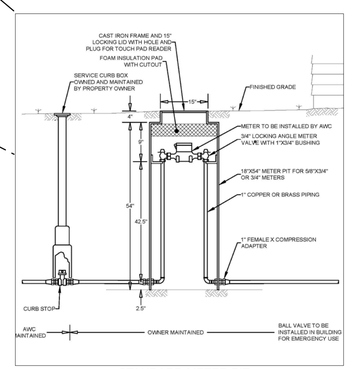
3.100.4. BUILDING LOCATION (SEE FIGURE 3.100-B)	REQUIRED	EXISTING	PROPOSED
MULTIPLE PRINCIPAL BUILDINGS	ALLOWED PER 3.100.10.A	VACANT LOT	1 BUILDING
1) LOT WIDTH PER PRINCIPAL BUILDING	45 FT. MINIMUM	50.00 FT	50.00 FT
LOT SIZE	NO MINIMUM	5,000± SF	5,000± SF
2) PRIMARY STREETWALL	NO MAX FOR 1-UNIT; 50 FT MAX FOR 2-UNIT *(MEASURED AT MINIMUM SETBACK ALONG ANY PRIMARY STREET)*	VACANT LOT	29 FT - 2 UNITS
3) PRIMARY STREET SETBACK	20 FT MINIMUM; 30 FT MAXIMUM *(PREVAILING SETBACKS APPLY, SEE 14.20.6 FOR MEASURING. SEE 3.100.10 FOR ALLOWED ENCROACHMENTS)*	VACANT LOT	26.8± FT
4) PORCH, STEPS, BAY ENCROACHMENT	8 FT MAX; PORCH OR BAY WIDTH OF 16 FT MAX	VACANT LOT	6.0± FT
5) NON-PRIMARY STREET SETBACK	12 FT MINIMUM	VACANT LOT	N/A
6) SIDE SETBACK	6 FT MIN; MIN 15 FT TOTAL BOTH SIDES;	VACANT LOT	9.8± FT, ONE SIDE; 20.6± FT. TOTAL
SPACE BETWEEN ADJACENT BUILDINGS	15 FT MIN.	VACANT LOT	21.2± FT
7) REAR SETBACK	20 FT MINIMUM	VACANT LOT	22.3± FT.
8) SITE COVERAGE	65% *(SEE 14.20.7 FOR MEASURING SITE COVERAGE)*	VACANT LOT	50%

3.100.5. PARKING AND ACCESSORY STRUCTURES (SEE FIGURE 3.100-C			
1) PARKING AND DRIVEWAY ACCESS	MAX. 9 FT. WIDTH AT PRIMARY STREET LOT LINE; MAX ONE DRIVEWAY PER BUILDING *(SEE 8.0 FOR PARKING)*	VACANT LOT	9 FT. WIDTH ONE DRIVEWAY
2) ATTACHED GARAGE SETBACK	20 FT MIN. BEHIND PRIMARY FACADE	VACANT LOT	N/A
ALLOWED GARAGE DOOR LOCATION	REAR FACADE, STREET SIDE FACADE	VACANT LOT	N/A
3) SURFACE PARKING AND ACCESSORY STRUCTURE LOCATION	REAR YARD ONLY *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	VACANT LOT	N/A
STREET SIDE SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	VACANT LOT	N/A
SIDE AND REAR SETBACK	3 FT. MIN. *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	VACANT LOT	N/A

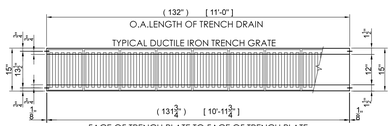
3.100.6. HEIGHT (SEE FIGURE 3.100-D			
1) HEIGHT	1 STORY MIN; 2 STORIES MAX. *(SEE 14.20.10 FOR MEASURING HEIGHT. SEE 3.100.10 FOR BASEMENT GARAGE ALLOWANCE.)*	VACANT LOT	2 STORIES
2) STORY HEIGHT	8 FT. MIN; 9 FT. MAX. *(MEASURED FLOOR-TO-FLOOR)*	VACANT LOT	COMPLIES
3) HEIGHT TO EAVES	16 FT. MAX. *(HEIGHT TO EAVE IS MEASURED FROM THE FIRST FLOOR TO THE BOTTOM OF THE EAVE. SEE 14.20.10 FOR MEASURING EAVES.)*	VACANT LOT	16 FT. MAX

3.100.7. ROOFS (SEE FIGURE 3.100-D			
1) ROOF TYPES	PITCHED *(SEE 6.20 FOR ROOF TYPES)*	VACANT LOT	PITCHED
2) TOWER	NOT ALLOWED	VACANT LOT	N/A

3.100.9. ALLOWED USES SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS			
RESIDENTIAL			
NUMBER OF PRINCIPAL UNITS	1 IN HOUSE, 2 WITH SPECIAL PERMIT	VACANT LOT	2 UNITS SPECIAL PERMIT REQUESTED
NUMBER OF ACCESSORY APARTMENTS	1 IN BACKYARD COTTAGE WITH SPECIAL PERMIT	VACANT LOT	N/A
HOUSEHOLD LIVING	ALLOWED	VACANT LOT	COMPLIES
GROUP LIVING	ALLOWED	VACANT LOT	N/A
SHORT-TERM RENTAL	NOT ALLOWED	VACANT LOT	N/A



STANDARD METER PIT
NTS



TYPICAL TRENCH DRAIN

IMPROVEMENT LOCATION SURVEY
- AND -
TOPOGRAPHIC SURVEY

PREPARED FOR
PRO TECH HOME LLC

19 INFIELD STREET
BRIDGEPORT, CONNECTICUT
ASSESSOR'S REFERENCE: MAP 60 | BLOCK 2443 | LOT 13

SHEET 1 OF 2

SEPTEMBER 26, 2022 | WASHINGTON CABEZAS, JR., PE, LS | SCALE: 1" = 10'

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

SCALE: 1"=10'
FIELD FILE: 19 Infield Street_Comps.rw5
PROJECT NO. CD1465
DATE: September 26, 2022
CAD FILE: 19 Infield St_ILS.dwg
SHEET 1 OF 2
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.

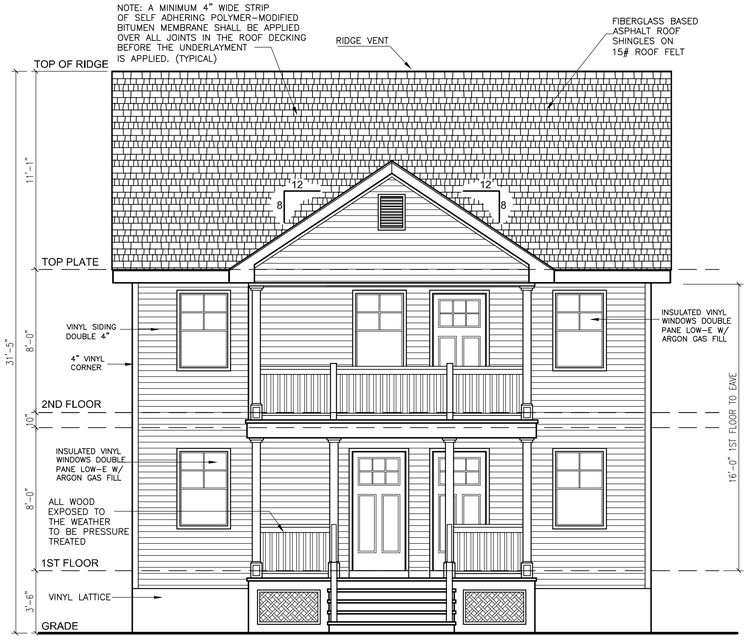
WASHINGTON CABEZAS, JR. PEL 70210
PROFESSIONAL ENGINEER & LAND SURVEYOR

0 10 20 30 50
SCALE

RIGHT SIDE ELEVATION

SCALE ¼" = 1'-0"

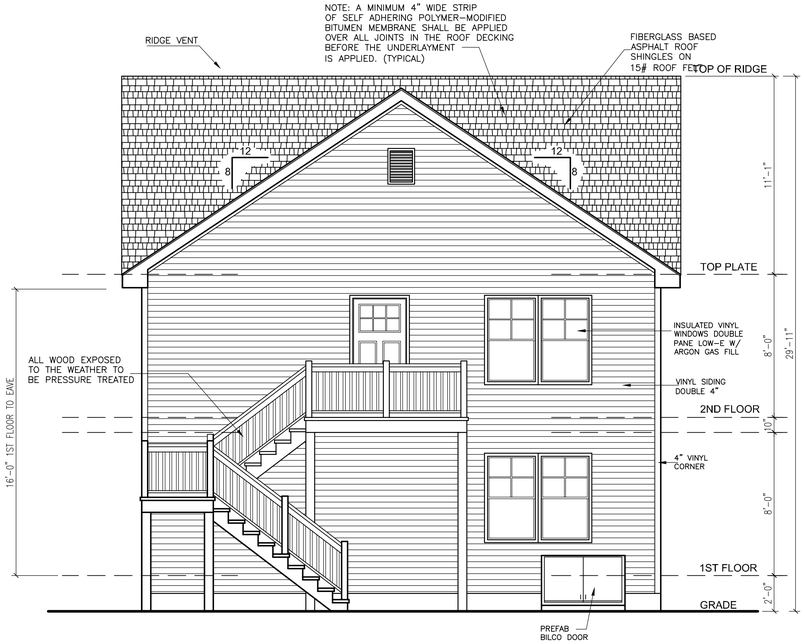
Required Tranparency: 10 %
Provided 2nd Fl: 23.76%
Provided 1st Fl: 23.76%



FRONT ELEVATION

SCALE ¼" = 1'-0"

Required Tranparency: 12 %
Provided 2nd Fl: 19.00%
Provided 1st Fl: 14.74%



REAR ELEVATION

SCALE ¼" = 1'-0"

Required Tranparency: 10 %
Provided 2nd Fl: 14.48%
Provided 1st Fl: 12.93%

LEFT SIDE ELEVATION

SCALE ¼" = 1'-0"

Required Tranparency: 10 %
Provided 2nd Fl: 12.00%
Provided 1st Fl:13.61%

NEW TWO FAMILY HOME PLANS

PREPARED FOR PROPERTY LOCATED AT
19 INFIELD STREET, BRIDGEPORT, CT

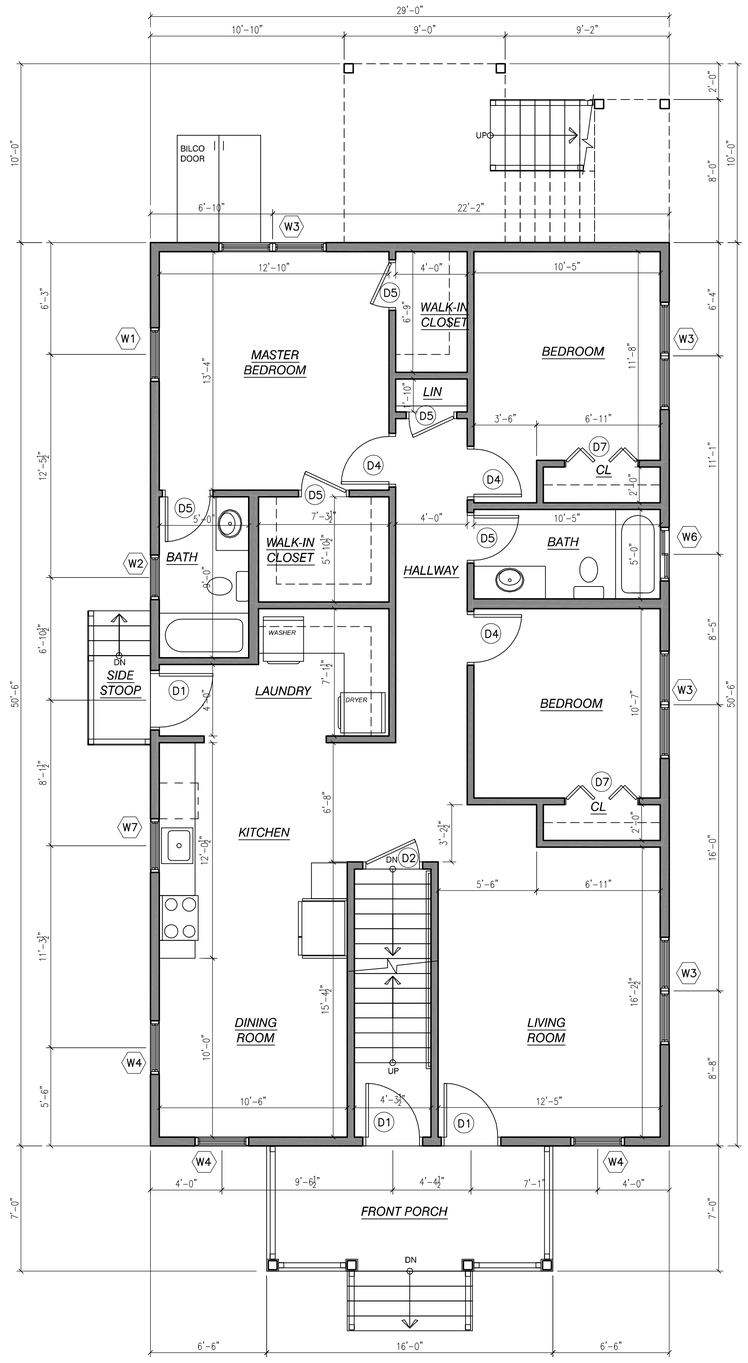
revisions
1 2 3 4 5 6

ELEVATIONS

date: 07-05-2022
drawn: M. REINHEIMER 203-449-6137
E-Mail: marcosprimrose@yahoo.com

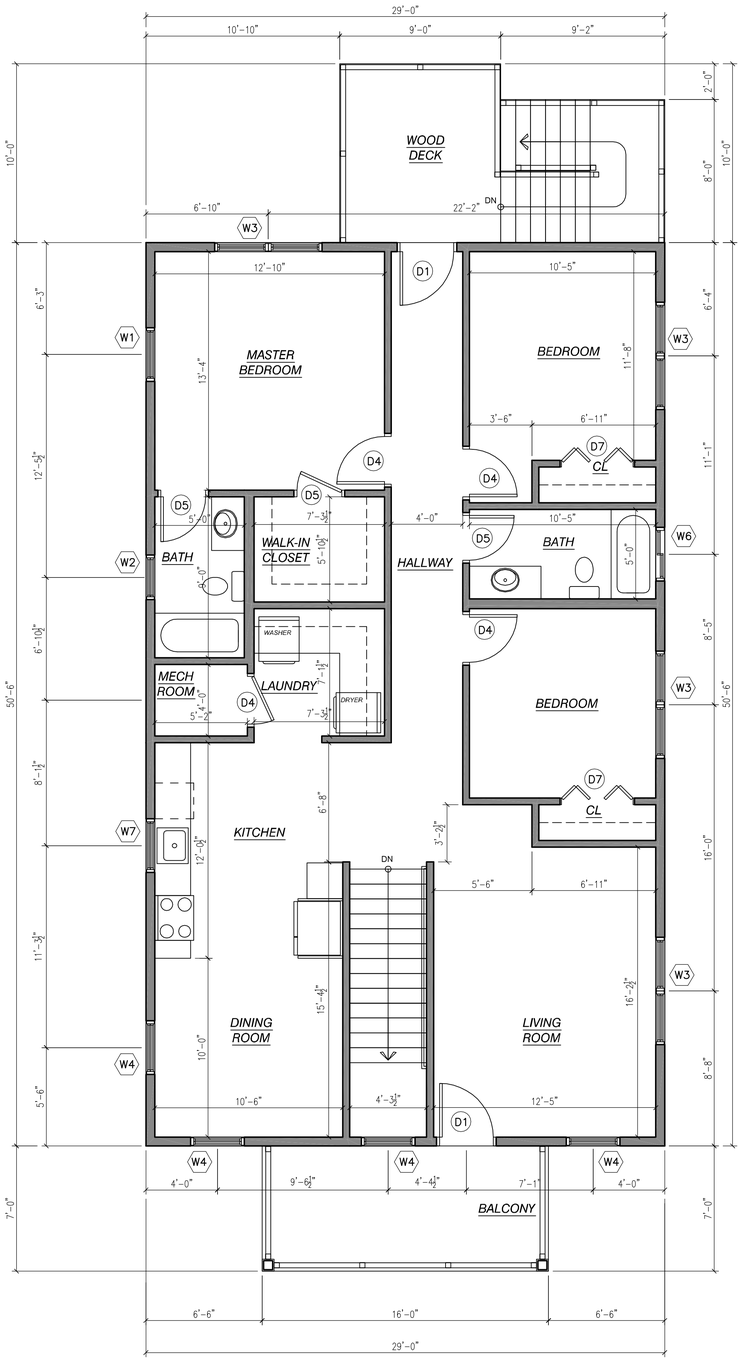
scale: AS NOTED
project #: MCR-2022-131

A-2



1ST FLOOR PLAN

SCALE ¼" = 1'-0"



2ND FLOOR PLAN

SCALE ¼" = 1'-0"

DOOR SCHEDULE

	SIZE	REMARKS
D1	3'-0" x 6'-8" x 1-3/4" FULLY WEATHER-STRIPPED, ALUM. SILL WITH TOP GLASS	INSULATED
D2	3'-0" x 6'-8" x 1-3/4"	INSULATED
D3	2'-8" x 6'-8" x 1-3/4"	INSULATED
D4	2'-8" x 6'-8" x 1-3/8"	
D5	2'-6" x 6'-8" x 1-3/8"	
D6	2'-4" x 6'-8" x 1-3/8"	POCKET OPTIONAL
D7	4'-0" x 6'-8"	BI-FOLD CLOSET DOOR
D8	6'-0" x 6'-8"	BI-FOLD CLOSET DOOR
D9	6'-0" x 6'-8"	EXTERIOR SLIDING PATIO DOOR
D10	5'-0" x 6'-8"	BI-FOLD LAUNDRY LOUVER DOOR
D11	1'-8" x 6'-8" x 1-3/8"	
D12	6'-0" x 6'-8"	EXTERIOR SLIDING PATIO DOOR
D13		

WINDOW SCHEDULE

	ROUGH OPENING	NOMINAL SIZE	REMARKS
W1	SEE MFR.'S SPECIFICATIONS	3'-0" x 5'-0"	D.H. (EGRESS)
W2	SEE MFR.'S SPECIFICATIONS	2'-6" x 4'-0"	D.H. (TEMPERED GLASS)
W3	SEE MFR.'S SPECIFICATIONS	6'-0" x 5'-0"	DOUBLE D.H. (EGRESS)
W4	SEE MFR.'S SPECIFICATIONS	3'-0" x 4'-6"	D.H.
W5	SEE MFR.'S SPECIFICATIONS	5'-0" x 5'-0"	DOUBLE D.H.
W6	SEE MFR.'S SPECIFICATIONS	3'-0" x 2'-0"	SLIDING - SILL 60" A.F.F.
W7	SEE MFR.'S SPECIFICATIONS	3'-0" x 3'-4"	KITCHEN
W8	SEE MFR.'S SPECIFICATIONS	2'-0" x 3'-6"	D.H.
W9	SEE MFR.'S SPECIFICATIONS	2'-0" x 2'-0"	PICTURE

WINDOW NOTES

1 - AS PER 2015 IRC- SECTION R310.1.1: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING WITH A MINIMUM NET CLEAR OPENING OF 5.7 SF. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SF. WITH A MINIMUM NET REQUIRED CLEARANCE OF 20" WIDTH AND 24" HEIGHT. IN EXISTING BUILDINGS UNDERGOING ALTERATION OR INSTALLATION OF REPLACEMENT WINDOWS IT SHALL BE PERMITTED TO UTILIZE REMOVABLE SASH WINDOWS TO ACHIEVE THE REQUIRED MIN. CLEAR OPENINGS FOR EGRESS.

2 - EMERGENCY ESCAPES AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE

3 - WINDOWS PERFORMANCE DATA:
U-FACTOR: LoE = 0.32 W/ ARGON GAS FILL SHGC: LoE = 0.32
DP-RATING = DP-50

4 - AS PER 2015 IRC SECTION R312.2 - WINDOW SILL SHALL NOT BE LESS THAN 24" ABOVE FIN. FLOOR IF WINDOW SILL IS MORE THAN 72" ABOVE EXTERIOR FINISH GRADE.
EXCEPTIONS:
A) THE OPERABLE SECTION OF THE WINDOW SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE.
B) OPENING IS PROVIDED WITH FALL PREVENTION DEVICE THAT COMPLIES WITH ASTM F 2090
C) WINDOW IS PROVIDED WITH OPENING CONTROL DEVICE THAT COMPLIES WITH 2015 IRC R312.2.2

5 - WINDOWS AND EXTERIOR DOORS SHALL BE TESTED AND LABELED TO WITHSTAND A MIN. OF 130 MPH WIND LOAD.

6 - SPACE BETWEEN WINDOW & DOOR JAMBS AND FRAMING SHALL BE SEALED WITH NON-EXPANDING INSULATION AND CAULK OR BACKER ROOD AND CAULK.

revisions
1 2 3 4 5 6

NEW TWO FAMILY HOME PLANS
PREPARED FOR PROPERTY LOCATED AT
19 INFIELD STREET, BRIDGEPORT, CT

1ST & 2ND FLOOR PLANS
SCHEDULES & NOTES

scale: AS NOTED
project #: MCR-2022-131
date: 07-05-2022
drawn: M. REINHEIMER 203-449-6137
E-Mail: marcosprimrose@yahoo.com

A-1

CITY OF BRIDGEPORT

File No. 23-29

PLANNING & ZONING COMMISSION
APPLICATION

JUN 20 '23 AM 9:11

1. **NAME OF APPLICANT:** Michael Oh
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: 280 Trumbull Ave 06606
   (number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 2792 Lot No. B7
5. Amendments to Zoning Regulations: (Indicate) Article: _____ Section: _____
   (Attach copies of Amendment)
6. Description of Property (Metes & Bounds): see attached schedule A
7. Existing Zone Classification: N
8. Zone Classification requested: —
9. Describe Proposed Development of Property: Accessory use: Home Business

Approval(s) requested: Special permit for home business law office

Signature: Michael C **Date:** 6/20/23

Print Name: Michael Oh

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

Print Name: _____

Mailing Address: _____

Phone: _____ Cell: _____ Fax: _____

E-mail Address: mike@attorneymichaeloh.com

$ _____ Fee received **Date:** 6/20/23 **Clerk:** J.S

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 Oh	Michael C	6/20/23

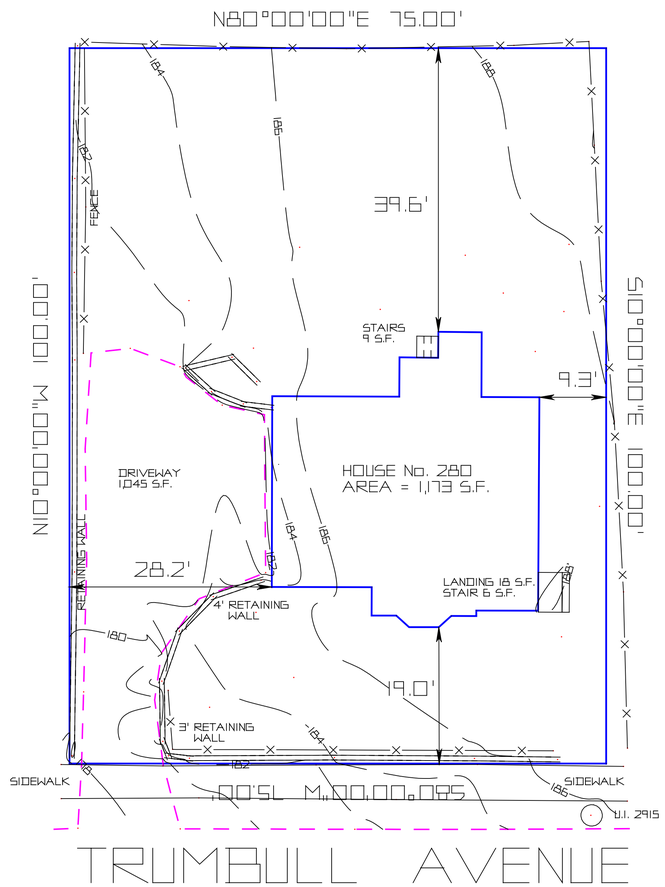
Rev. 6/18/2016

ZONE RA

REFER TO LOTS No. 170-172 ON MAP OF GRANDVIEW PARK IN
MAP Vol. 8 P. 35 ON FILE AT THE BRIDGEPORT TOWN CLERK'S OFFICE

NOW OR FORMERLY LAND OF
CHRISTANA WATSON

NOW OR FORMERLY LAND OF
OTIS FULTON



NOW OR FORMERLY LAND OF
PEDRO & TERESA RAMIREZ

NOW OR FORMERLY LAND OF
YVONNE STEPHENS

250.00' TO FISKE AVENUE

PROPOSED HOME BUSINESS
SECTION 4.70.3 C2

SCALE 1"=10'
0 10 20

DEPENDENT RESURVEY

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL & VOID.

UNDERGROUND IMPROVEMENTS OR UNDERGROUND ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS ORIGINAL STAMP OR EMBOSSED SEAL.

THIS MAP DOES NOT CONSTITUTE EITHER A SUBDIVISION OR A RESUBDIVISION UNDER THE TERMS OF SECTION 8-18 OF THE CONNECTICUT GENERAL STATUES, AS AMENDED.

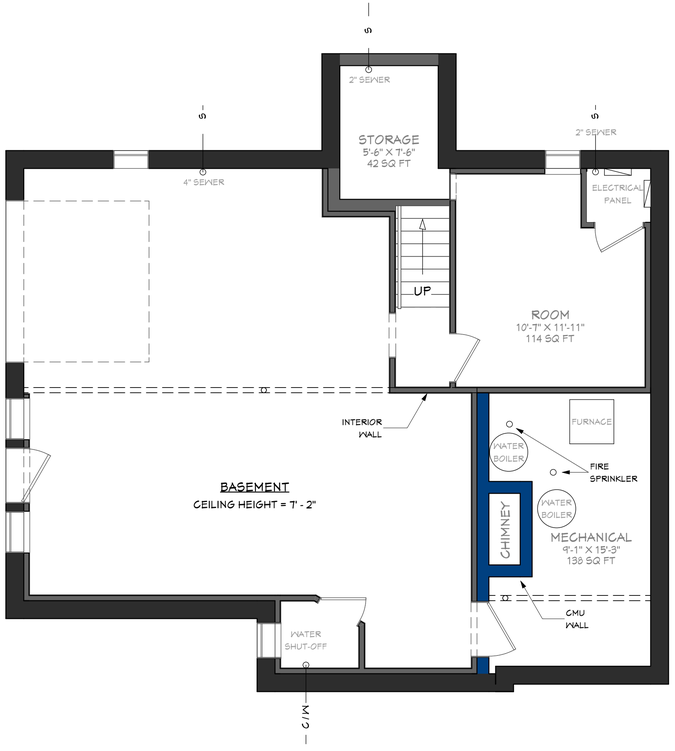
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE BOUNDARY DETERMINATION IS DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. ELEVATIONS CONFORM TO VERTICAL ACCURACY CLASS V-2. CONTOURS CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2

_____

MICHAEL L. McELROY, L.L.S. No. 17250

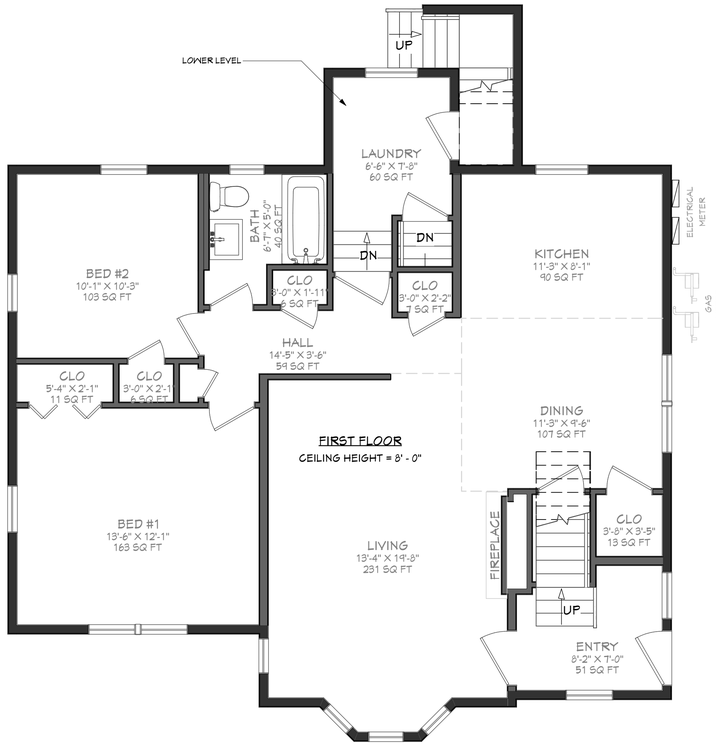
PLOT PLAN
OF
280 TRUMBULL AVENUE
PREPARED FOR
MICHAEL OH
JANUARY 10, 2023 SCALE: 1" = 10'
REV. 2-8-2023
BRIDGEPORT, CONNECTICUT

BLACK ROCK SURVEYORS
1089 CHURCH HILL ROAD
FAIRFIELD, CONNECTICUT
(203) 371-0003
blackrocksurvey@optonline.net



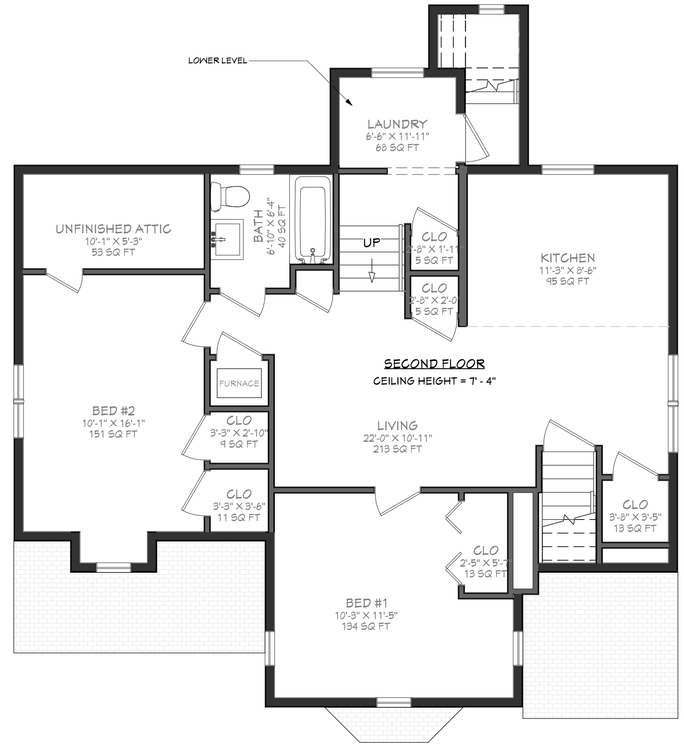
EXISTING BASEMENT FLOOR PLAN

1/4"=1'



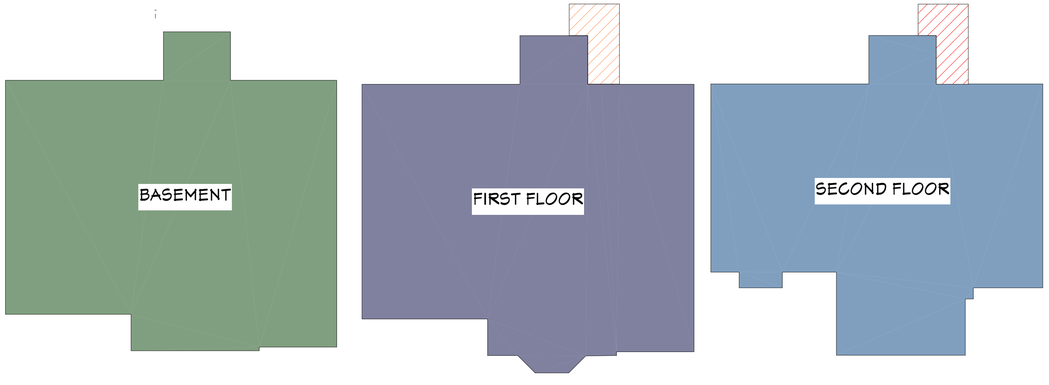
EXISTING FIRST FLOOR PLAN

1/4"=1'



EXISTING SECOND FLOOR PLAN

1/4"=1'



BUILDING SUB-AREAS (SQ FT)		
LINE TYPE	DESCRIPTION	GROSS AREA
	BASEMENT	1,054
	FIRST FLOOR	1,066
	SECOND FLOOR	1,000
	ENCLOSED PORCH	106
	OPEN PORCH	36
	TOTAL	3,262

PROPOSED SPECIAL PERMIT FOR:

HOME OCCUPATION ON FIRST FLOOR

BRIDGEPORT ZONING REGULATIONS CODE: CHAPTER 4.10 - SECTION 4.10.3 (H1)
HOME BUSINESSES MUST BE ACCESSORY AND SUBORDINATE TO THE PRINCIPAL RESIDENTIAL USE OF THE PROPERTY MAY NOT OCCUPY MORE THAN 49% OF THE GROSS FLOOR AREA OF THE PRINCIPAL BUILDING, WHETHER THE HOME BUSINESS IS LOCATED IN THE PRINCIPAL RESIDENTIAL BUILDING, AN ACCESSORY BUILDING, OR BOTH.

BUILDING SUB-AREAS (SQ FT)		
LINE TYPE	DESCRIPTION	GROSS AREA
	BASEMENT	1,054
	FIRST FLOOR	1,066
	SECOND FLOOR	1,000
	ENCLOSED PORCH	106
	OPEN PORCH	36
	TOTAL	3,262

3,262 - 49% = 1,598.38
FIRST FLOOR = 1,066 = 32.6%
OF EXISTING GROSS AREA

Veronica Ventreschi
Architectural Designer
veronica@veronicaventreschi.com
(475) 319 - 3176
55 Merritt Blvd, Trumbull, CT 06611
@veronicaventreschi

VERONICA VENTRESCHI Architecture

#	Date	Revision Description

TITLE: 280 TRUMBULL AVENUE BRIDGEPORT - CT

PROJECT DESCRIPTION: SPECIAL PERMIT - HOME OCCUPATION

DATE: JAN/2023

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

SHEET: A-1

MICHAEL OH
280 Trumbull Ave
Bridgeport, CT 06606

T: (203) 371-4886
F: (203) 549-0862

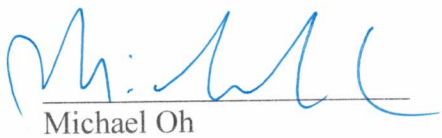
mike@attorneymichaeloh.com

Written Statement of Development and Use

I am the owner and resident of 280 Trumbull Avenue in Bridgeport, and I am applying for a special permit for a home business, to use the first floor of the house for my solo law practice under the Bridgeport Zoning Code, § 4.70.3, subsection (H), which is entitled "Home Businesses". My property is a two-unit house, and the plan is to use the first floor unit as my office, while living in the second floor unit. My law practice focuses on civil and criminal litigation. The proposed use will involve occasional client meetings on the first floor of the property.

Enclosed is a supplemental statement that sets out the applicable regulations in the zoning code, as well as an explanation of why I believe my proposal complies with each regulation.

Sincerely,



Michael Oh

MICHAEL OH
280 Trumbull Ave
Bridgeport, CT 06606
T: (203) 371-4886
F: (203) 549-0862

mike@attorneymichaeloh.com

Supplement to Written Statement

HOME BUSINESSES – 4.70.3(H)

(1) Home businesses must be accessory and subordinate to the principal residential use of the property and may not occupy more than 49% of the gross floor area of the principal building, whether the home business is located in the principal residential building, an accessory building, or both.

- The proposed office is on the first floor only and makes up 32.6 % of the gross floor area of the house– see building floor plan (enclosed).

(2) At least one individual engaged in the home business must reside in the dwelling unit in which the home business is located as their primary place of residence.

- I am the individual engaged in the home business and reside there as my primary place of residence.

(3) A maximum of 2 nonresident employees are allowed with a home business.

- There are no nonresident employees of this home business at this time.

(4) No more than 8 clients or customers may visit the site of a home business in a single day. Customer or client visits are limited solely to the hours of 8:00 am to 8:00 pm.

- I have only a handful of clients at any given time, and client visits are infrequent, averaging less than one visit a month.

(5) Face-to-face or walk-in retail sales activities are prohibited as a principal home business activity.

- There are no retail sales of any kind in my home business, and no walk-ins. This is a law office where people make appointments for consultations.

(6) Home businesses that change the physical form of the residential building they occupy or that adversely affect the surrounding neighborhood are prohibited. Home businesses may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts

that are not typical of a residential neighborhood. Home businesses must be operated so as not to create or cause a nuisance.

- This home business does not require any changes to the form of the house or produce any other adverse effects on the neighborhood from the occasional client visit.

(7) External structural alterations or site improvements that change the physical residential form of the lot upon which a home business is located are prohibited.

- This home business does not require any changes to the physical residential form of the lot.

(8) Any tools or equipment used as part of a home business must be operated in a manner or sound-proofed so as not to be audible beyond the lot lines of the subject property.

- There are no special tools or equipment involved in this home business that make noise.

(9) The use or storage of hazardous substances is prohibited, except at the "consumer commodity" level, as that term is defined in 49 C.F.R. Sec. 171.8.

- No hazardous substances are involved in this home business.

(10) Home businesses and all related activities, including storage (other than the lawful parking of passenger vehicles), must be conducted entirely within the principal residential building or an allowed accessory building.

- The office is located on the first floor of the house, and all home business activities will be conducted in the office.

(11) Deliveries or pickups of supplies or products associated with a home office are allowed only between 8:00am and 6:00pm. Vehicles used for delivery and pickup are limited to those normally serving residential neighborhoods.

- There are no deliveries or pickups of supplies or products associated with this home business, other than mail and packages ordered and delivered in the usual way through Amazon, Fedex, UPS and the USPS.

(12) No more than one home business is allowed on a single property, and a home business may not be conducted on a lot occupied by an accessory apartment.

- This is the only home business on this property.

SPECIAL PERMITS - 11.50

A. General. In order to approve a special permit application, the planning and zoning commission must make the following findings on the record:

(1) The proposed special permit use and accompanying site plan are consistent with and implement the objectives and policies of the master plan of conservation and development;

- Bridgeport's most recent master plan of conservation and development was passed on April 22, 2019, and it is entitled "Plan Bridgeport". It is organized around four themes (Waterfront, Transit-oriented Development, Housing and Neighborhoods), with six guiding principles:
    - Bridgeport is a livable city
    - Bridgeport has a robust economy
    - Bridgeport is an equitable city
    - Bridgeport is a healthy community
    - Bridgeport values nature
    - Bridgeport is a regional center

There appears nothing inconsistent between the objectives and policies of Bridgeport's Plan and my special permit application for my solo law practice office on the first floor of my house. I did find one point in the Plan that seems to support my special permit application, in that as part of making Bridgeport a Livable City (one of the six guiding principles of Bridgeport's Plan), the Plan states as a strategy "Support the development of live-work spaces." This is on pages 17 and 69 of Bridgeport's Plan, under Goal 4, which is to update zoning to allow for a greater mix of uses and increase bikeability/walkability.

(2) The proposed special permit use and accompanying site plan complies with all applicable zoning code regulations;

- This is covered above in the discussion of Home Businesses, § 4.70.3(H).

(3) The proposed special permit use and accompanying site plan will not impair future development of the surrounding area;

- I see no reason why my proposed use would impair future development of the surrounding area.

(4) The proposed special permit use will not be detrimental to existing development in the surrounding area because of its height, scale, design, or method of operation.

- The proposed special permit use involves no such issues.

(5) The proposal includes adequate safeguards to protect adjacent property and the neighborhood in general from any potential adverse impacts.

- The proposal complies with the rules on Home Businesses, § 4.70.3(H), which do include safeguards to protect the neighborhood from potentially adverse impacts, such as limitations on the number of client visits per day (8), limitations on the hours that deliveries can be made, noise restrictions from tools and equipment, prohibitions on walk-in retail sales, prohibitions on structural alterations, prohibitions on use of hazardous substances, etc., all of which are designed to safeguard the neighborhood from adverse impacts of a business. My proposed use of the first floor as a solo law office complies with all of the Home Business rules.

(6) The proposed use is not likely to cause a depreciation in the value of nearby properties;

- I see no reason why my proposed use would have any effect on the value of nearby properties.
-

(7) Environmental impacts to Long Island Sound will be appropriately mitigated.

- I do not anticipate any environmental impacts to the Sound from my home business.
-

B. N Zones

(1) The location and size of the proposed use, the nature and intensity of operations involved will not be incongruous with existing residential uses;

- The proposed use is fairly modest and limited in size and scope, nature and intensity, being a low-profile solo law practice on the first floor of house where the lawyer at issue lives on the second floor, and I do not think it will stick out as incongruous with existing residential uses.

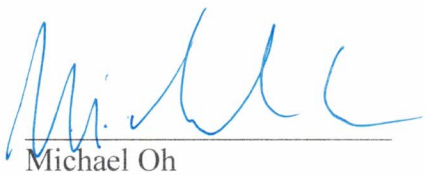
(2) The site layout and its relation to access streets is such that pedestrian and vehicular traffic to and from the use and the assembly of persons in connection with the use will not be incongruous with existing residential uses;

- There is plenty of street parking in front of the house to accommodate the occasional client visits for the home business.

(3) The proposed use will not present an undue hazard or inconvenience to residents.

- The proposed use involves a solo lawyer doing legal research and writing from the first floor of his house, with occasional client visits that make no noise or disruptions to neighbors. I do not believe this will inconvenience my neighbors.

Sincerely,



Michael Oh

SCHEDULE A

ALL that certain piece of parcel of land, together with the buildings and improvements thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, being known as Lots Nos. 170, 171 and 172 on a certain map entitled "Map of Grandview Park", which map is on file in the Bridgeport Town Clerk's Office, and being more particularly bounded and described as follows:

NORTHERLY: By Lots Nos. 261, 262 and 263 on said map, 75 feet, more or less;

SOUTHERLY: By Trumbull Avenue, 75 feet, more or less;

EASTERLY: By Lot No. 173 on said map, 100 feet, more or less;

WESTERLY: By Lot No. 169 on said map, 100 feet, more or less.

SUBJECT TO:

1) Water usage as it becomes due and payable.

2) Notes, notations and conditions as shown on the aforementioned map.

3) WPCA Charges as they become due and payable.

RECEIVED FOR RECORD
Dec 07,2017 12:10:36P
CHARLES D. CLEMONS JR.
TOWN CLERK
BRIDGEPORT, CT

ELLIS CRYSTAL
249 TRUMBULL AVE

WHITE HERBERT R & CHRISTINA W
259 TRUMBULL AVE

PAAK PROPERTIES LLC
1500 RESERVOIR AVE

FANA JEAN C
252 TRUMBULL AV

JOHN-BECKFORD CHARLENE A
1530 RESERVOIR AV

STEPHENS YVONNE
270 TRUMBULL AVE

OH MICHAEL
280 TRUMBULL AV

RAMIREZ PEDRO & TERESA
296 TRUMBULL AVENUE

PACHECO KIRSYS C
1540 RESERVOIR

HERNANDEZ LUZ R
125 VOIGHT AV

LUNA JORGE
135 VOIGHT LN

JONES TOMMY T & JONES CAROLYN
145 VOIGHT AVE

FULTON OTIS
157 VOIGHT AVE

WATSON CHRISTANA (EST OF)
2349 POMEROY RD SE

HOUSING SITE DEV AUTHORITY
45 LYON TER

MICHAEL OH
280 Trumbull Ave
Bridgeport, CT 06606

T: (203) 371-4886
F: (203) 549-0862

mike@attorneymichaeloh.com

Via Certified Mail

June 20, 2023

Re: Public Hearing Notice

Dear Neighbors:

I am the owner and resident of 280 Trumbull Avenue in Bridgeport, and I am applying for a special permit with the City to use my home for my solo law practice. As part of the application process, there will be a public hearing on my application, and one of the rules of the application process is that I mail notice to the surrounding property owners of the public hearing, so that you can attend and be heard at the hearing, if you should choose.

The public hearing date for my application, according to the 2023 Planning and Zoning Commission Public Hearing Schedule, is scheduled for July 31, 2023 at 6:30 pm at City Hall, 45 Lyon Terrace in Bridgeport.

Sincerely,

Michael Oh

City of Bridgeport

My Map

Legend

- Parcels
- Streetname
- Roadways
  - Local
  - Collector
  - Minor Collector
  - Minor Arterial
  - Major Collector
  - PA Other
  - PA Other Expwy
  - PA Interstate

141.9 0 70.97 141.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Created by Connecticut Metropolitan Council of Governments

METROCOG
Connecticut Metropolitan Council of Governments

Back to Attorney Firm Look-up

Registered Juris Information For: **MICHAEL L OH**

Juris Number:	421475	Office Address:	MICHAEL OH 280 TRUMBULL AVE BRIDGEPORT, CT 06606 (203) 371-4886
Current Status:	ACTIVE		
Juris Type:	A		
Admission Date:	6/10/2003		

Court History

CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION
APPLICATION

1. **NAME OF APPLICANT:** T & N Properties, 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: 152 (number) Princeton Street (street) CT (state) 06604 (zip code)
4. Assessor's Map Information: Block No. 234 Lot No. 6-4
5. Amendments to Zoning Regulations: (indicate) Article: _____ Section: _____
   (Attach copies of Amendment)
6. Description of Property (Metes & Bounds): Square Lot 100 ft by 100 ft, fronting on Princeton street
7. Existing Zone Classification: NX1
8. Zone Classification requested: _____
9. Describe Proposed Development of Property: Proposed use is a residential six-unit building

Approval(s) requested: Coastal Site Planning

Signature: _____ **Date:** _____

Print Name: _____

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

Print Name: Patricia C. Sullivan

Mailing Address: 1115 Broad Street, Bridgeport, CT 06604

Phone: 203-337-4124 Cell: 203-414-6455 Fax: 203-337-5524

E-mail Address: psullivan@cohenandwolf.com

$ _____ Fee received **Date:** _____ **Clerk:** _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

Print Owner's Name	Owner's Signature	Date
Thomas Quinn	THOMAS QUINN	7-21-203
_____	_____	_____

Rev. 6/18/2016

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: T & N Properties, LLC Date: 07/20/2023

Address: 60 Charles Street, Fairfield, CT 06824 Phone: 203-223-6286

Project Address or Location: 152 Princeton Street, Bridgeport, Connecticut

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

☐ other (specify) _____

List primary contact for correspondence if other than applicant:

Name: Patricia C. Sullivan, Esq. c/o Cohen and Wolf, P.C.

Address: 1115 Broad Street

City/Town: Bridgeport State: CT Zip Code: 06604

Business Phone: 203-414-6455

e-mail: psullivan@cohenandwolf.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:

- [x] 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: 152 Princeton Street
   Bridgeport, Connecticut

   City or Town:
2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? [ ] YES [x] 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 was a vacant residence and the proposed use is a residential six-unit building. Present land use within the vicinity of 158 Princeton Street is a mixture of single family dwellings, multi-family dwellings and nearby apartment buildings . The proposed six unit use 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: 10,000± 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.
   - [x] 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, six unit building. Each unit will be served by the use of their own dedicated entrance into the building. 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 and 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 structure will be treated by a sub-grade, stormwater infiltration system. A primary stormwater treatment will be implemented to comply with Stormwater Best Management Practices. Stormwater run-off will also be improved by the planting of new lawn areas 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). The greater of the two is held for design purposes. 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 residence will have new laterals to the existing street utilitie

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)		✖
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 six-units, side-by-side, residential building 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

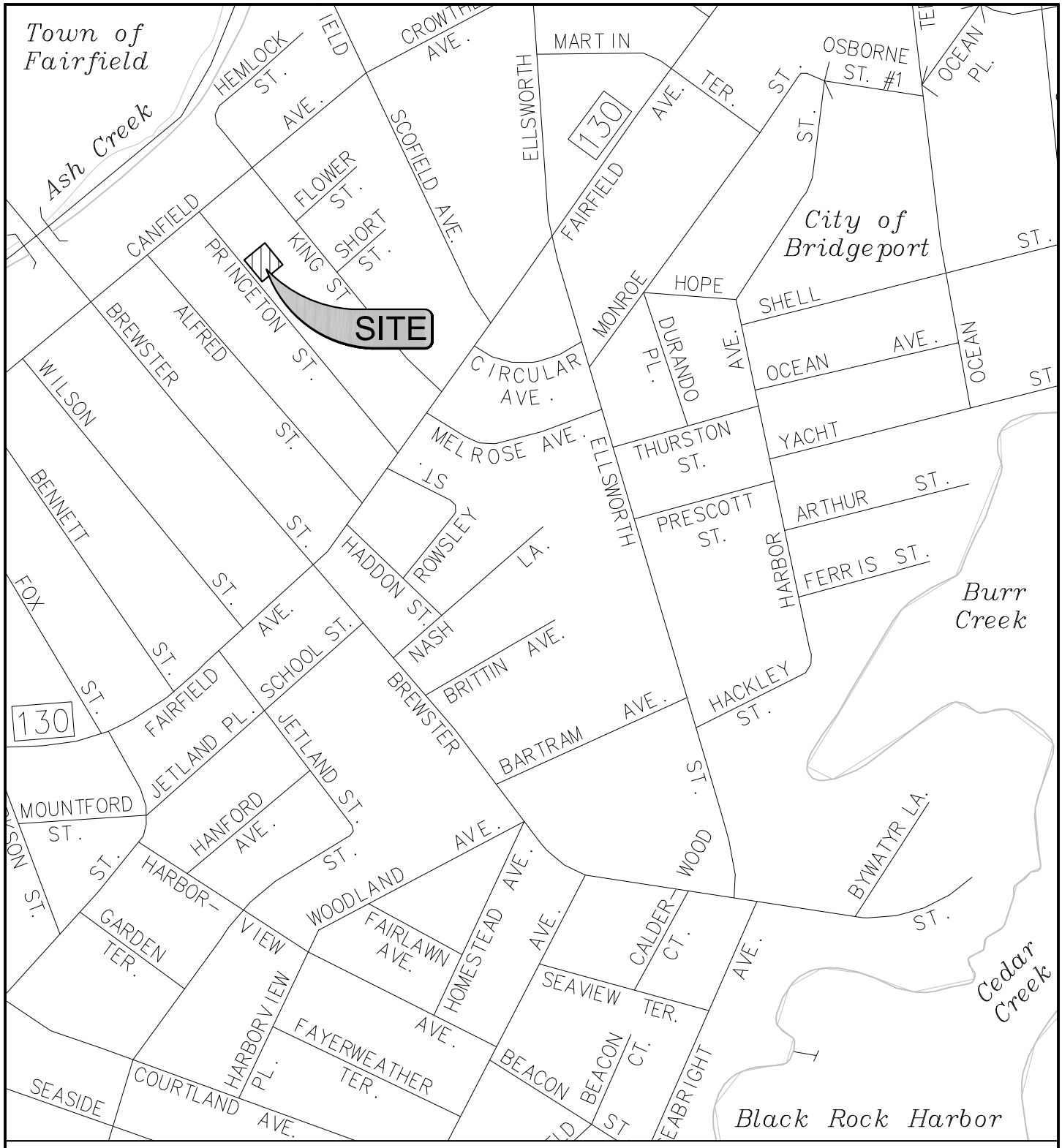
Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

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. 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):

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



SCALE: 1" = 500'

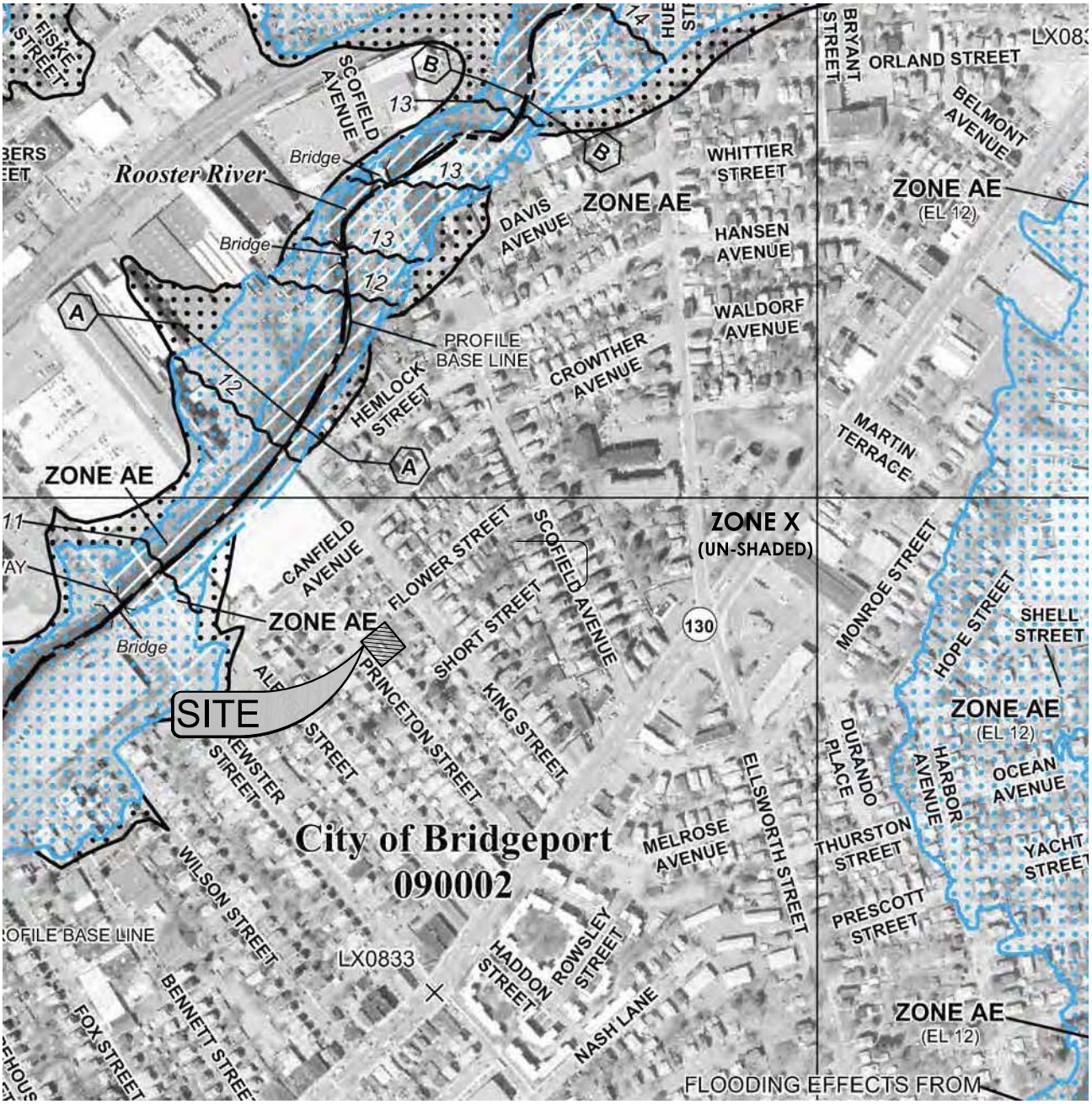
Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

LOCATION MAP

T & N PROPERTIES, LLC
152 PRINCETON STREET
BRIDGEPORT, CONNECTICUT

DATE: MAY, 4 2023

FIGURE A



SCALE: 1" = 500'

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

FEMA FIRM MAP

T & N PROPERTIES, LLC
152 PRINCETON STREET
BRIDGEPORT, CONNECTICUT

DATE: MAY, 4 2023

FIGURE B

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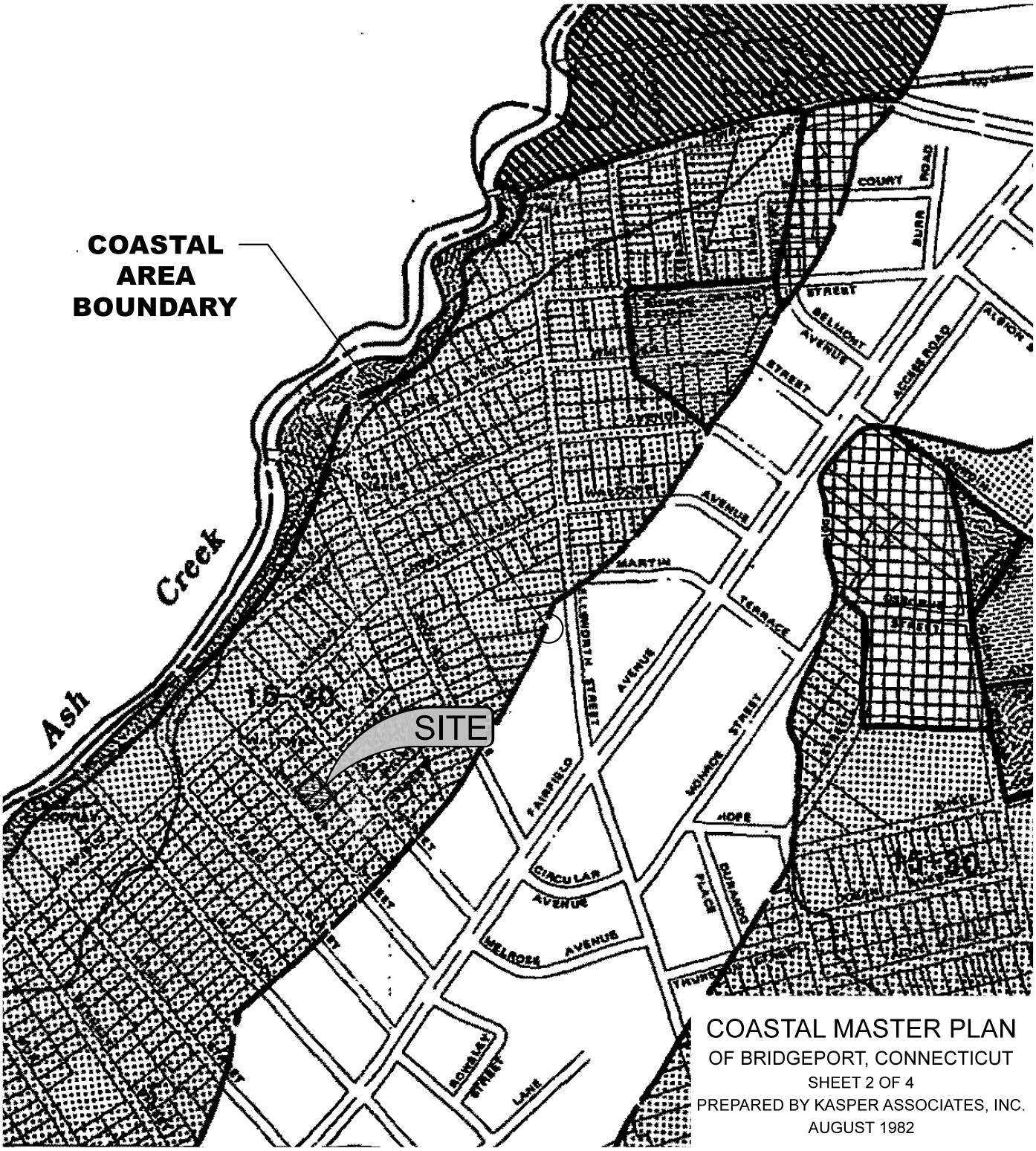

COASTAL MASTER PLAN
OF BRIDGEPORT, CONNECTICUT
SHEET 2 OF 4
PREPARED BY KASPER ASSOCIATES, INC.
AUGUST 1982

SCALE: 1" = 500'

Cabezas DeAngelis
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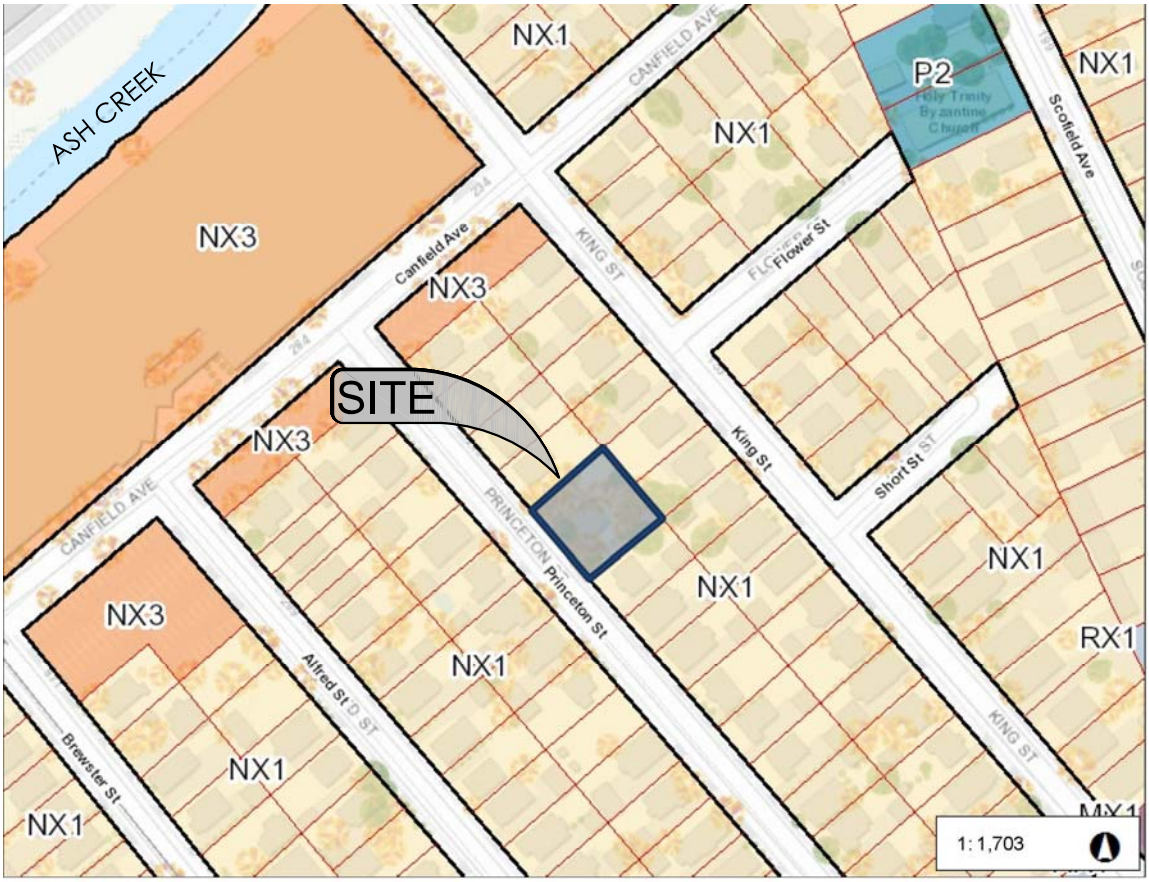
N

COASTAL RESOURCE MAP

T & N PROPERTIES, LLC
152 PRINCETON STREET
BRIDGEPORT, CONNECTICUT

DATE: MAY, 4 2023	FIGURE C



SCALE: 1" = 200'

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ZONE MAP

T & N PROPERTIES, LLC
152 PRINCETON STREET
BRIDGEPORT, CONNECTICUT

DATE: MAY, 4 2023

FIGURE D

Cabezas DeAngelis
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DESIGN REPORT

STORMWATER MANAGEMENT SYSTEM

(FRONT DRAINAGE AREA)

152 Princeton Street
Bridgeport, Connecticut

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

Date: **March 29, 2023**

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

GENERAL INFORMATION

Per the City of Bridgeport Tax Assessor records, **152 Princeton Street** is listed as Block **234**, Lot **6A** with a lot area of **10,000**± square feet in area. The parcel is zoned **NX1** and is occupied by a single family dwelling and detached garage with poor lawn areas and overgrown vegetation. The parcel has a grade change of approximately eight feet pitching in a southwesterly direction.

The site is not within a FEMA Special Flood Hazard Zone and is designated in an area known as 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 **Princeton Street**. Proposed Improvements include the construction of a two-story, six-unit building. A sub-grade stormwater infiltration system has been designed at the front and rear of the lot consisting of **24** inch and **30** inch deep stone beds, respectively. All remaining yard areas are to be loamed and seeded to establish good grass cover. The storm system will accommodate the theoretical storage volume required by the City of Bridgeport Storm Management Manual.

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 **3.47** inches, a 10-year storm frequency has a rainfall of **5.35** inches and a 25-year storm frequency has a rainfall of **6.52** 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.

RESULTS

The resultant hydrographs provided the following information for 25 year storm event:
Drainage Runoff Area: **4,023 Ft^2** *(Front Drainage Area)*

Offsite Peak Flow Reduction

Existing Peak Flow Rate: **0.58 Ft^3/s** (10% Reduction Requirement = 0.58 x 0.9 = 0.52 Ft^3/s)

Proposed Peak Flow Rate: **0.17 Ft^3/s** (0.52 Ft^3/s Allowed)

Proposed Peak Flow Rate Reduction: **0.41 Ft^3/s** (0.58 Ft^3/s - 0.17Ft^3/s)

Proposed Reduction in Peak Flow Rate: **70.7%**
*(*0.41 Ft^3/s */*0.58 Ft^3/s *x 100 = 70.7%)*

Offsite Runoff Volume Reduction

Existing Conditions Runoff Volume	1,919.0	Ft^3
10% Reduction Runoff Requirement	191.9	Ft^3
Maximum Runoff Volume Allowed	**1,727.1**	Ft^3
Proposed Conditions Runoff Volume	**524.0**	Ft^3
Proposed Volume Reduction	1,395.0	Ft^3
Proposed Reduction Percentage	**72.7%**	

(1,395 / 1,919 x 100 = 72.7%)

PROPOSED SYSTEM

The proposed system will be a **12' x 44' x 30"** deep crushed stone bed under the paved driveway and parking area. Forty percent of total angular stone volume is used as the crushed stone storage capacity. Total available storage is **528.0 Ft^3.** PVC pipe volume is not included. Roof drains and trench drain will connect directly to the drainage system. The calculations for sizing the system are included in this report.

Stormwater Storage - Required

From hydrographs of 25-Year Event:

Pre Conditions Runoff Volume = 1,919 Ft^3

10% Storm Runoff Volume Reduction = 191.9 Ft^3

(25-Year Storm Event = 0.10(1,919.0 Ft^3) = 191.9 Ft^3)

Allowed Runoff Volume Per City: 1,919 – 191.9 = ***1,727.1 Ft^3***

Post Conditions Runoff Volume: **524 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(63.4%) = 0.6206

WQV = 1" (0.6206) (0.092)/12 = 0.0048 Acre-Ft = **209.1 Ft^3**

Pre Conditions Runoff Volume = 1,919 Ft^3

Allowed Runoff Volume Per WQV = 1,919 – 209.1 = ***1,709.9 Ft^3***

Post Conditions Runoff Volume: **524 Ft^3** (See Hydrograph Summary "Proposed Offsite Flows")

Available Storage

Crushed Stone Bed: 12 Ft x 44 Ft x 2.5 Ft = (12x44x2.5)0.4 = **528.0 Ft^3** (See Hydrograph Summary "1P")

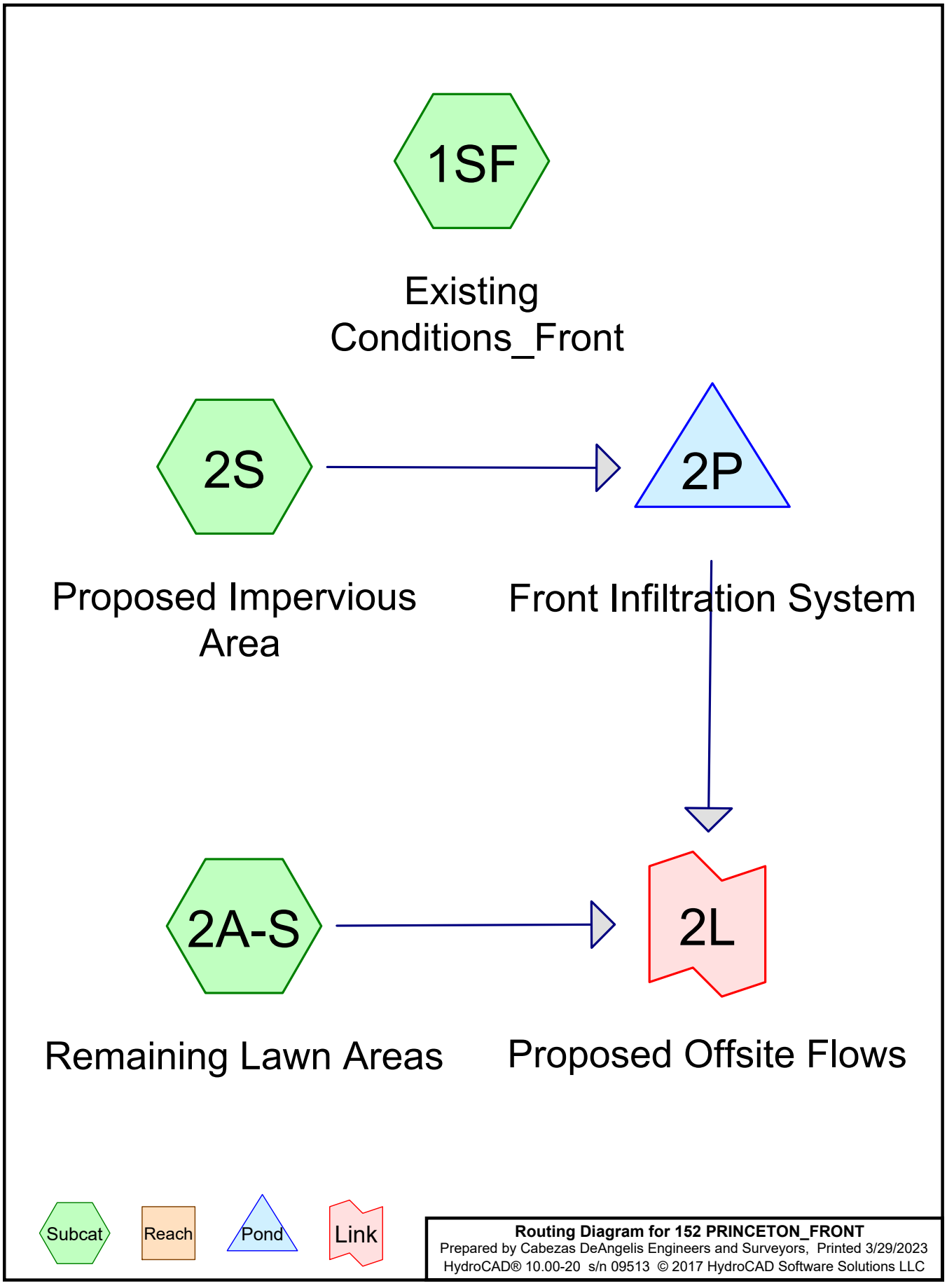
Trench Drain :1 Ft x 10 Ft x 0.6 Ft = (1x10x0.6) = **6.0 Ft^3** (See Hydrograph Summary "1P")

* Filter Fabric to be installed on all sides of crushed stone. (See detail on plan)

Minimum Available Storage: 534.0 Ft^3

Pre Vs. Post Runoff Volumes (Multi-Family Residential)

Storm Frequency	Pre Conditions (Ft^3)	Post Conditions (Ft^3)	Runoff Decrease (Ft^3)	Pre Peak Flows (Ft^3/s)	Post Peak Flows (Ft^3/s)	Peak Flow Reduction (Ft^3/s)
2	913	199	**714**	0.29	0.06	**0.23**
10	1,528	394	**1,134**	0.46	0.13	**0.33**
25	1,919	524	**1,395**	0.58	0.17	**0.41**



Routing Diagram for 152 PRINCETON_FRONT
Prepared by Cabezas DeAngelis Engineers and Surveyors, Printed 3/29/2023
HydroCAD® 10.00-20 s/n 09513 © 2017 HydroCAD Software Solutions LLC

Summary for Subcatchment 1SF: Existing Conditions_Front

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

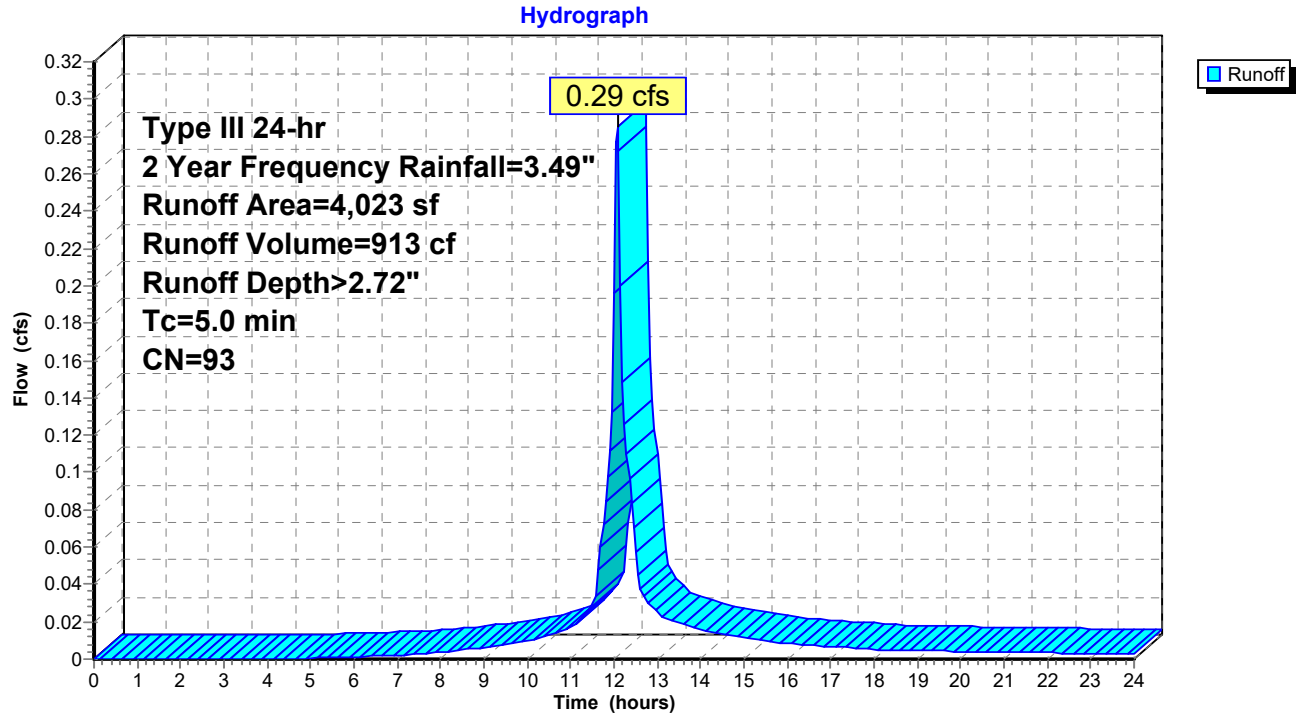
Runoff = 0.29 cfs @ 12.07 hrs, Volume= 913 cf, Depth> 2.72"

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
	2,233	89	<50% Grass cover, Poor, HSG D
*	1,790	98	Roofs & Pavement HSG D
	4,023	93	Weighted Average
	2,233		55.51% Pervious Area
	1,790		44.49% Impervious Area

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

Subcatchment 1SF: Existing Conditions_Front



Summary for Subcatchment 2A-S: Remaining Lawn Areas

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

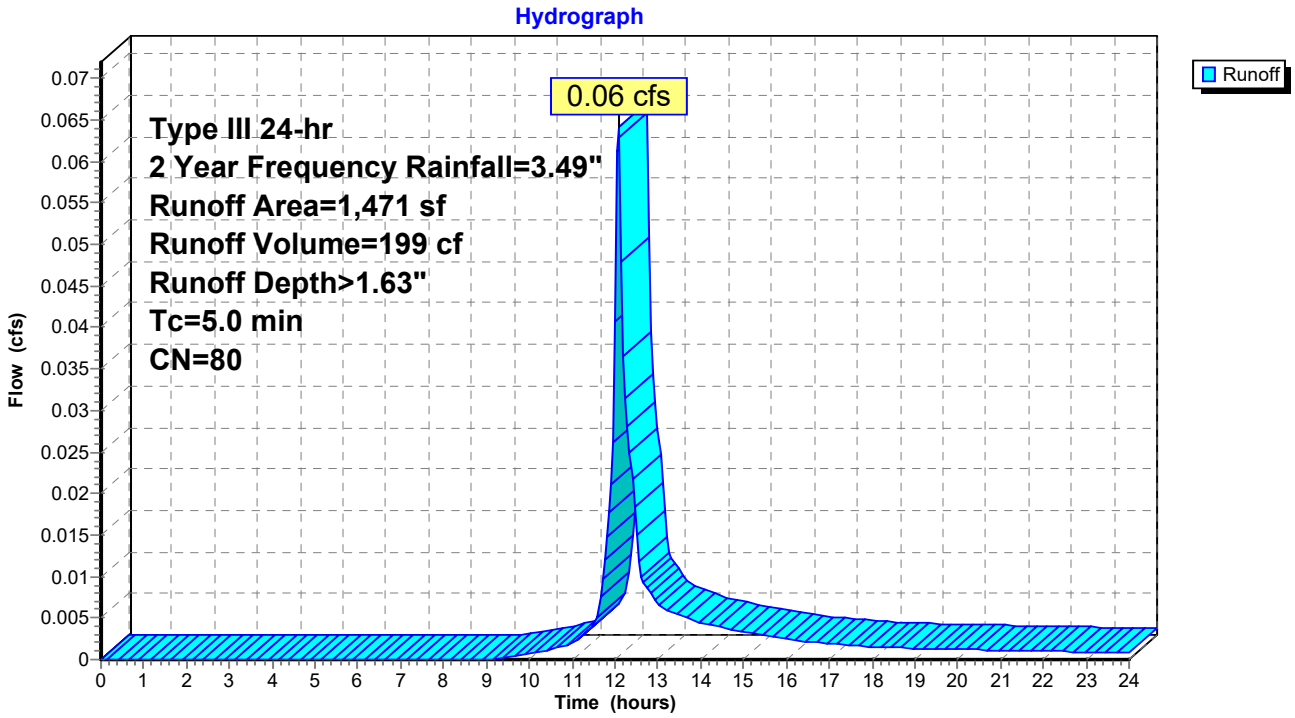
Runoff = 0.06 cfs @ 12.08 hrs, Volume= 199 cf, Depth> 1.63"

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
1,471	80	>75% Grass cover, Good, HSG D
1,471		100.00% Pervious Area

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

Subcatchment 2A-S: Remaining Lawn Areas



Summary for Subcatchment 2S: Proposed Impervious Area

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

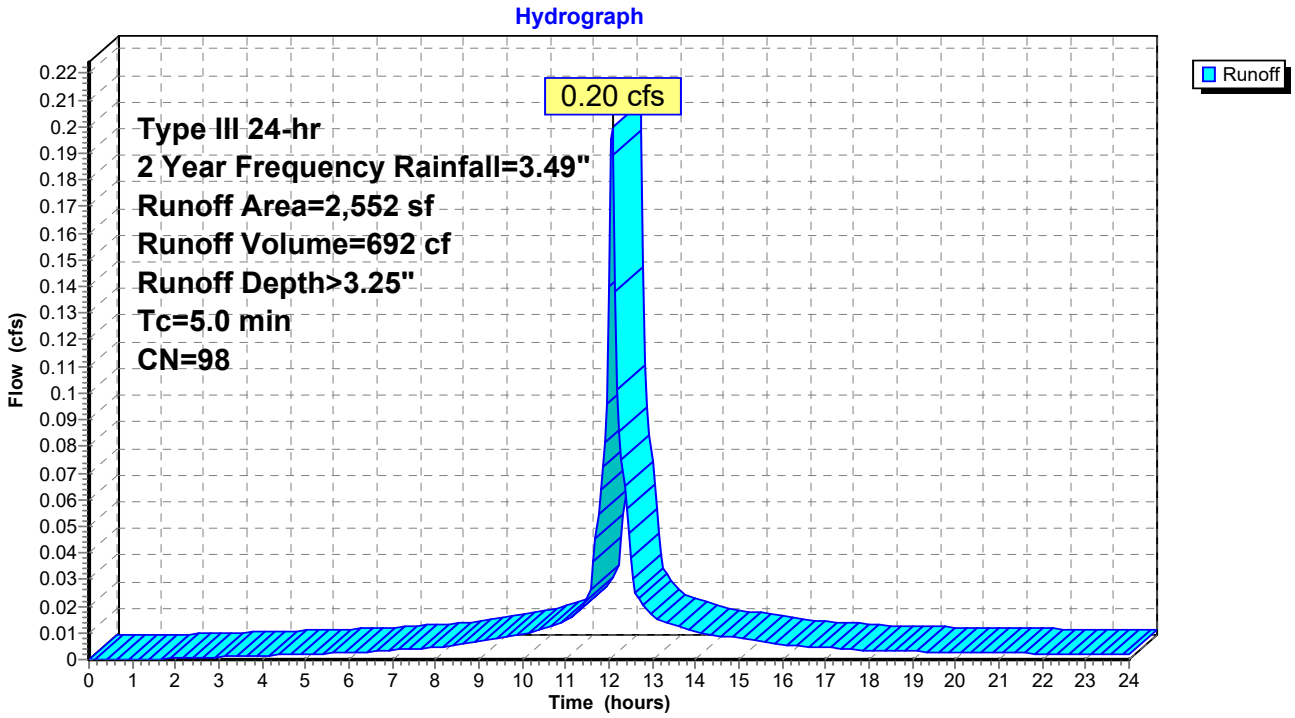
Runoff = 0.20 cfs @ 12.07 hrs, Volume= 692 cf, Depth> 3.25"

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
*	2,552	98	Roofs & Pavement, HSG D
	2,552		100.00% Impervious Area

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

Subcatchment 2S: Proposed Impervious Area



Summary for Pond 2P: Front Infiltration System

Inflow Area = 2,552 sf,100.00% Impervious, Inflow Depth > 3.25" for 2 Year Frequency event
Inflow = 0.20 cfs @ 12.07 hrs, Volume= 692 cf
Outflow = 0.02 cfs @ 11.65 hrs, Volume= 692 cf, Atten= 88%, Lag= 0.0 min
Discarded = 0.02 cfs @ 11.65 hrs, Volume= 692 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= 38.01' @ 12.62 hrs Surf.Area= 528 sf Storage= 214 cf

Plug-Flow detention time= 55.6 min calculated for 692 cf (100% of inflow)
Center-of-Mass det. time= 55.1 min (808.5 - 753.4)

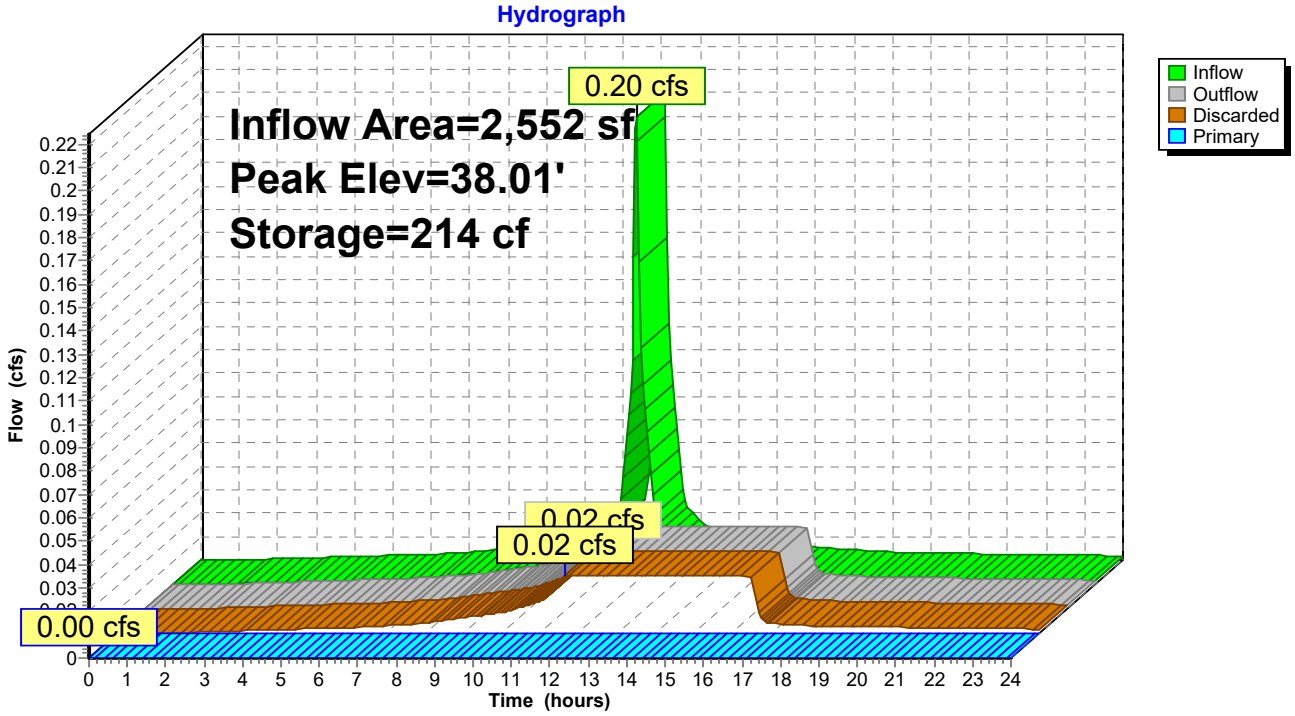
Volume	Invert	Avail.Storage	Storage Description
#1	37.00'	528 cf	**12.00'W x 44.00'L x 2.50'H Prismatoid**
			1,320 cf Overall x 40.0% Voids
#2	39.50'	6 cf	**1.00'W x 10.00'L x 0.60'H Prismatoid**
		534 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	37.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	40.00'	**12.0" x 120.0" Horiz. Orifice/Grate** C= 0.600
			Limited to weir flow at low heads

Discarded OutFlow Max=0.02 cfs @ 11.65 hrs HW=37.04' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=37.00' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 2P: Front Infiltration System

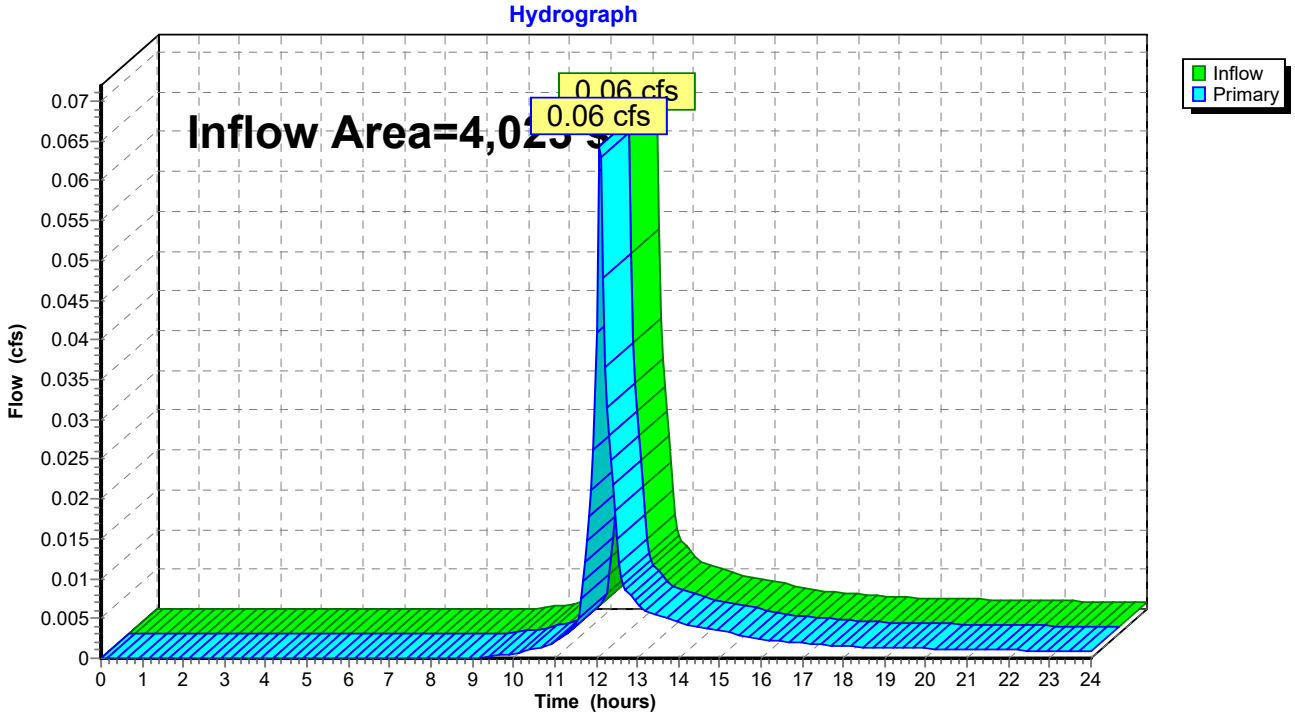


Summary for Link 2L: Proposed Offsite Flows

Inflow Area = 4,023 sf, 63.44% Impervious, Inflow Depth > 0.59" for 2 Year Frequency event
Inflow = 0.06 cfs @ 12.08 hrs, Volume= 199 cf
Primary = 0.06 cfs @ 12.08 hrs, Volume= 199 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



Summary for Subcatchment 1SF: Existing Conditions_Front

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

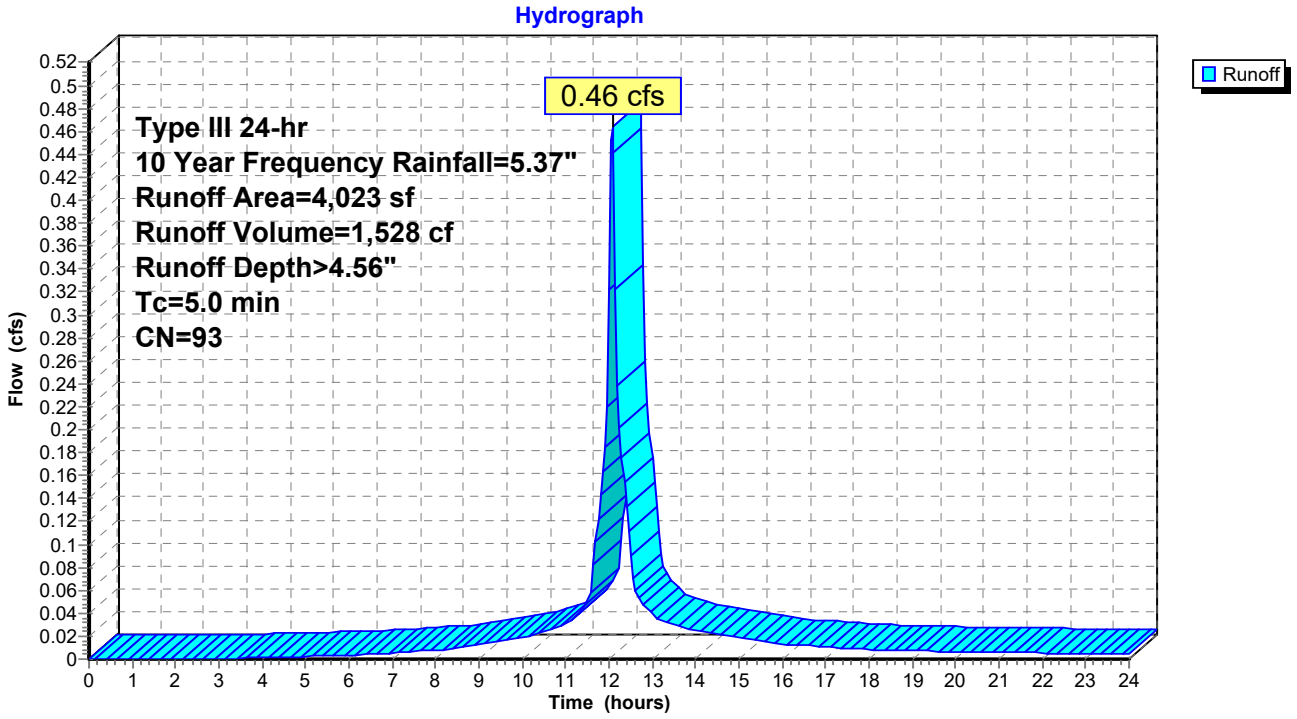
Runoff = 0.46 cfs @ 12.07 hrs, Volume= 1,528 cf, Depth> 4.56"

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
	2,233	89	<50% Grass cover, Poor, HSG D
*	1,790	98	Roofs & Pavement HSG D
	4,023	93	Weighted Average
	2,233		55.51% Pervious Area
	1,790		44.49% Impervious Area

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

Subcatchment 1SF: Existing Conditions_Front



Summary for Subcatchment 2A-S: Remaining Lawn Areas

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

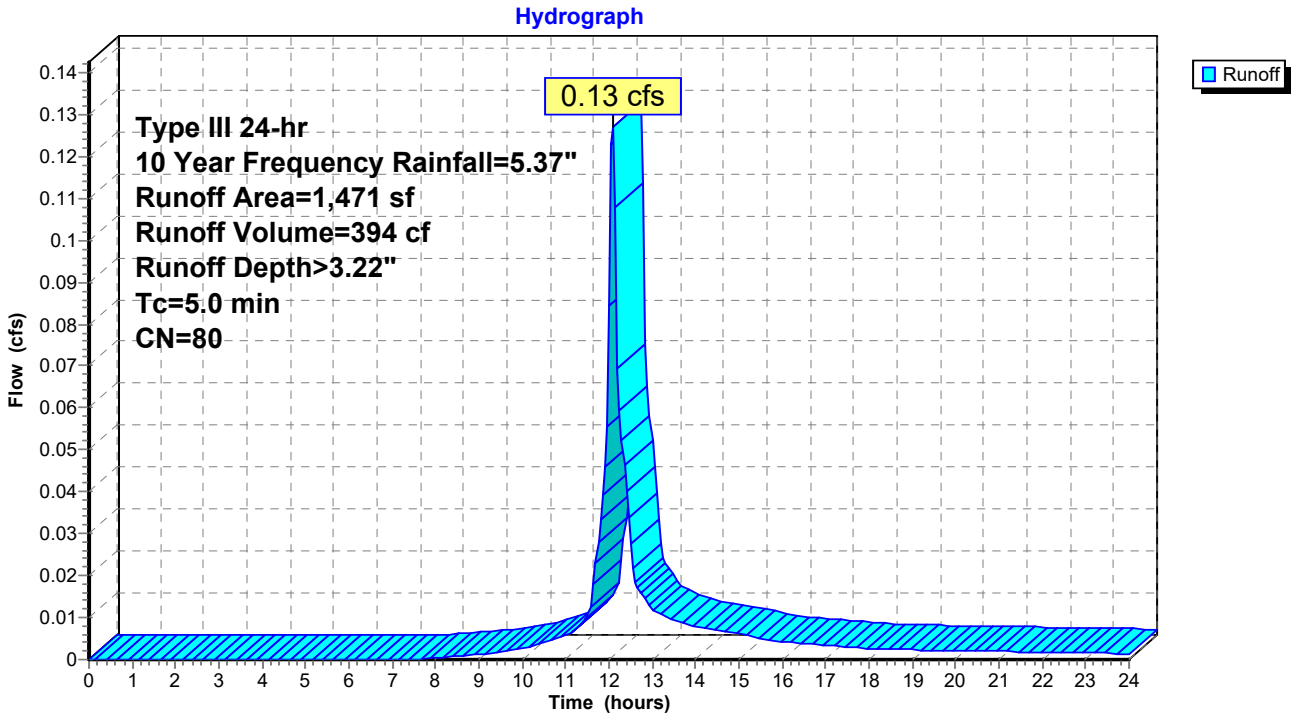
Runoff = 0.13 cfs @ 12.08 hrs, Volume= 394 cf, Depth> 3.22"

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
1,471	80	>75% Grass cover, Good, HSG D
1,471		100.00% Pervious Area

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

Subcatchment 2A-S: Remaining Lawn Areas



Summary for Subcatchment 2S: Proposed Impervious Area

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

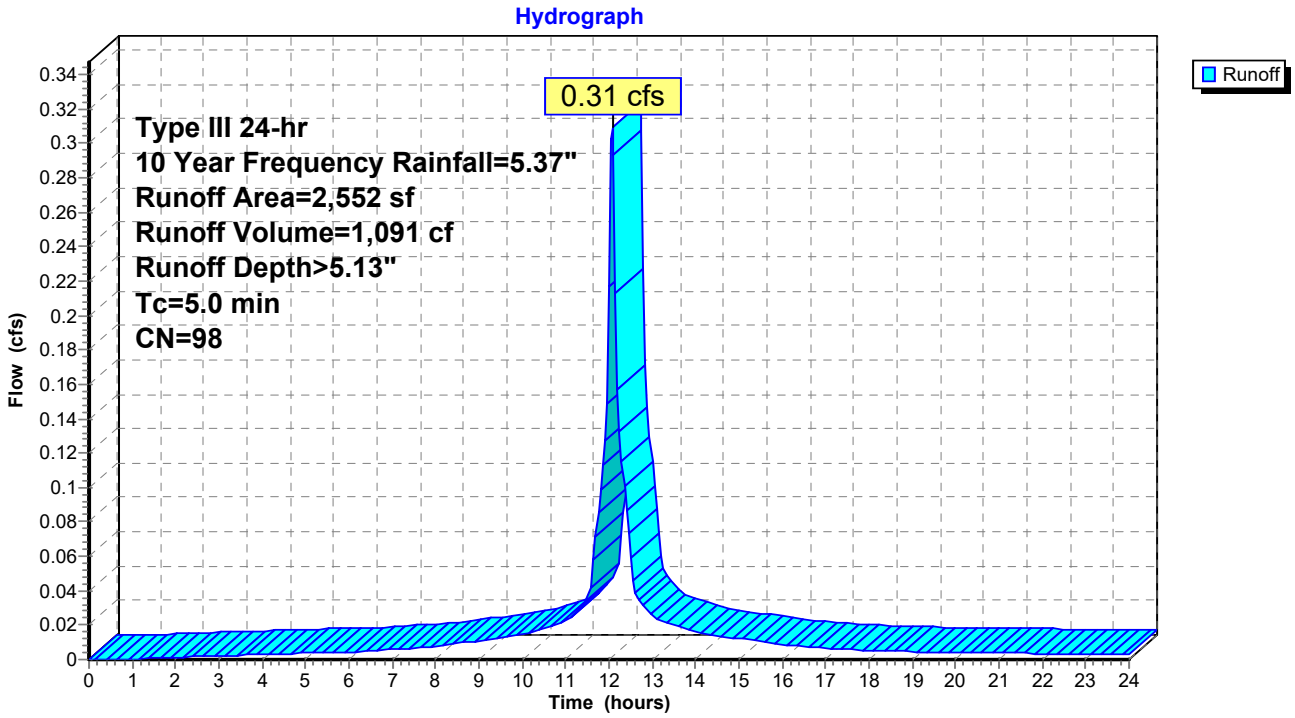
Runoff = 0.31 cfs @ 12.07 hrs, Volume= 1,091 cf, Depth> 5.13"

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
*	2,552	98	Roofs & Pavement, HSG D
	2,552		100.00% Impervious Area

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

Subcatchment 2S: Proposed Impervious Area



Summary for Pond 2P: Front Infiltration System

Inflow Area = 2,552 sf,100.00% Impervious, Inflow Depth > 5.13" for 10 Year Frequency event
Inflow = 0.31 cfs @ 12.07 hrs, Volume= 1,091 cf
Outflow = 0.02 cfs @ 11.20 hrs, Volume= 1,090 cf, Atten= 92%, Lag= 0.0 min
Discarded = 0.02 cfs @ 11.20 hrs, Volume= 1,090 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= 38.88' @ 13.03 hrs Surf.Area= 528 sf Storage= 398 cf

Plug-Flow detention time= 117.0 min calculated for 1,090 cf (100% of inflow)
Center-of-Mass det. time= 116.5 min (862.1 - 745.6)

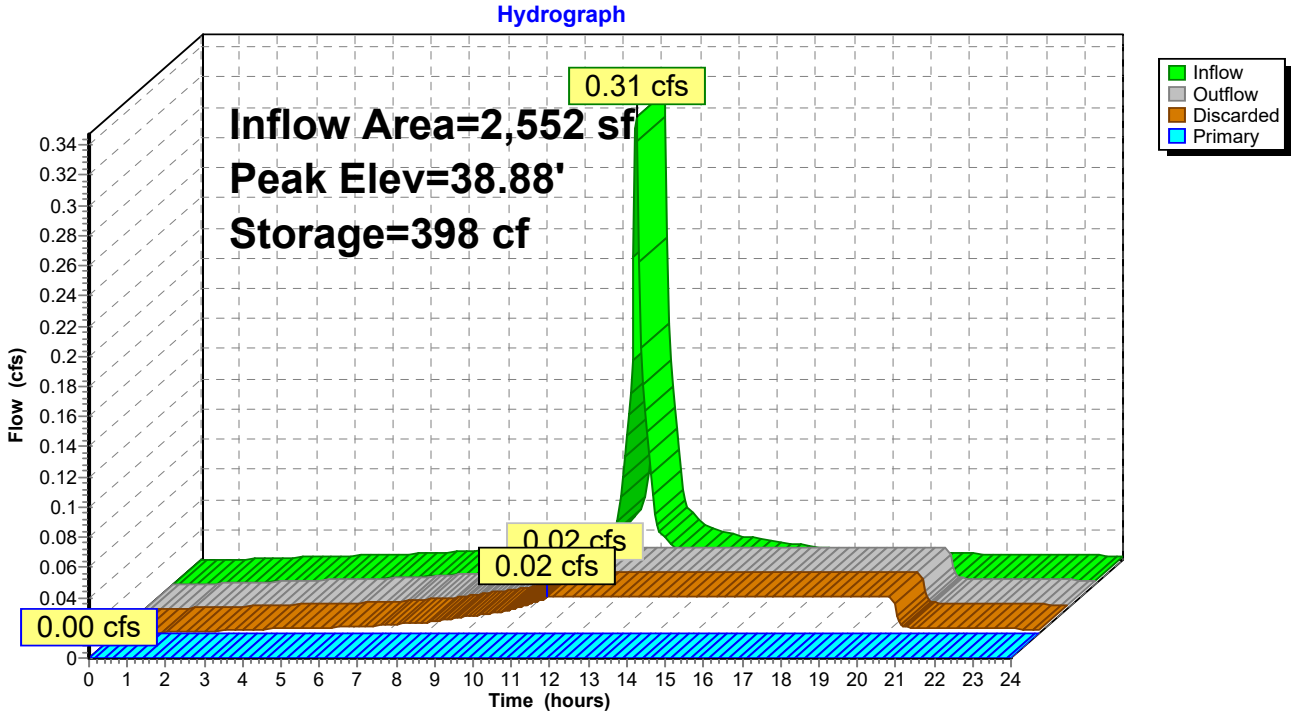
Volume	Invert	Avail.Storage	Storage Description
#1	37.00'	528 cf	**12.00'W x 44.00'L x 2.50'H Prismatoid** 1,320 cf Overall x 40.0% Voids
#2	39.50'	6 cf	**1.00'W x 10.00'L x 0.60'H Prismatoid**
		534 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	37.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	40.00'	**12.0" x 120.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.02 cfs @ 11.20 hrs HW=37.03' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=37.00' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 2P: Front Infiltration System

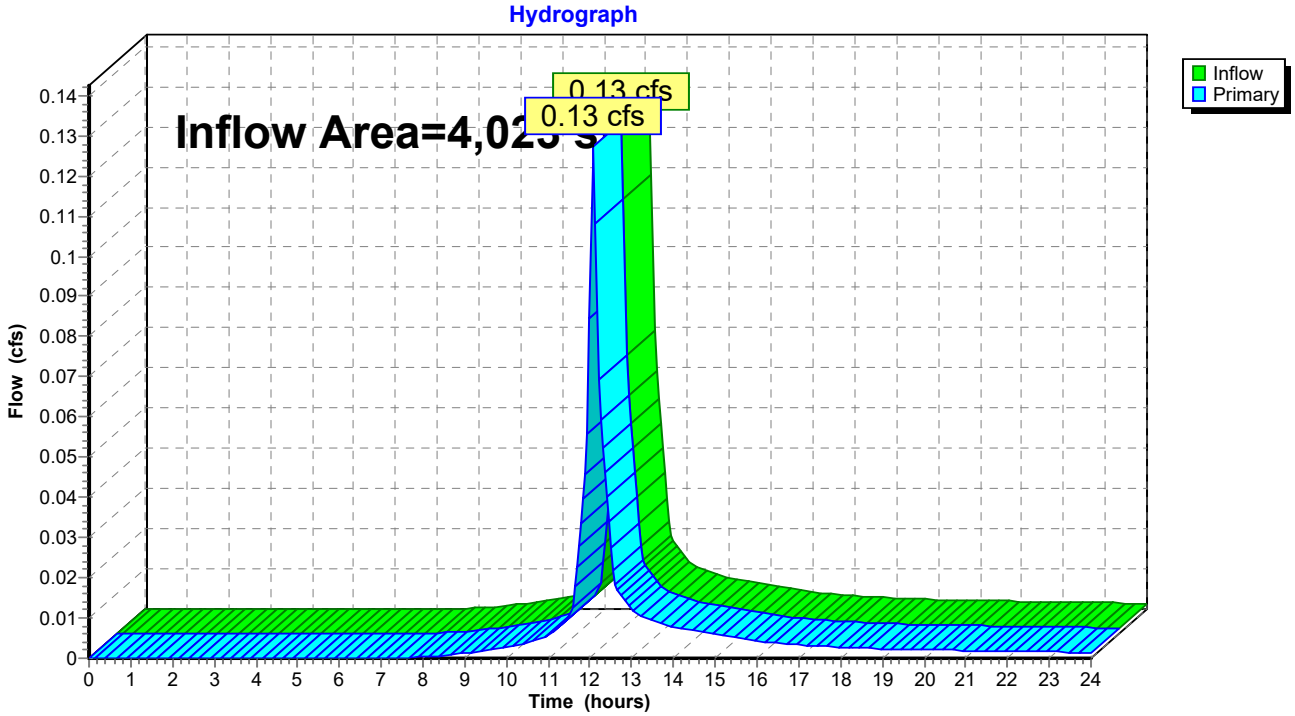


Summary for Link 2L: Proposed Offsite Flows

Inflow Area = 4,023 sf, 63.44% Impervious, Inflow Depth > 1.18" for 10 Year Frequency event
Inflow = 0.13 cfs @ 12.08 hrs, Volume= 394 cf
Primary = 0.13 cfs @ 12.08 hrs, Volume= 394 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



Summary for Subcatchment 1SF: Existing Conditions_Front

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

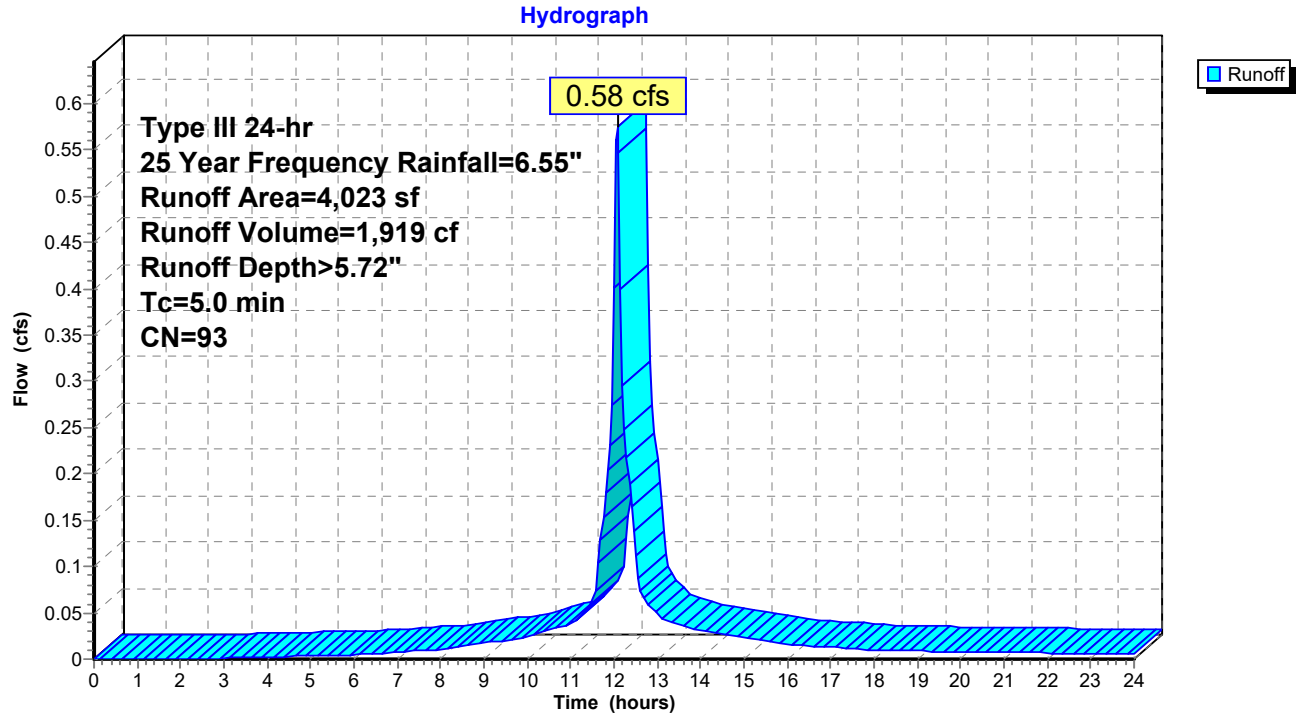
Runoff = 0.58 cfs @ 12.07 hrs, Volume= 1,919 cf, Depth> 5.72"

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
	2,233	89	<50% Grass cover, Poor, HSG D
*	1,790	98	Roofs & Pavement HSG D
	4,023	93	Weighted Average
	2,233		55.51% Pervious Area
	1,790		44.49% Impervious Area

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

Subcatchment 1SF: Existing Conditions_Front



Summary for Subcatchment 2A-S: Remaining Lawn Areas

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

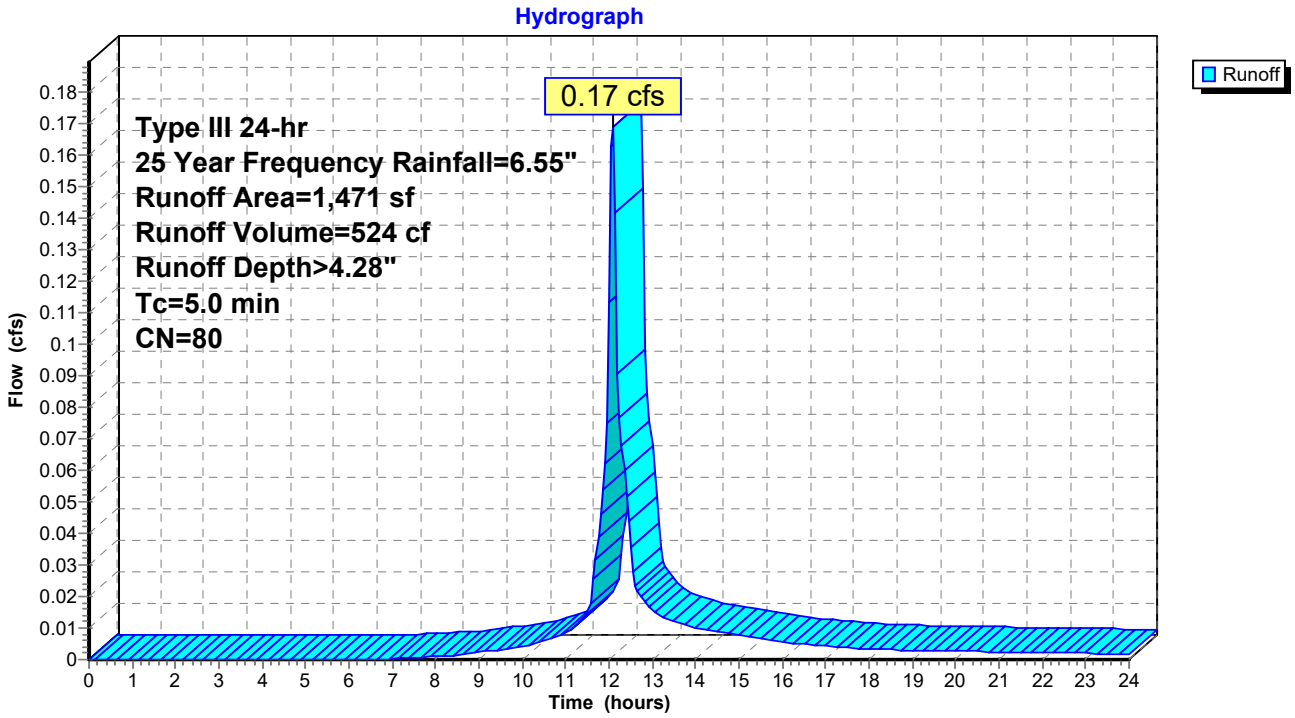
Runoff = 0.17 cfs @ 12.07 hrs, Volume= 524 cf, Depth> 4.28"

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
1,471	80	>75% Grass cover, Good, HSG D
1,471		100.00% Pervious Area

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

Subcatchment 2A-S: Remaining Lawn Areas



Summary for Subcatchment 2S: Proposed Impervious Area

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

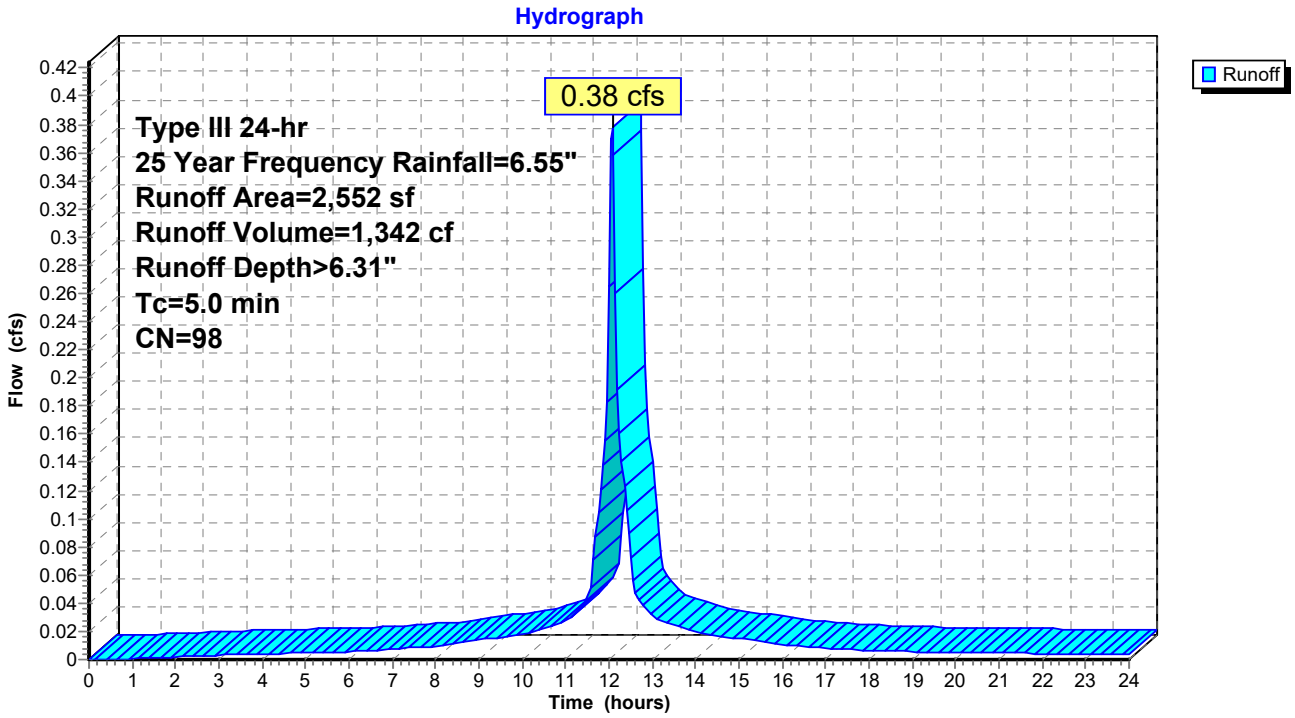
Runoff = 0.38 cfs @ 12.07 hrs, Volume= 1,342 cf, Depth> 6.31"

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
*	2,552	98	Roofs & Pavement, HSG D
	2,552		100.00% Impervious Area

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

Subcatchment 2S: Proposed Impervious Area



Summary for Pond 2P: Front Infiltration System

Inflow Area = 2,552 sf,100.00% Impervious, Inflow Depth > 6.31" for 25 Year Frequency event
Inflow = 0.38 cfs @ 12.07 hrs, Volume= 1,342 cf
Outflow = 0.02 cfs @ 13.35 hrs, Volume= 1,341 cf, Atten= 93%, Lag= 76.8 min
Discarded = 0.02 cfs @ 13.35 hrs, Volume= 1,341 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= 39.51' @ 13.43 hrs Surf.Area= 538 sf Storage= 528 cf

Plug-Flow detention time= 163.9 min calculated for 1,338 cf (100% of inflow)
Center-of-Mass det. time= 163.1 min (905.8 - 742.6)

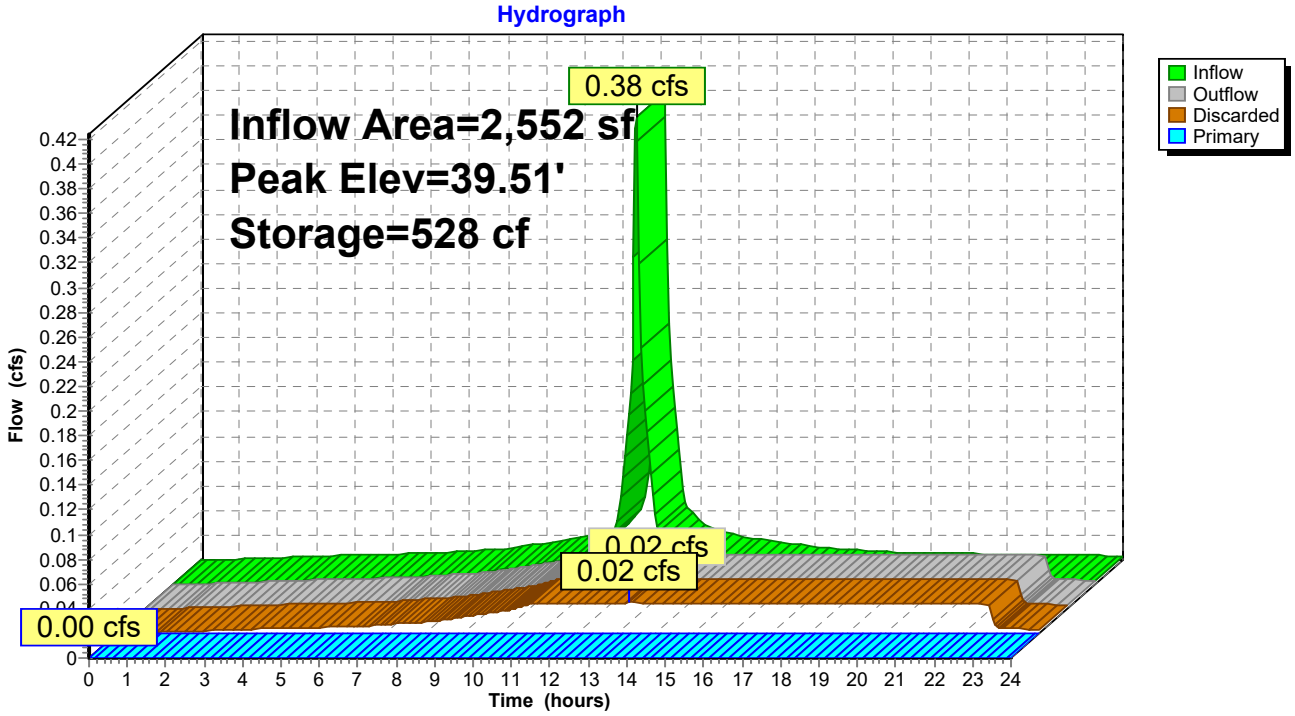
Volume	Invert	Avail.Storage	Storage Description
#1	37.00'	528 cf	**12.00'W x 44.00'L x 2.50'H Prismatoid** 1,320 cf Overall x 40.0% Voids
#2	39.50'	6 cf	**1.00'W x 10.00'L x 0.60'H Prismatoid**
		534 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	37.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	40.00'	**12.0" x 120.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.02 cfs @ 13.35 hrs HW=39.50' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=37.00' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 2P: Front Infiltration System

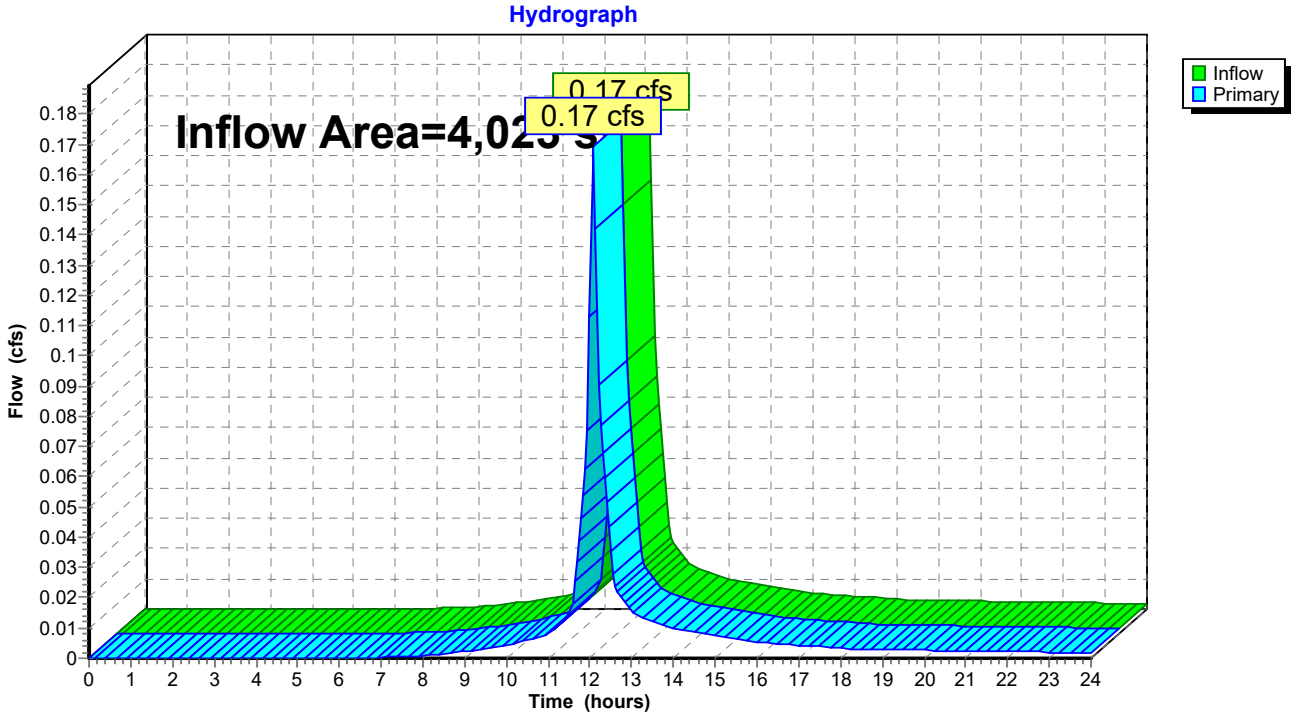


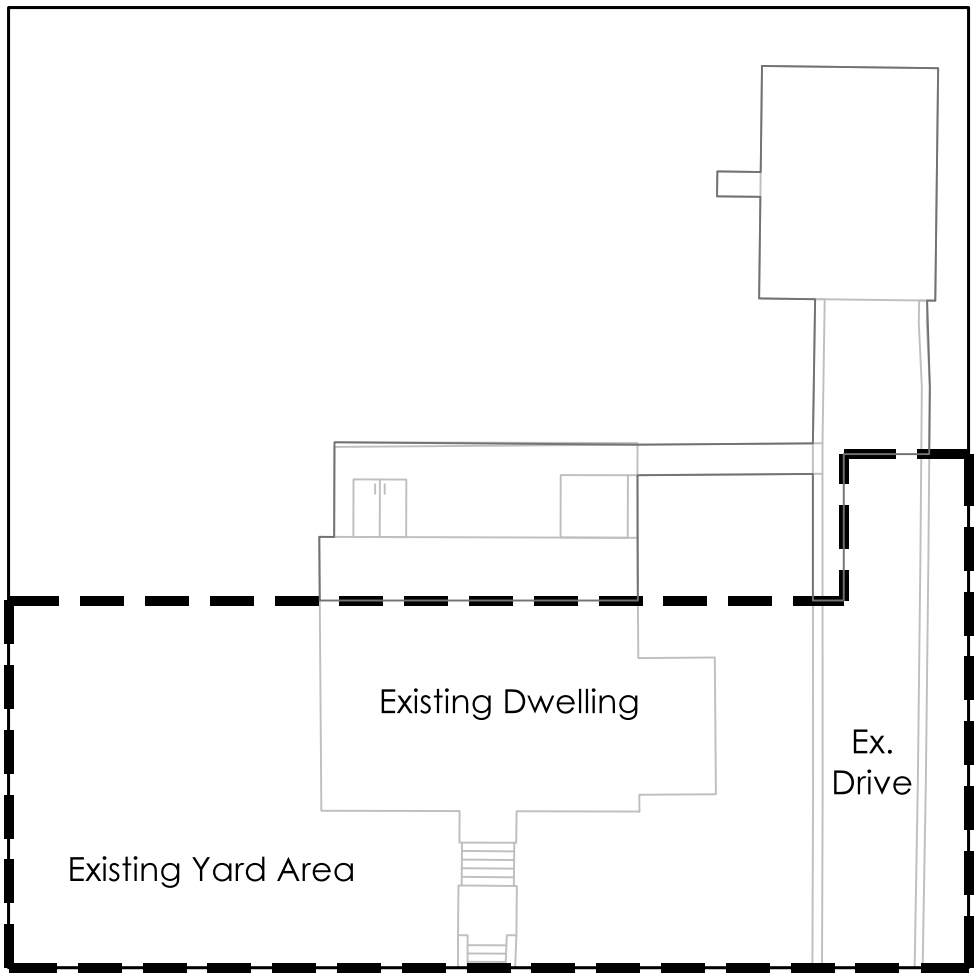
Summary for Link 2L: Proposed Offsite Flows

Inflow Area = 4,023 sf, 63.44% Impervious, Inflow Depth > 1.56" for 25 Year Frequency event
Inflow = 0.17 cfs @ 12.07 hrs, Volume= 524 cf
Primary = 0.17 cfs @ 12.07 hrs, Volume= 524 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





"Front Drainage Area"
Impervious : 1,790 SF
Pervious : 2,233 SF
Total: 4,023 SF

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

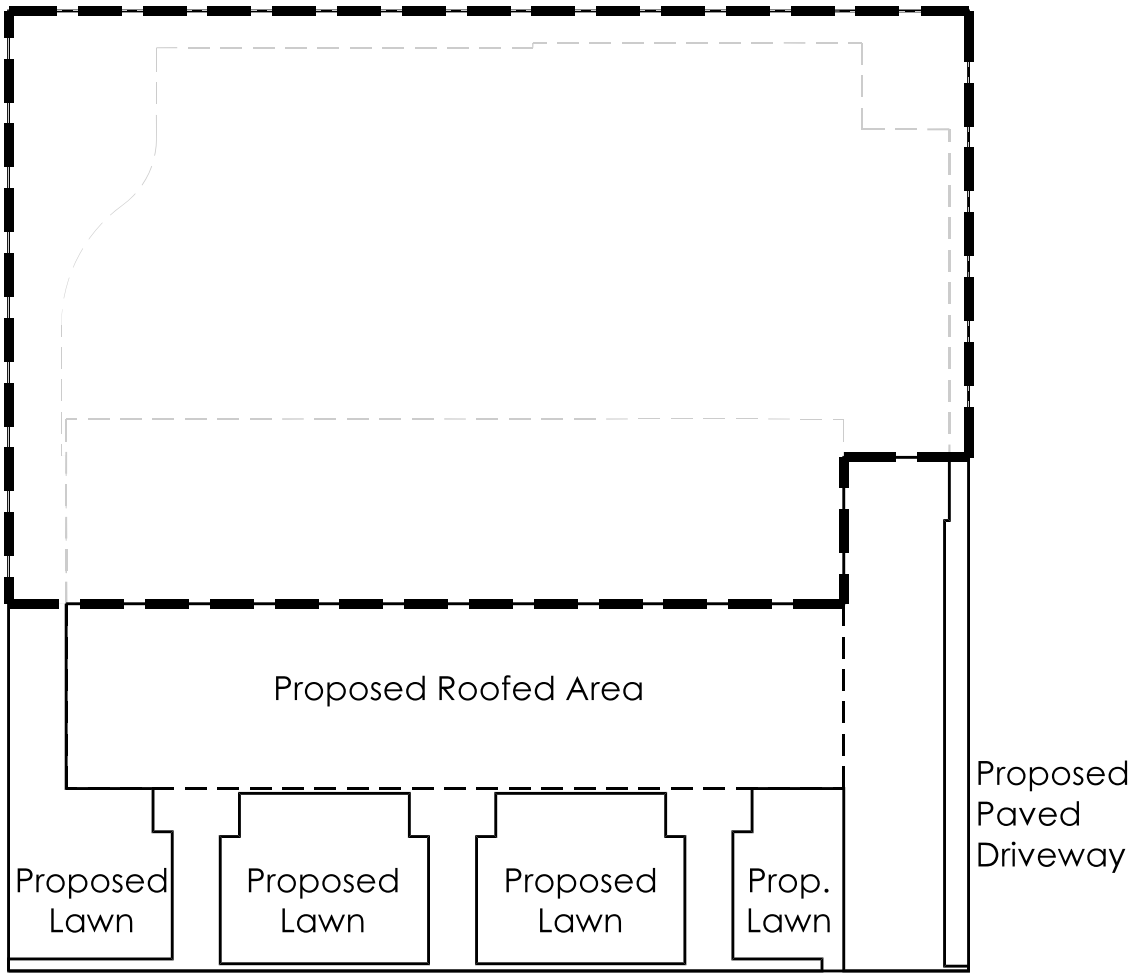
SCALE: 1"=30'
FIELD FILE: 152 Princeton.rw5
PROJECT NO. CD1668
DATE: March 28, 2023
CAD FILE: 152 Princeton.dwg
SHEET 1 OF 1
REV:

EX. FRONT DRAINAGE AREA

PREPARED FOR

T & N PROPERTIES, LLC

152 PRINCETON STREET
BRIDGEPORT, CONNECTICUT



"Front Drainage Area"
Impervious : 2,552 SF
Pervious : 1,471 SF
Total: 4,023 SF

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

SCALE: 1"=30'	
FIELD FILE: 152 Princeton.rw5	
PROJECT NO. CD1668	
DATE: March 28, 2023	
CAD FILE: 152 Princeton.dwg	
SHEET 1 OF 1	
REV:	

PROP. FRONT DRAINAGE AREA

PREPARED FOR

T & N PROPERTIES, LLC

152 PRINCETON STREET
BRIDGEPORT, CONNECTICUT

NOAA Atlas 14, Volume 10, Version 3
Location name: Bridgeport, Connecticut, USA*
Latitude: 41.1604°, Longitude: -73.2271°
Elevation: 31.5 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 (0.281-0.438)	0.420 (0.333-0.522)	0.529 (0.419-0.660)	0.620 (0.487-0.778)	0.744 (0.564-0.973)	0.838 (0.622-1.12)	0.936 (0.671-1.29)	1.04 (0.708-1.48)	1.20 (0.778-1.75)	1.32 (0.836-1.97)
10-min	0.500 (0.398-0.621)	0.595 (0.472-0.739)	0.750 (0.594-0.936)	0.878 (0.691-1.10)	1.05 (0.799-1.38)	1.19 (0.880-1.58)	1.33 (0.950-1.83)	1.48 (1.00-2.09)	1.70 (1.10-2.48)	1.87 (1.19-2.80)
15-min	0.588 (0.468-0.731)	0.699 (0.556-0.870)	0.881 (0.698-1.10)	1.03 (0.812-1.30)	1.24 (0.940-1.62)	1.40 (1.04-1.86)	1.56 (1.12-2.16)	1.74 (1.18-2.46)	2.00 (1.30-2.92)	2.20 (1.39-3.29)
30-min	0.820 (0.653-1.02)	0.975 (0.775-1.21)	1.23 (0.973-1.53)	1.44 (1.13-1.81)	1.73 (1.31-2.26)	1.95 (1.44-2.60)	2.17 (1.56-3.00)	2.42 (1.64-3.43)	2.77 (1.80-4.05)	3.05 (1.93-4.55)
60-min	1.05 (0.837-1.31)	1.25 (0.994-1.56)	1.58 (1.25-1.97)	1.85 (1.45-2.32)	2.22 (1.68-2.90)	2.50 (1.85-3.33)	2.79 (1.99-3.84)	3.10 (2.10-4.39)	3.54 (2.30-5.18)	3.89 (2.46-5.81)
2-hr	1.36 (1.09-1.68)	1.63 (1.31-2.02)	2.07 (1.65-2.57)	2.44 (1.93-3.04)	2.95 (2.25-3.83)	3.33 (2.48-4.41)	3.72 (2.69-5.12)	4.17 (2.84-5.86)	4.81 (3.14-6.99)	5.33 (3.39-7.91)
3-hr	1.57 (1.26-1.93)	1.89 (1.52-2.32)	2.41 (1.93-2.98)	2.84 (2.26-3.53)	3.44 (2.63-4.45)	3.88 (2.91-5.14)	4.35 (3.16-5.98)	4.89 (3.33-6.85)	5.67 (3.70-8.21)	6.31 (4.01-9.32)
6-hr	1.98 (1.60-2.42)	2.39 (1.93-2.92)	3.06 (2.46-3.75)	3.61 (2.89-4.45)	4.38 (3.38-5.64)	4.95 (3.73-6.51)	5.56 (4.06-7.60)	6.26 (4.28-8.70)	7.30 (4.78-10.5)	8.16 (5.21-12.0)
12-hr	2.44 (1.99-2.95)	2.95 (2.40-3.57)	3.78 (3.07-4.60)	4.47 (3.60-5.47)	5.42 (4.21-6.94)	6.13 (4.65-8.02)	6.89 (5.06-9.37)	7.78 (5.35-10.7)	9.10 (5.98-13.0)	10.2 (6.53-14.9)
24-hr	2.84 (2.33-3.42)	3.47 (2.84-4.18)	4.50 (3.67-5.43)	5.35 (4.34-6.50)	6.52 (5.10-8.31)	7.39 (5.65-9.63)	8.33 (6.17-11.3)	9.46 (6.52-13.0)	11.2 (7.37-15.9)	12.6 (8.12-18.3)
2-day	3.16 (2.61-3.77)	3.92 (3.24-4.69)	5.17 (4.25-6.20)	6.21 (5.07-7.49)	7.64 (6.02-9.69)	8.69 (6.70-11.3)	9.84 (7.37-13.3)	11.3 (7.80-15.4)	13.5 (8.94-19.0)	15.5 (9.97-22.2)
3-day	3.41 (2.83-4.05)	4.25 (3.52-5.06)	5.62 (4.64-6.71)	6.76 (5.54-8.11)	8.32 (6.58-10.5)	9.47 (7.33-12.3)	10.7 (8.07-14.5)	12.3 (8.54-16.7)	14.8 (9.82-20.8)	17.0 (11.0-24.3)
4-day	3.65 (3.04-4.33)	4.54 (3.77-5.38)	5.98 (4.95-7.12)	7.18 (5.90-8.59)	8.82 (7.00-11.1)	10.0 (7.79-12.9)	11.4 (8.56-15.3)	13.0 (9.05-17.6)	15.7 (10.4-21.9)	18.0 (11.6-25.6)
7-day	4.37 (3.65-5.15)	5.32 (4.44-6.27)	6.87 (5.72-8.13)	8.16 (6.74-9.71)	9.93 (7.91-12.4)	11.2 (8.75-14.4)	12.7 (9.55-16.9)	14.4 (10.1-19.4)	17.1 (11.4-23.8)	19.5 (12.6-27.6)
10-day	5.06 (4.25-5.94)	6.05 (5.07-7.11)	7.67 (6.41-9.04)	9.01 (7.48-10.7)	10.9 (8.67-13.5)	12.2 (9.53-15.5)	13.7 (10.3-18.1)	15.5 (10.8-20.7)	18.2 (12.1-25.1)	20.5 (13.3-28.8)
20-day	7.13 (6.03-8.31)	8.22 (6.95-9.59)	10.0 (8.41-11.7)	11.5 (9.59-13.5)	13.5 (10.8-16.6)	15.1 (11.7-18.8)	16.7 (12.5-21.6)	18.4 (13.0-24.4)	21.0 (14.1-28.8)	23.0 (15.0-32.2)
30-day	8.85 (7.52-10.3)	10.0 (8.49-11.6)	11.9 (10.1-13.9)	13.5 (11.3-15.8)	15.7 (12.6-19.0)	17.3 (13.5-21.5)	19.0 (14.2-24.3)	20.8 (14.7-27.4)	23.2 (15.6-31.7)	25.1 (16.4-35.0)
45-day	11.0 (9.37-12.7)	12.2 (10.4-14.1)	14.3 (12.1-16.6)	16.0 (13.4-18.6)	18.3 (14.7-22.1)	20.1 (15.7-24.7)	21.9 (16.3-27.7)	23.7 (16.8-31.0)	26.0 (17.5-35.3)	27.7 (18.1-38.4)
60-day	12.8 (10.9-14.7)	14.1 (12.0-16.2)	16.2 (13.8-18.8)	18.0 (15.2-20.9)	20.4 (16.5-24.6)	22.4 (17.5-27.3)	24.2 (18.1-30.5)	26.0 (18.5-34.0)	28.3 (19.1-38.3)	30.0 (19.6-41.4)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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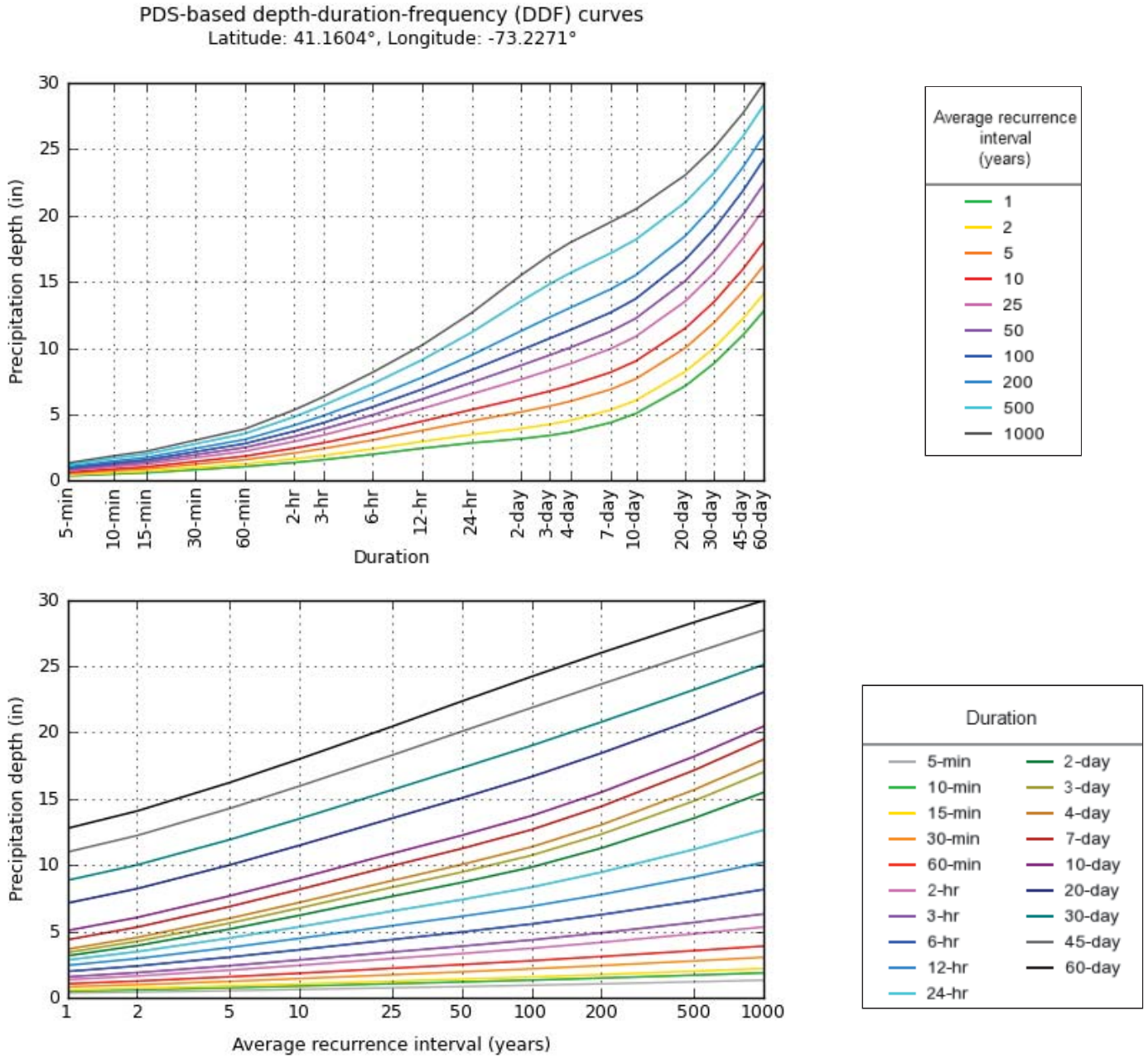
PF graphical



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Created (GMT): Tue Dec 13 16:26:18 2022

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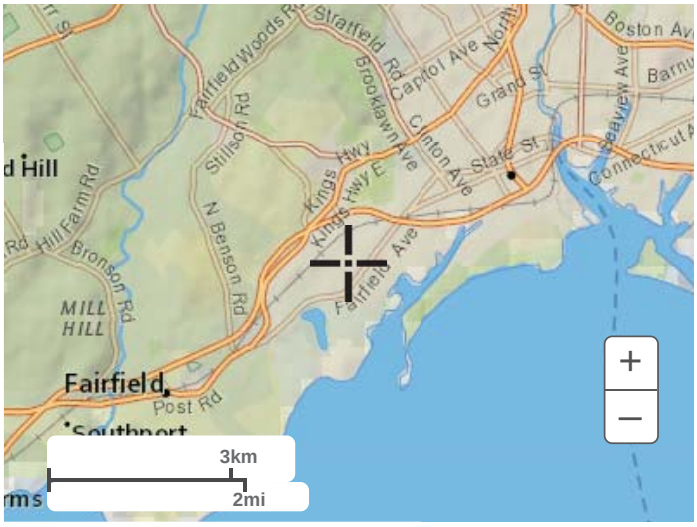
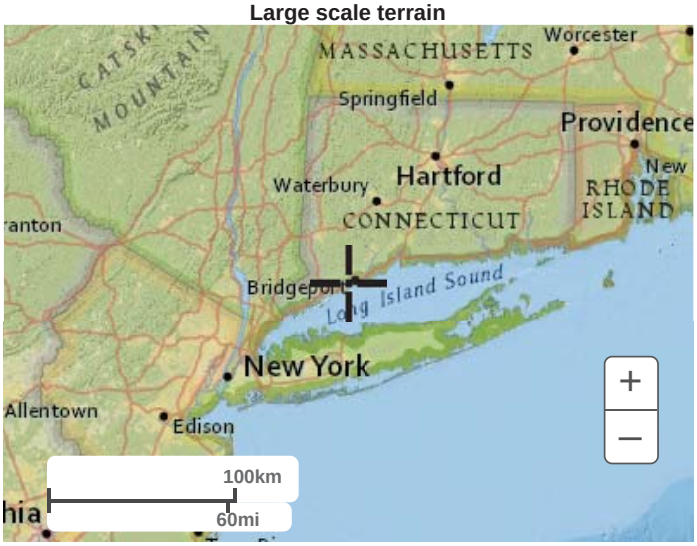
Maps & aerials

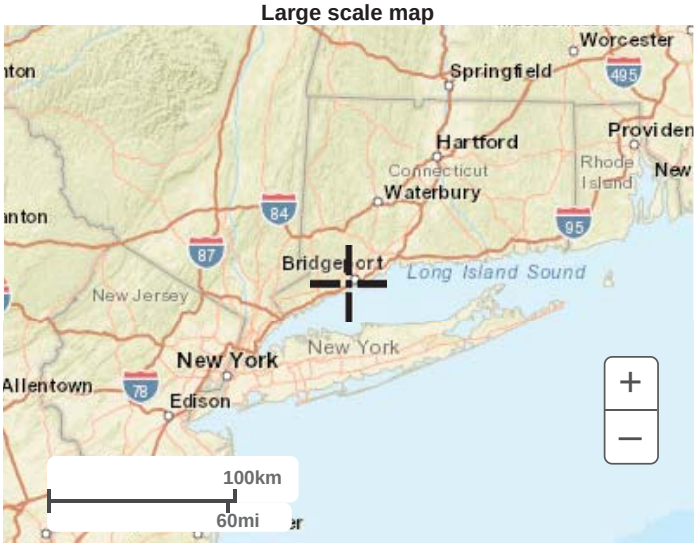
Small scale terrain



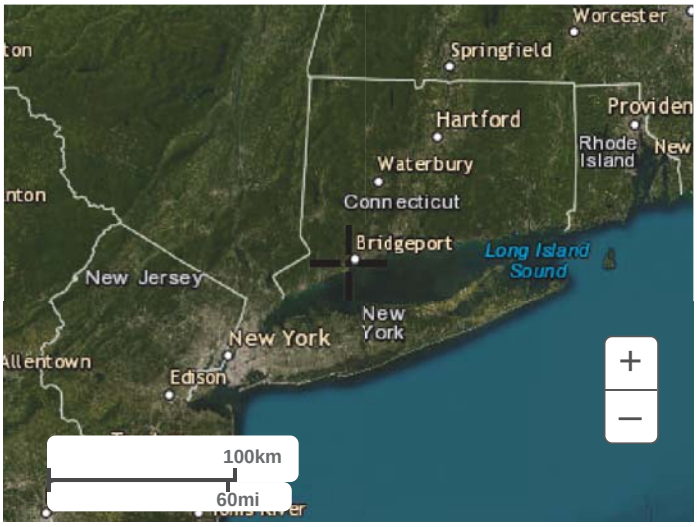
Large scale terrain



Large scale map



Large scale aerial



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

DESIGN REPORT

STORMWATER MANAGEMENT SYSTEM

(REAR DRAINAGE AREA)

152 Princeton Street
Bridgeport, Connecticut

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

Date: **March 29, 2023**

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

GENERAL INFORMATION

Per the City of Bridgeport Tax Assessor records, **152 Princeton Street** is listed as Block **234**, Lot **6A** with a lot area of **10,000**± square feet in area. The parcel is zoned **NX1** and is occupied by a single family dwelling and detached garage with poor lawn areas and overgrown vegetation. The parcel has a grade change of approximately eight feet pitching in a southwesterly direction.

The site is not within a FEMA Special Flood Hazard Zone and is designated in an area known as 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 **Princeton Street**. Proposed Improvements include the construction of a two-story, six-unit building. A sub-grade stormwater infiltration system has been designed at the front and rear of the lot consisting of **24** inch and **30** inch deep stone beds, respectively. All remaining yard areas are to be loamed and seeded to establish good grass cover. The storm system will accommodate the theoretical storage volume required by the City of Bridgeport Storm Management Manual.

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 **3.47** inches, a 10-year storm frequency has a rainfall of **5.35** inches and a 25-year storm frequency has a rainfall of **6.52** 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.

RESULTS

The resultant hydrographs provided the following information for 25 year storm event:
Drainage Runoff Area: **5,977 Ft^2** *(Rear Drainage Area)*

Offsite Peak Flow Reduction

Existing Peak Flow Rate: **0.84 Ft^3/s** (10% Reduction Requirement = 0.84 x 0.9 = 0.75 Ft^3/s)

Proposed Peak Flow Rate: **0.12 Ft^3/s** (0.75 Ft^3/s Allowed)

Proposed Peak Flow Rate Reduction: **0.72 Ft^3/s** (0.84 Ft^3/s - 0.12 Ft^3/s)

Proposed Reduction in Peak Flow Rate: **85.7%**

*(*0.72 Ft^3/s /0.84 Ft^3/s *x 100 = 85.7%)*

Offsite Runoff Volume Reduction

Existing Conditions Runoff Volume	2,736.0	Ft^3
10% Reduction Runoff Requirement	273.6	Ft^3
Maximum Runoff Volume Allowed	**2,462.4**	Ft^3
Proposed Conditions Runoff Volume	**359.0**	Ft^3
Proposed Volume Reduction	2,377.0	Ft^3
Proposed Reduction Percentage	**86.9%**	

(2,377 / 2,736 x 100 = 86.9%)

PROPOSED SYSTEM
The proposed system will be a **20' x 62' x 24"** deep crushed stone bed under the paved driveway and parking area. Forty percent of total angular stone volume is used as the crushed stone storage capacity. Total available storage is **992.0 Ft^3.** PVC pipe volume is not included. Roof drains and trench drain will connect directly to the drainage system. The calculations for sizing the system are included in this report.

Stormwater Storage - Required

From hydrographs of 25-Year Event:
Pre Conditions Runoff Volume = 2,736 Ft^3

10% Storm Runoff Volume Reduction = 273.6 Ft^3
(25-Year Storm Event = 0.10(2,736.0 Ft^3) = 273.6 Ft^3)

Allowed Runoff Volume Per City: 2,736 – 273.6 = ***2,462.4 Ft^3***

Post Conditions Runoff Volume: **359 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(83.1%) = 0.7979
WQV = 1" (0.7979) (0.133)/12 = 0.0088 Acre-Ft = **383.3 Ft^3**

Pre Conditions Runoff Volume = 2,736 Ft^3

Allowed Runoff Volume Per WQV = 2,736 – 383.3 = ***2,352.7 Ft^3***

Post Conditions Runoff Volume: **359 Ft^3** (See Hydrograph Summary "Proposed Offsite Flows")

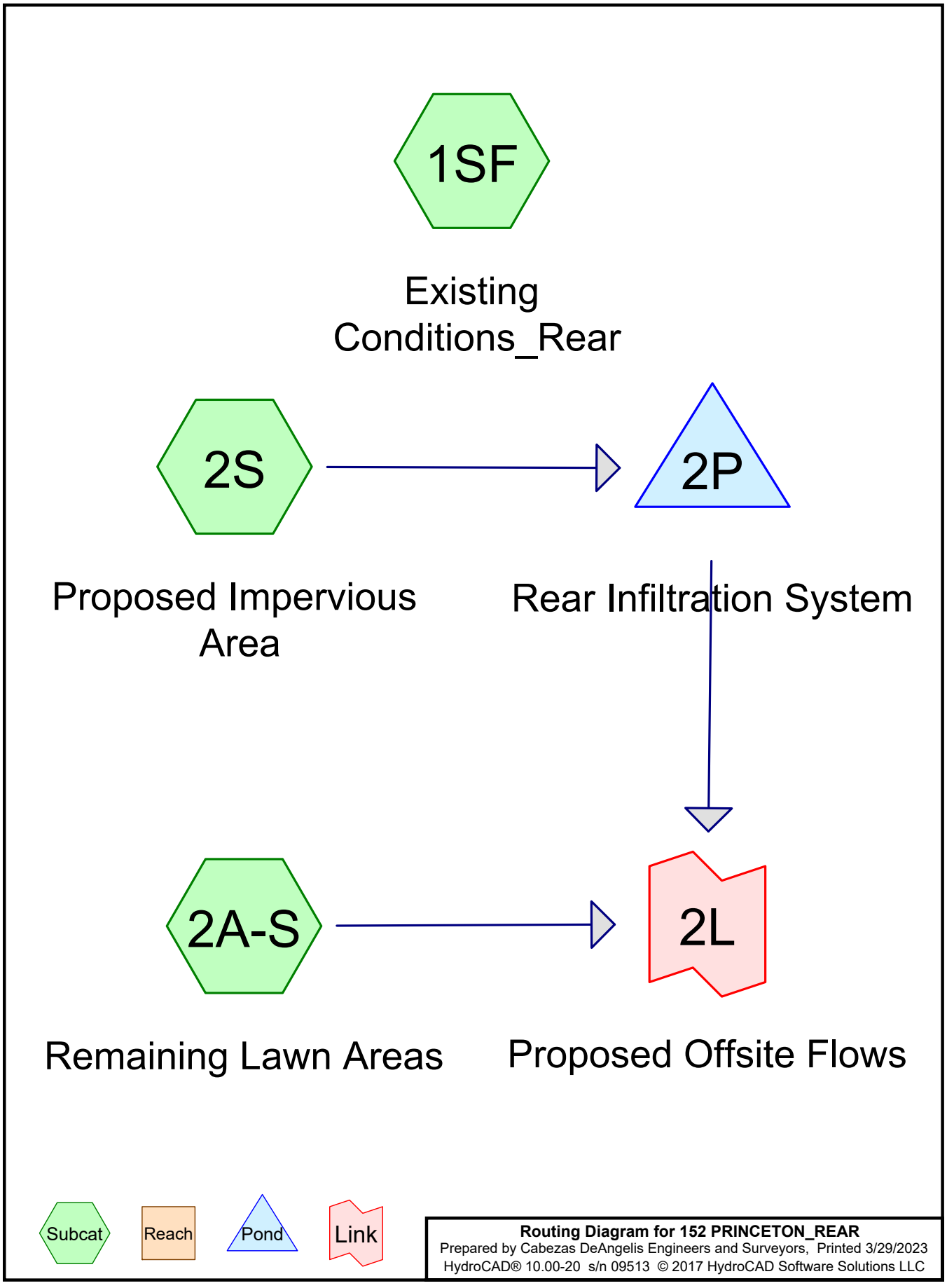
Available Storage

20 Ft x 62Ft x 2 Ft Crushed Stone Bed = (20x62x2)0.4 = **992.0 Ft^3** (See Hydrograph Summary "1P")

* Filter Fabric to be installed on all sides of crushed stone. (See detail on plan)

Minimum Available Storage: 992.0 Ft^3

Pre Vs. Post Runoff Volumes (Multi-Family Residential)						
Storm Frequency	**Pre Conditions (Ft^3)**	**Post Conditions (Ft^3)**	**Runoff Decrease (Ft^3)**	**Pre Peak Flows (Ft^3/s)**	**Post Peak Flows (Ft^3/s)**	**Peak Flow Reduction (Ft^3/s)**
2	1,260	137	**464**	0.40	0.04	**0.36**
10	2,161	270	**1,891**	0.67	0.09	**0.58**
25	2,736	359	**2,377**	0.84	0.12	**0.72**



Routing Diagram for 152 PRINCETON_REAR
Prepared by Cabezas DeAngelis Engineers and Surveyors, Printed 3/29/2023
HydroCAD® 10.00-20 s/n 09513 © 2017 HydroCAD Software Solutions LLC

Summary for Subcatchment 1SF: Existing Conditions_Rear

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

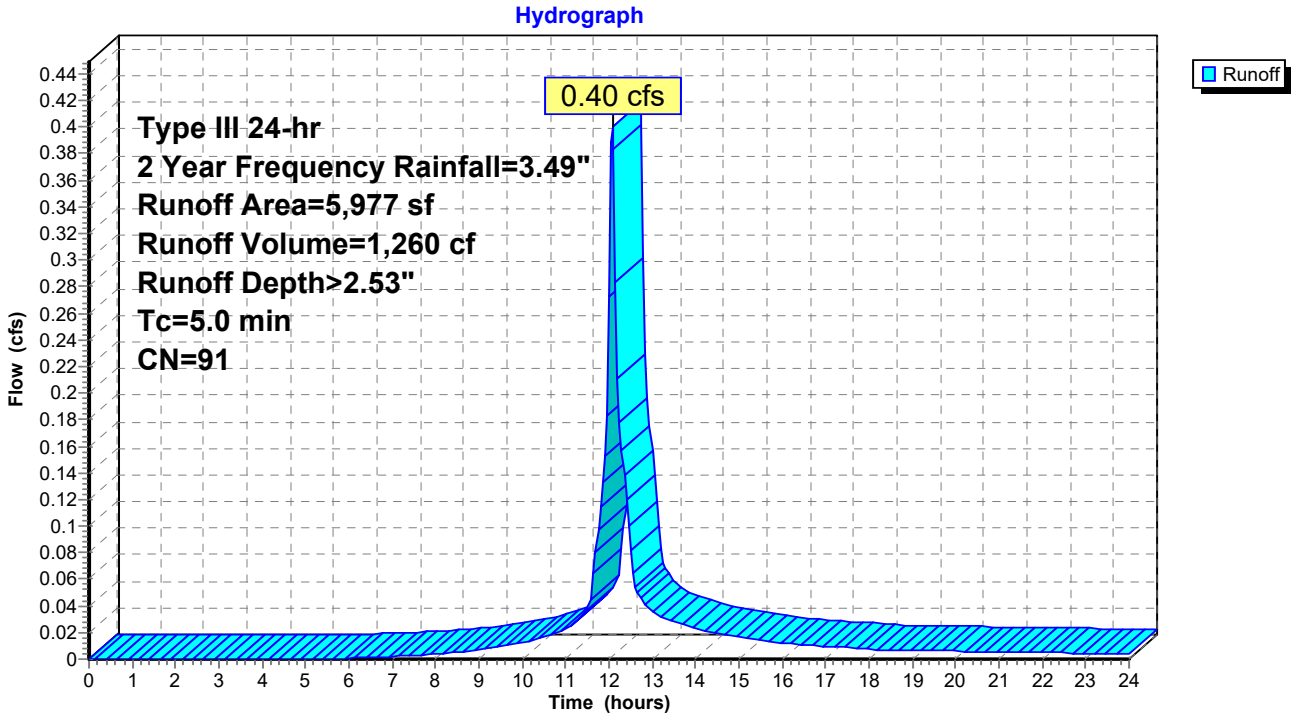
Runoff = 0.40 cfs @ 12.07 hrs, Volume= 1,260 cf, Depth> 2.53"

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
	4,695	89	<50% Grass cover, Poor, HSG D
*	1,282	98	Roofs & Pavement HSG D
	5,977	91	Weighted Average
	4,695		78.55% Pervious Area
	1,282		21.45% Impervious Area

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

Subcatchment 1SF: Existing Conditions_Rear



Summary for Subcatchment 2A-S: Remaining Lawn Areas

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

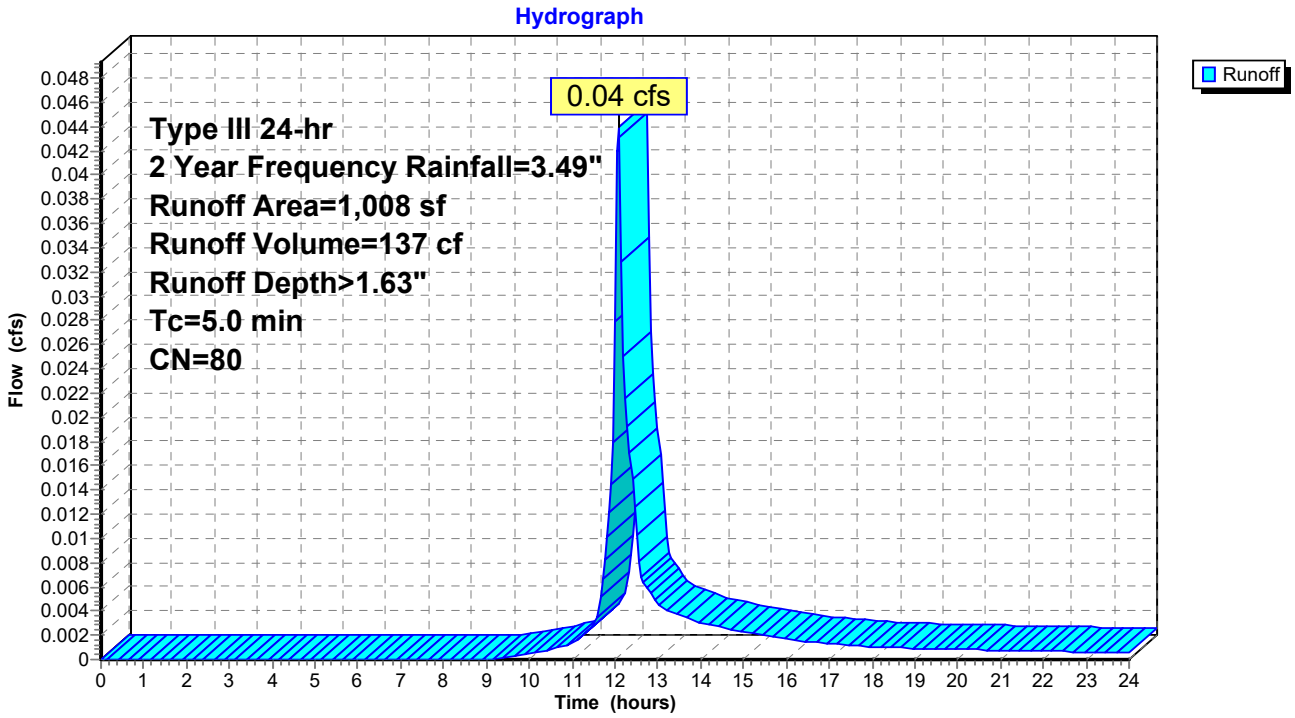
Runoff = 0.04 cfs @ 12.08 hrs, Volume= 137 cf, Depth> 1.63"

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
1,008	80	>75% Grass cover, Good, HSG D
1,008		100.00% Pervious Area

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

Subcatchment 2A-S: Remaining Lawn Areas



Summary for Subcatchment 2S: Proposed Impervious Area

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

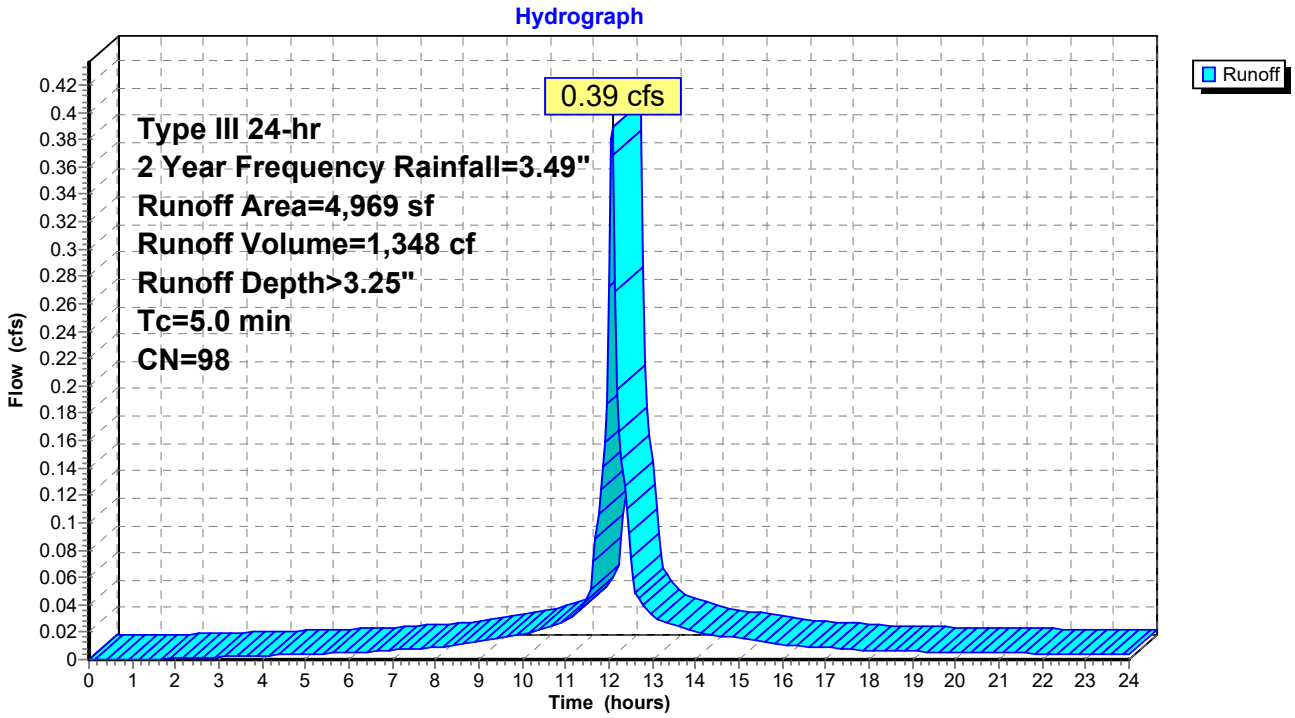
Runoff = 0.39 cfs @ 12.07 hrs, Volume= 1,348 cf, Depth> 3.25"

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
*	4,969	98	Roofs & Pavement, HSG D
	4,969		100.00% Impervious Area

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

Subcatchment 2S: Proposed Impervious Area



Summary for Pond 2P: Rear Infiltration System

Inflow Area = 4,969 sf,100.00% Impervious, Inflow Depth > 3.25" for 2 Year Frequency event
Inflow = 0.39 cfs @ 12.07 hrs, Volume= 1,348 cf
Outflow = 0.06 cfs @ 11.70 hrs, Volume= 1,347 cf, Atten= 85%, Lag= 0.0 min
Discarded = 0.06 cfs @ 11.70 hrs, Volume= 1,347 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= 42.97' @ 12.56 hrs Surf.Area= 1,240 sf Storage= 381 cf

Plug-Flow detention time= 39.5 min calculated for 1,344 cf (100% of inflow)
Center-of-Mass det. time= 39.0 min (792.4 - 753.4)

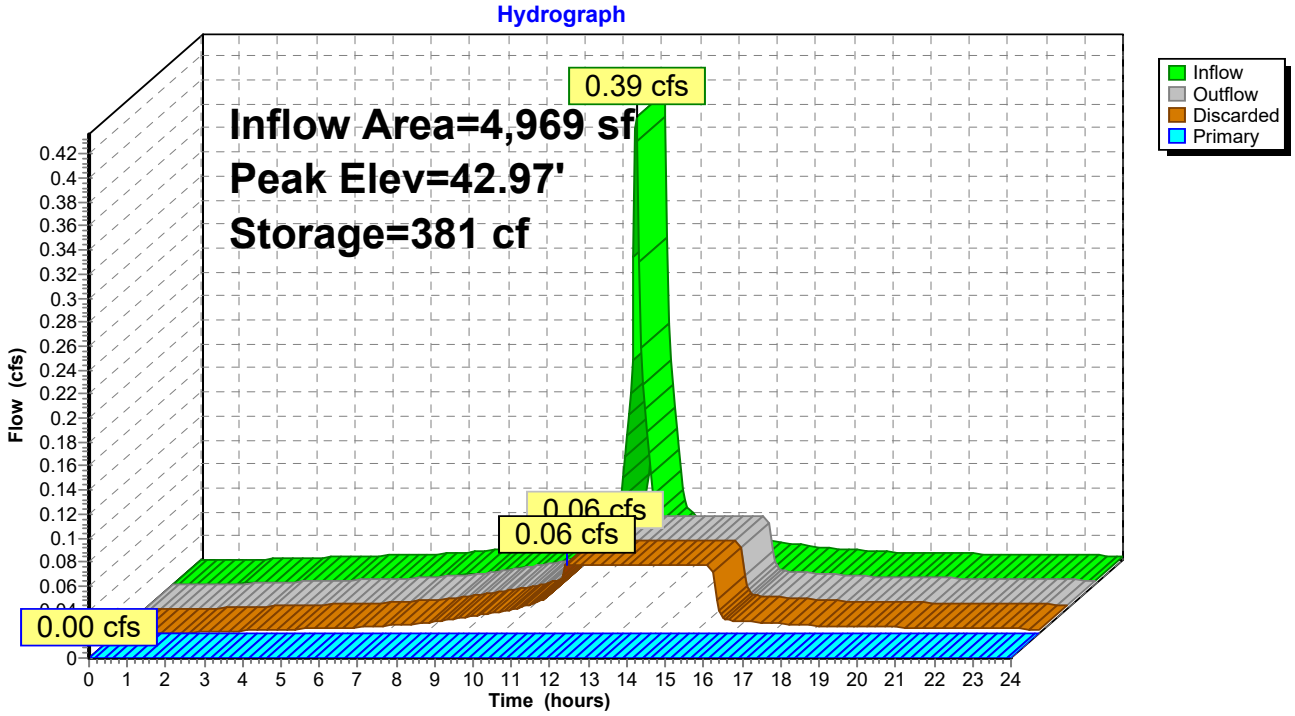
Volume	Invert	Avail.Storage	Storage Description
#1	42.20'	992 cf	**20.00'W x 62.00'L x 2.00'H Prismatoid** 2,480 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	42.20'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	45.00'	**36.0" x 16.0" Horiz. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads
#3	Device 2	42.20'	**6.0" Round Culvert X 2.00** L= 11.0' Ke= 0.780 Inlet / Outlet Invert= 42.20' / 42.20' S= 0.0000 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.06 cfs @ 11.70 hrs HW=42.24' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=42.20' (Free Discharge)
↑**2=Orifice/Grate** (Controls 0.00 cfs)
↑**3=Culvert** (Controls 0.00 cfs)

Pond 2P: Rear Infiltration System

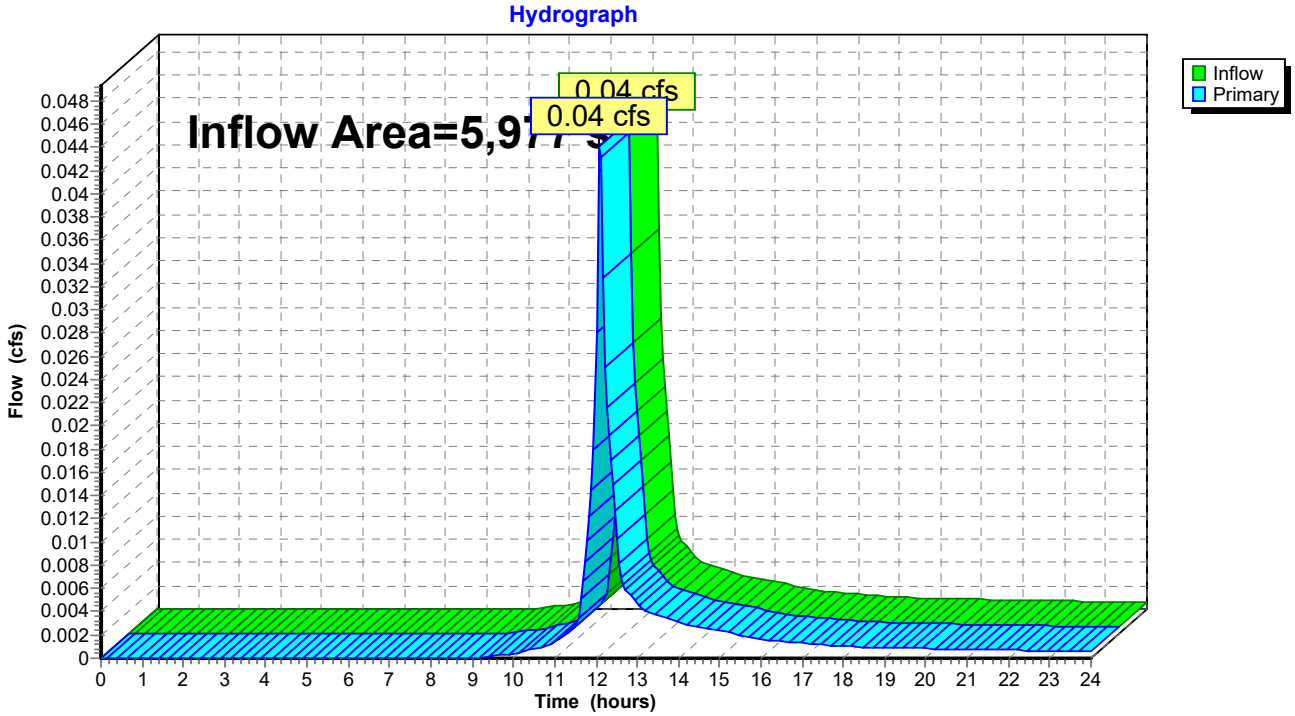


Summary for Link 2L: Proposed Offsite Flows

Inflow Area = 5,977 sf, 83.14% Impervious, Inflow Depth > 0.27" for 2 Year Frequency event
Inflow = 0.04 cfs @ 12.08 hrs, Volume= 137 cf
Primary = 0.04 cfs @ 12.08 hrs, Volume= 137 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



Summary for Subcatchment 1SF: Existing Conditions_Rear

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

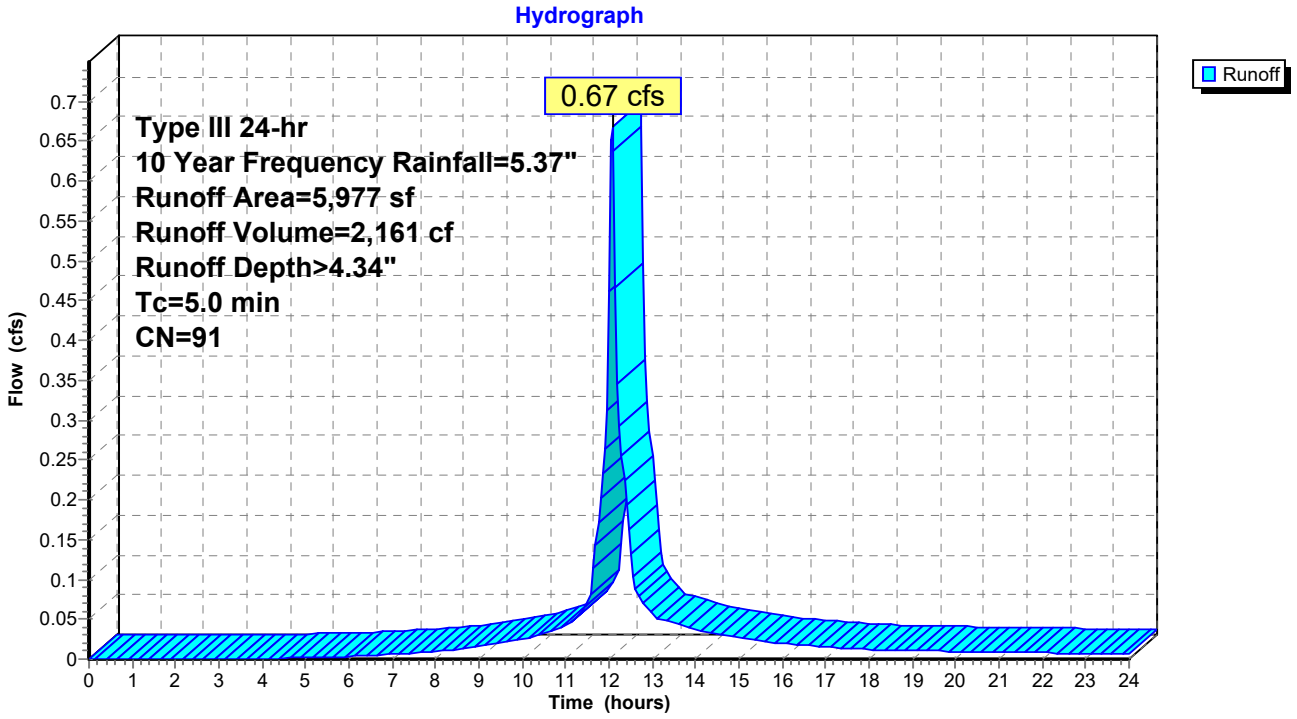
Runoff = 0.67 cfs @ 12.07 hrs, Volume= 2,161 cf, Depth> 4.34"

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
	4,695	89	<50% Grass cover, Poor, HSG D
*	1,282	98	Roofs & Pavement HSG D
	5,977	91	Weighted Average
	4,695		78.55% Pervious Area
	1,282		21.45% Impervious Area

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

Subcatchment 1SF: Existing Conditions_Rear



Summary for Subcatchment 2A-S: Remaining Lawn Areas

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

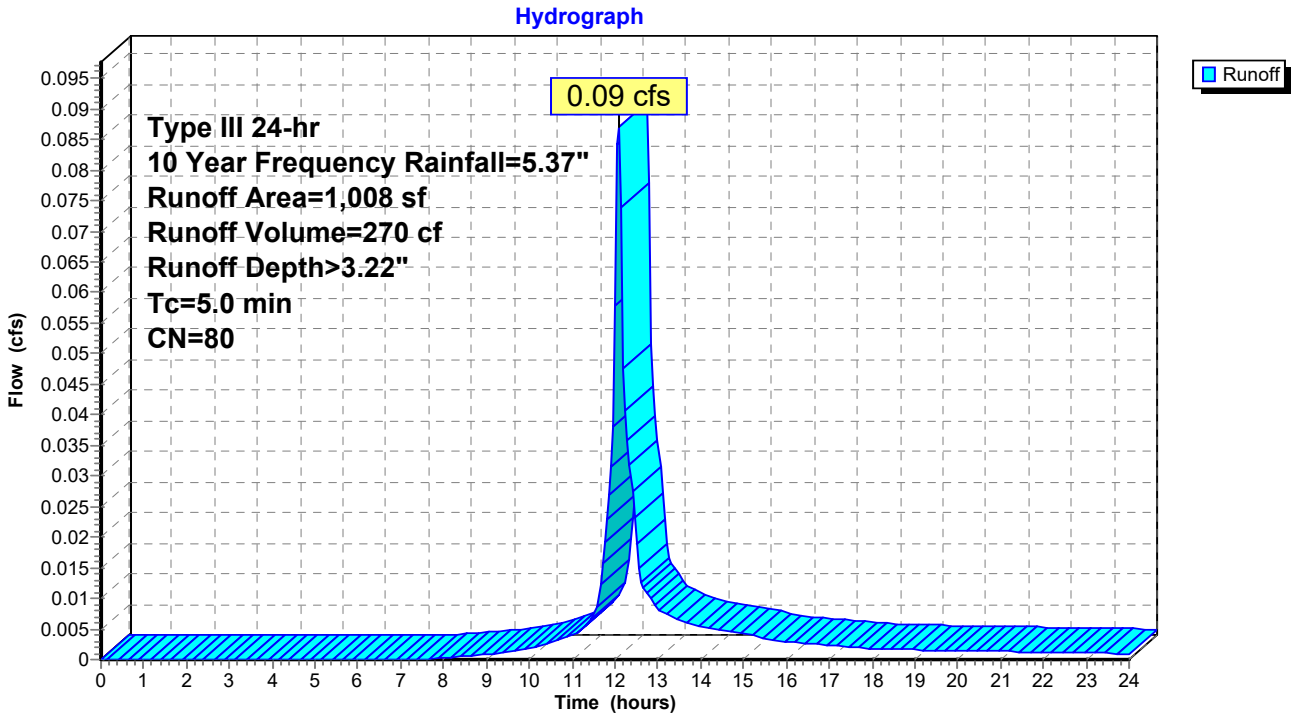
Runoff = 0.09 cfs @ 12.08 hrs, Volume= 270 cf, Depth> 3.22"

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
1,008	80	>75% Grass cover, Good, HSG D
1,008		100.00% Pervious Area

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

Subcatchment 2A-S: Remaining Lawn Areas



Summary for Subcatchment 2S: Proposed Impervious Area

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

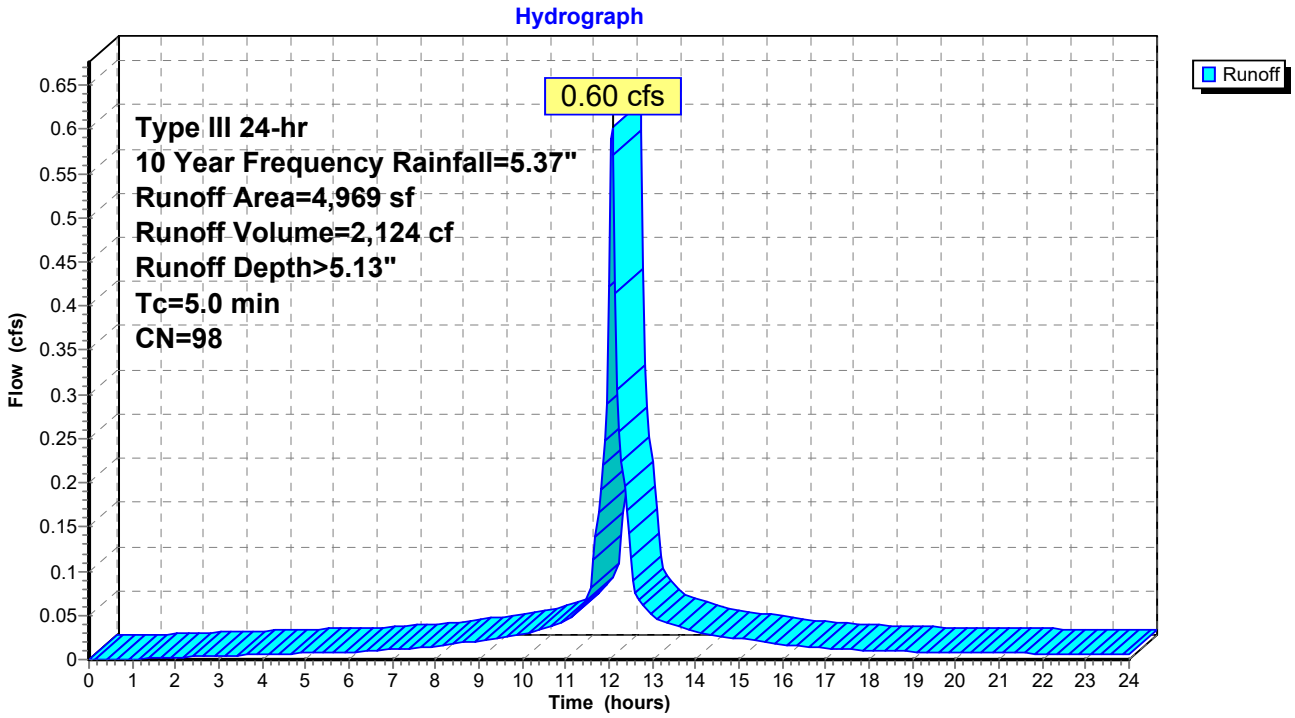
Runoff = 0.60 cfs @ 12.07 hrs, Volume= 2,124 cf, Depth> 5.13"

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
*	4,969	98	Roofs & Pavement, HSG D
	4,969		100.00% Impervious Area

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

Subcatchment 2S: Proposed Impervious Area



Summary for Pond 2P: Rear Infiltration System

Inflow Area = 4,969 sf,100.00% Impervious, Inflow Depth > 5.13" for 10 Year Frequency event
Inflow = 0.60 cfs @ 12.07 hrs, Volume= 2,124 cf
Outflow = 0.06 cfs @ 11.40 hrs, Volume= 2,123 cf, Atten= 90%, Lag= 0.0 min
Discarded = 0.06 cfs @ 11.40 hrs, Volume= 2,123 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= 43.64' @ 12.86 hrs Surf.Area= 1,240 sf Storage= 715 cf

Plug-Flow detention time= 84.4 min calculated for 2,119 cf (100% of inflow)
Center-of-Mass det. time= 83.8 min (829.4 - 745.6)

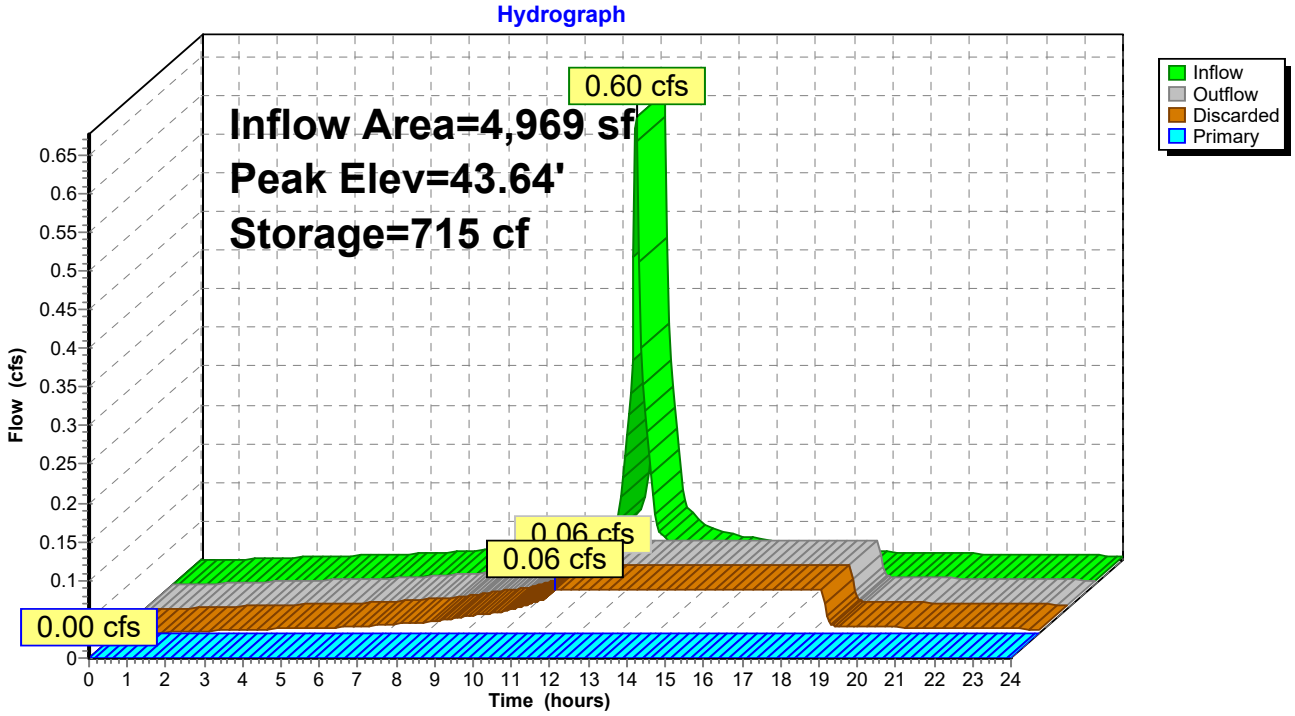
Volume	Invert	Avail.Storage	Storage Description
#1	42.20'	992 cf	**20.00'W x 62.00'L x 2.00'H Prismatoid** 2,480 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	42.20'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	45.00'	**36.0" x 16.0" Horiz. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads
#3	Device 2	42.20'	**6.0" Round Culvert X 2.00** L= 11.0' Ke= 0.780 Inlet / Outlet Invert= 42.20' / 42.20' S= 0.0000 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.06 cfs @ 11.40 hrs HW=42.23' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=42.20' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)
└**3=Culvert** (Controls 0.00 cfs)

Pond 2P: Rear Infiltration System

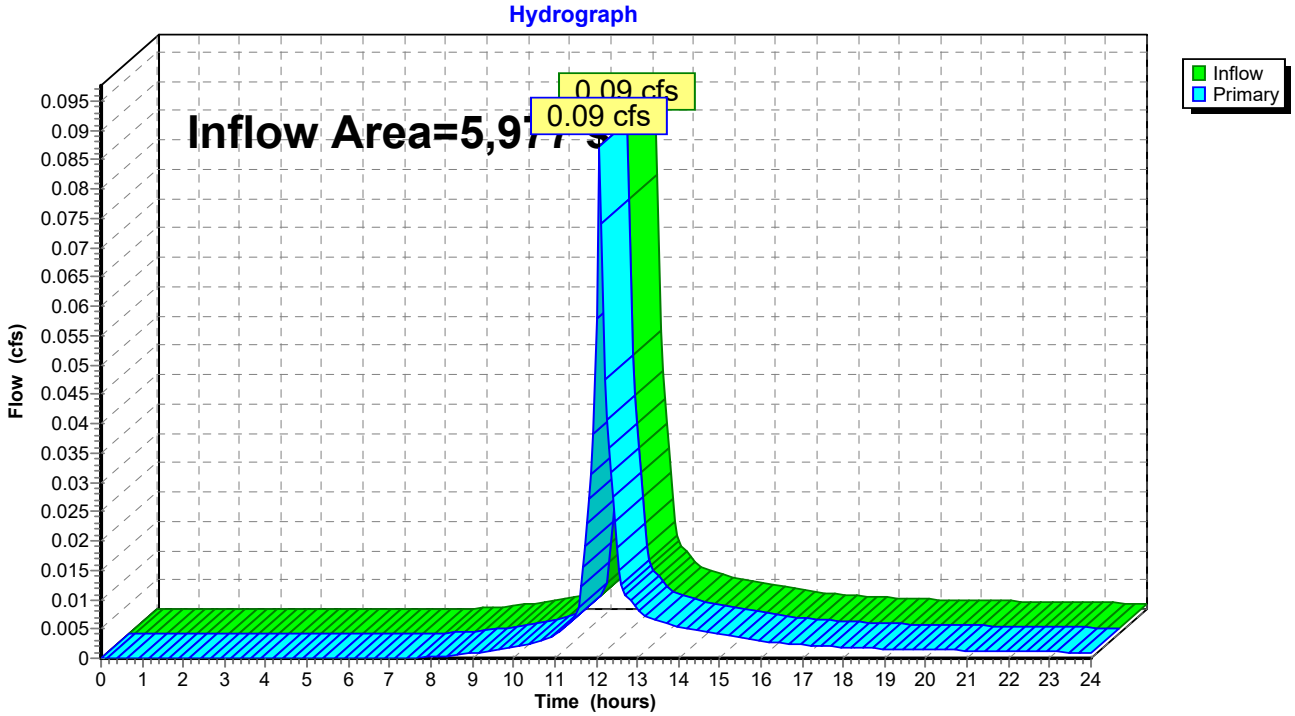


Summary for Link 2L: Proposed Offsite Flows

Inflow Area = 5,977 sf, 83.14% Impervious, Inflow Depth > 0.54" for 10 Year Frequency event
Inflow = 0.09 cfs @ 12.08 hrs, Volume= 270 cf
Primary = 0.09 cfs @ 12.08 hrs, Volume= 270 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



Summary for Subcatchment 1SF: Existing Conditions_Rear

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

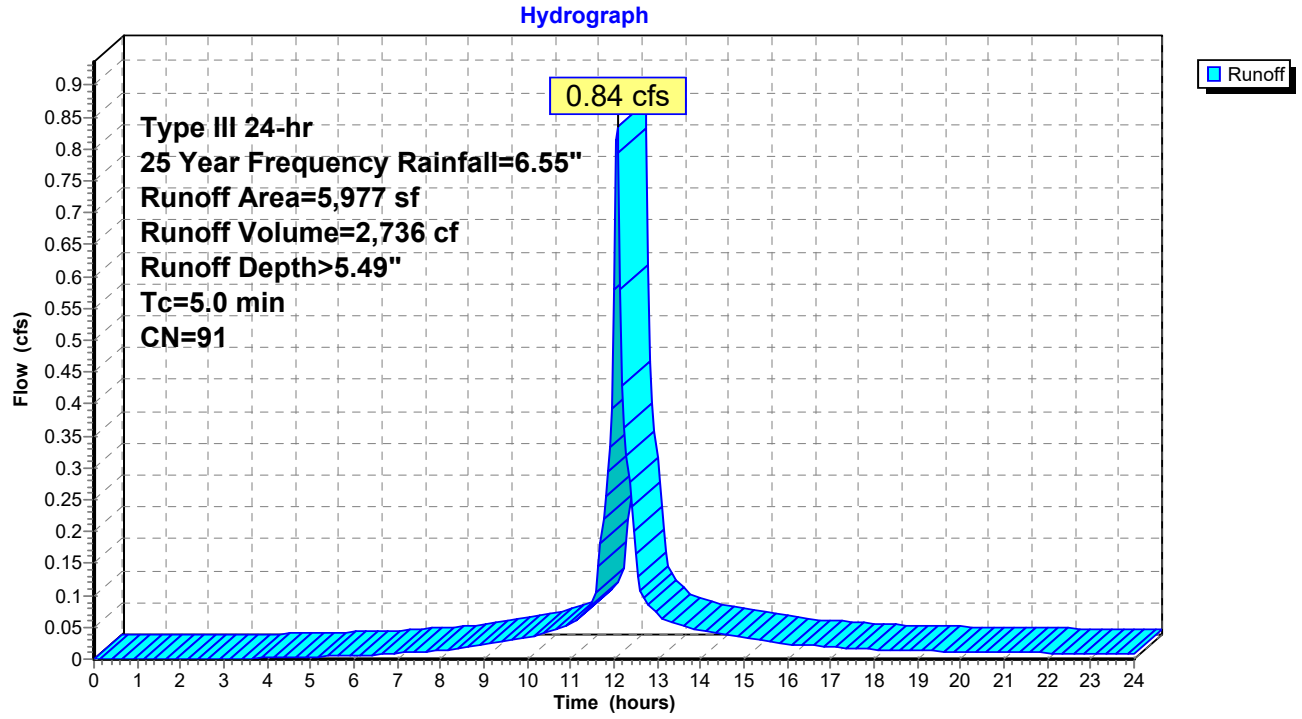
Runoff = 0.84 cfs @ 12.07 hrs, Volume= 2,736 cf, Depth> 5.49"

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
	4,695	89	<50% Grass cover, Poor, HSG D
*	1,282	98	Roofs & Pavement HSG D
	5,977	91	Weighted Average
	4,695		78.55% Pervious Area
	1,282		21.45% Impervious Area

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

Subcatchment 1SF: Existing Conditions_Rear



Summary for Subcatchment 2A-S: Remaining Lawn Areas

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

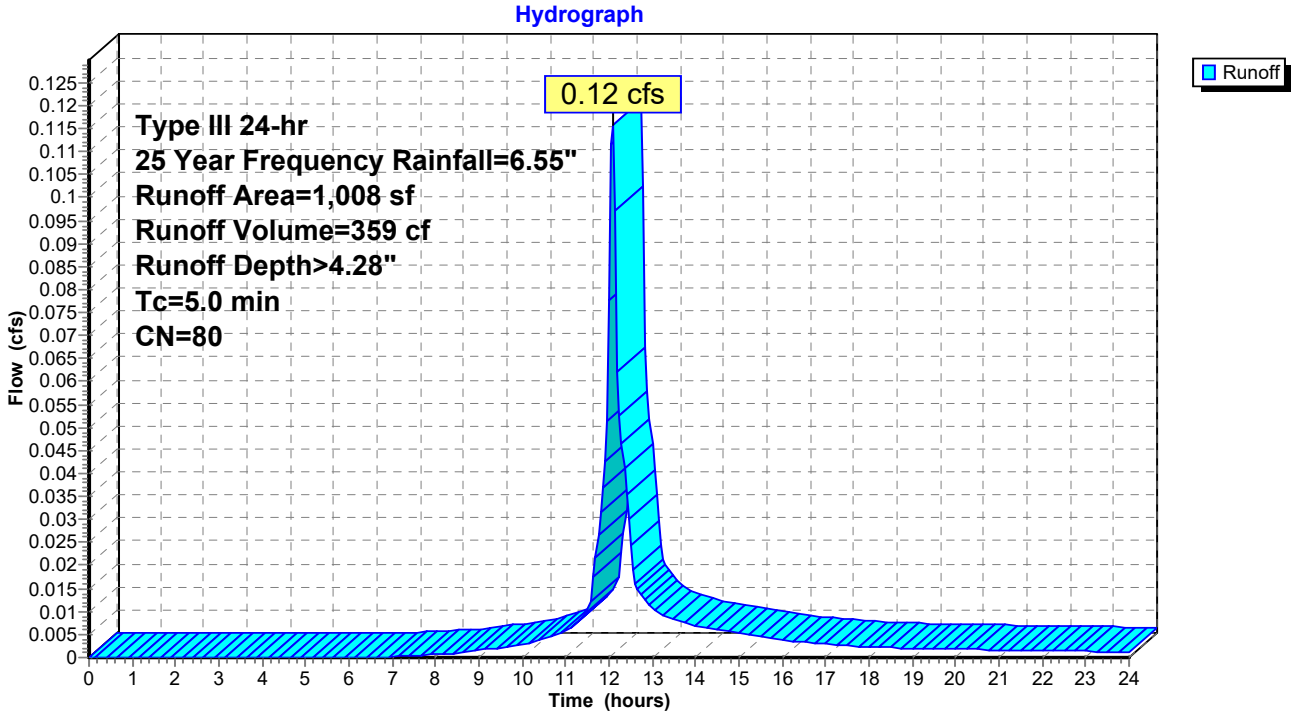
Runoff = 0.12 cfs @ 12.07 hrs, Volume= 359 cf, Depth> 4.28"

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
1,008	80	>75% Grass cover, Good, HSG D
1,008		100.00% Pervious Area

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

Subcatchment 2A-S: Remaining Lawn Areas



Summary for Subcatchment 2S: Proposed Impervious Area

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

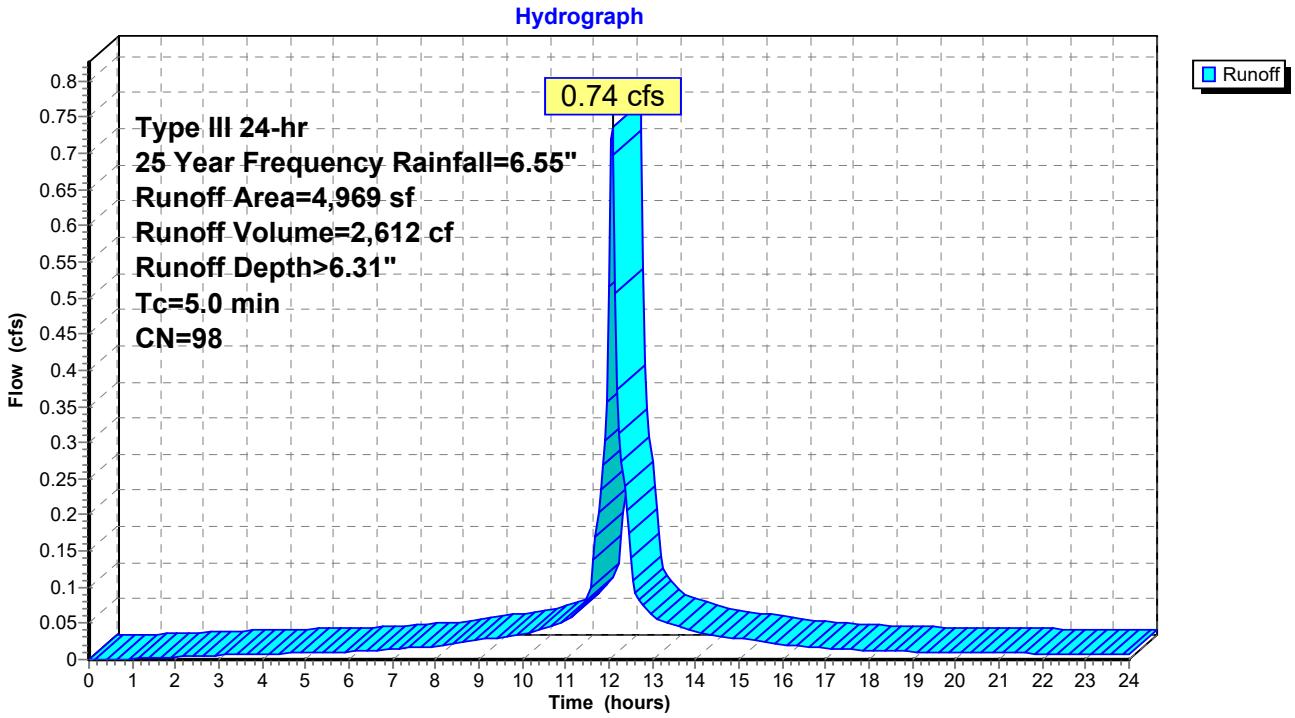
Runoff = 0.74 cfs @ 12.07 hrs, Volume= 2,612 cf, Depth> 6.31"

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
*	4,969	98	Roofs & Pavement, HSG D
	4,969		100.00% Impervious Area

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

Subcatchment 2S: Proposed Impervious Area



Summary for Pond 2P: Rear Infiltration System

Inflow Area = 4,969 sf,100.00% Impervious, Inflow Depth > 6.31" for 25 Year Frequency event
Inflow = 0.74 cfs @ 12.07 hrs, Volume= 2,612 cf
Outflow = 0.06 cfs @ 11.20 hrs, Volume= 2,611 cf, Atten= 92%, Lag= 0.0 min
Discarded = 0.06 cfs @ 11.20 hrs, Volume= 2,611 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= 44.12' @ 13.05 hrs Surf.Area= 1,240 sf Storage= 950 cf

Plug-Flow detention time= 118.7 min calculated for 2,605 cf (100% of inflow)
Center-of-Mass det. time= 118.1 min (860.7 - 742.6)

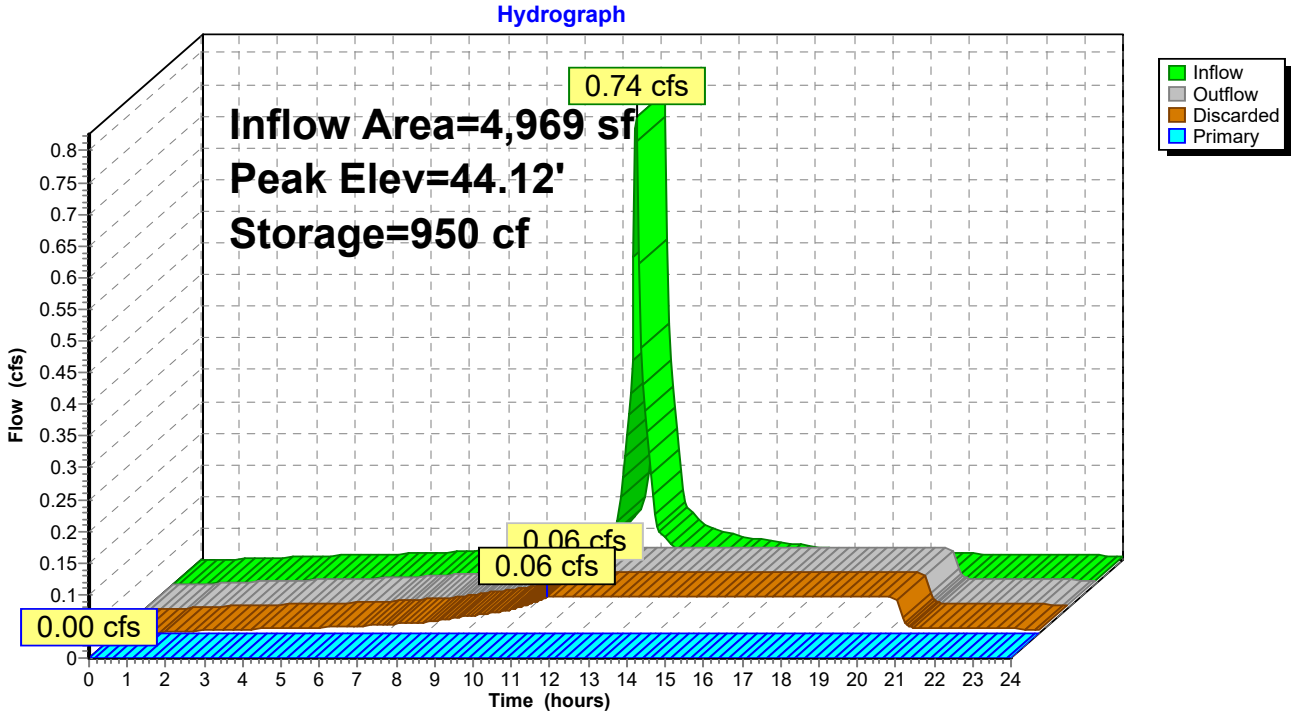
Volume	Invert	Avail.Storage	Storage Description
#1	42.20'	992 cf	**20.00'W x 62.00'L x 2.00'H Prismatoid** 2,480 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	42.20'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	45.00'	**36.0" x 16.0" Horiz. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads
#3	Device 2	42.20'	**6.0" Round Culvert X 2.00** L= 11.0' Ke= 0.780 Inlet / Outlet Invert= 42.20' / 42.20' S= 0.0000 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.06 cfs @ 11.20 hrs HW=42.23' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=42.20' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)
└**3=Culvert** (Controls 0.00 cfs)

Pond 2P: Rear Infiltration System

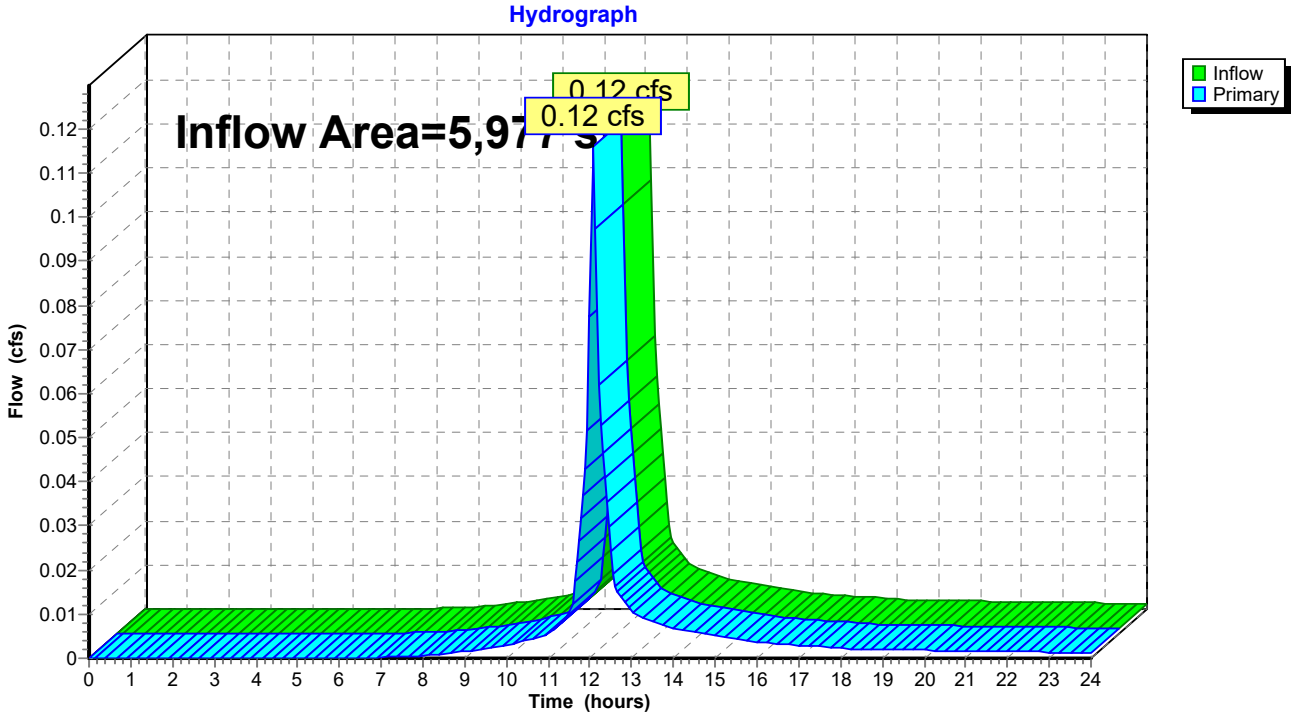


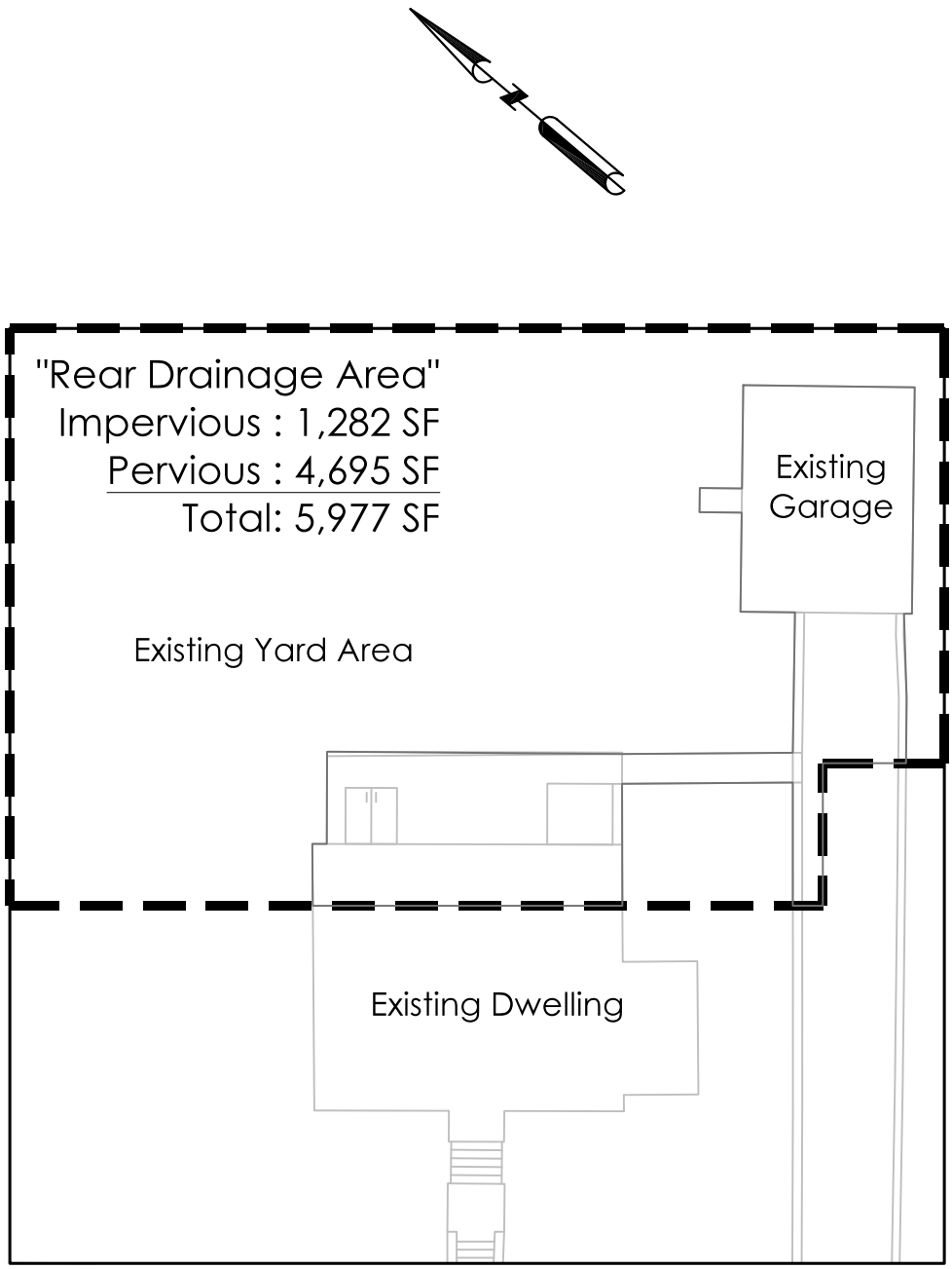
Summary for Link 2L: Proposed Offsite Flows

Inflow Area = 5,977 sf, 83.14% Impervious, Inflow Depth > 0.72" for 25 Year Frequency event
Inflow = 0.12 cfs @ 12.07 hrs, Volume= 359 cf
Primary = 0.12 cfs @ 12.07 hrs, Volume= 359 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





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

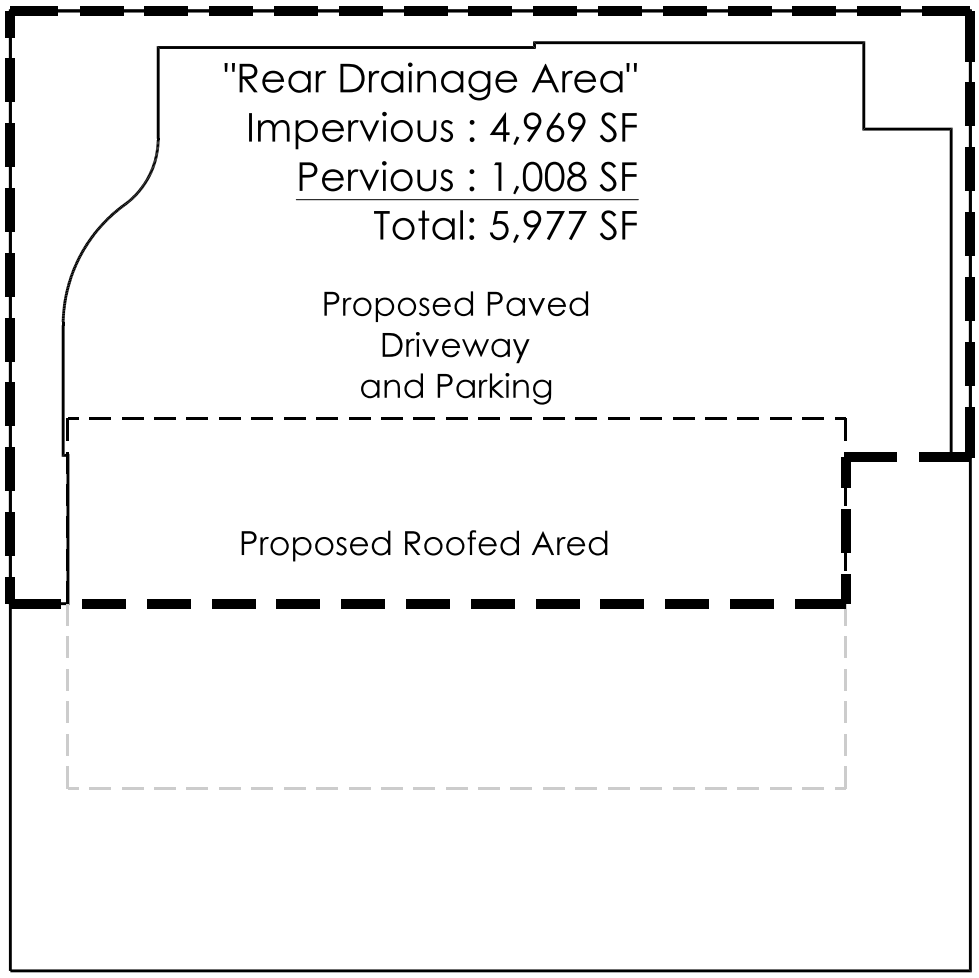
SCALE: 1"=30'	
FIELD FILE: 152 Princeton.rw5	
PROJECT NO. CD1668	
DATE: March 28, 2023	
CAD FILE: 152 Princeton.dwg	
SHEET 1 OF 1	
REV:	

EX. REAR DRAINAGE AREA

PREPARED FOR

T & N PROPERTIES, LLC

152 PRINCETON STREET
BRIDGEPORT, CONNECTICUT



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SCALE: 1"=30'	
FIELD FILE: 152 Princeton.rw5	
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DATE: March 28, 2023	
CAD FILE: 152 Princeton.dwg	
SHEET 1 OF 1	
REV:	

PROP. REAR DRAINAGE AREAS

PREPARED FOR

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152 PRINCETON STREET
BRIDGEPORT, CONNECTICUT

NOAA Atlas 14, Volume 10, Version 3
Location name: Bridgeport, Connecticut, USA*
Latitude: 41.1604°, Longitude: -73.2271°
Elevation: 31.5 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 (0.281-0.438)	0.420 (0.333-0.522)	0.529 (0.419-0.660)	0.620 (0.487-0.778)	0.744 (0.564-0.973)	0.838 (0.622-1.12)	0.936 (0.671-1.29)	1.04 (0.708-1.48)	1.20 (0.778-1.75)	1.32 (0.836-1.97)
10-min	0.500 (0.398-0.621)	0.595 (0.472-0.739)	0.750 (0.594-0.936)	0.878 (0.691-1.10)	1.05 (0.799-1.38)	1.19 (0.880-1.58)	1.33 (0.950-1.83)	1.48 (1.00-2.09)	1.70 (1.10-2.48)	1.87 (1.19-2.80)
15-min	0.588 (0.468-0.731)	0.699 (0.556-0.870)	0.881 (0.698-1.10)	1.03 (0.812-1.30)	1.24 (0.940-1.62)	1.40 (1.04-1.86)	1.56 (1.12-2.16)	1.74 (1.18-2.46)	2.00 (1.30-2.92)	2.20 (1.39-3.29)
30-min	0.820 (0.653-1.02)	0.975 (0.775-1.21)	1.23 (0.973-1.53)	1.44 (1.13-1.81)	1.73 (1.31-2.26)	1.95 (1.44-2.60)	2.17 (1.56-3.00)	2.42 (1.64-3.43)	2.77 (1.80-4.05)	3.05 (1.93-4.55)
60-min	1.05 (0.837-1.31)	1.25 (0.994-1.56)	1.58 (1.25-1.97)	1.85 (1.45-2.32)	2.22 (1.68-2.90)	2.50 (1.85-3.33)	2.79 (1.99-3.84)	3.10 (2.10-4.39)	3.54 (2.30-5.18)	3.89 (2.46-5.81)
2-hr	1.36 (1.09-1.68)	1.63 (1.31-2.02)	2.07 (1.65-2.57)	2.44 (1.93-3.04)	2.95 (2.25-3.83)	3.33 (2.48-4.41)	3.72 (2.69-5.12)	4.17 (2.84-5.86)	4.81 (3.14-6.99)	5.33 (3.39-7.91)
3-hr	1.57 (1.26-1.93)	1.89 (1.52-2.32)	2.41 (1.93-2.98)	2.84 (2.26-3.53)	3.44 (2.63-4.45)	3.88 (2.91-5.14)	4.35 (3.16-5.98)	4.89 (3.33-6.85)	5.67 (3.70-8.21)	6.31 (4.01-9.32)
6-hr	1.98 (1.60-2.42)	2.39 (1.93-2.92)	3.06 (2.46-3.75)	3.61 (2.89-4.45)	4.38 (3.38-5.64)	4.95 (3.73-6.51)	5.56 (4.06-7.60)	6.26 (4.28-8.70)	7.30 (4.78-10.5)	8.16 (5.21-12.0)
12-hr	2.44 (1.99-2.95)	2.95 (2.40-3.57)	3.78 (3.07-4.60)	4.47 (3.60-5.47)	5.42 (4.21-6.94)	6.13 (4.65-8.02)	6.89 (5.06-9.37)	7.78 (5.35-10.7)	9.10 (5.98-13.0)	10.2 (6.53-14.9)
24-hr	2.84 (2.33-3.42)	3.47 (2.84-4.18)	4.50 (3.67-5.43)	5.35 (4.34-6.50)	6.52 (5.10-8.31)	7.39 (5.65-9.63)	8.33 (6.17-11.3)	9.46 (6.52-13.0)	11.2 (7.37-15.9)	12.6 (8.12-18.3)
2-day	3.16 (2.61-3.77)	3.92 (3.24-4.69)	5.17 (4.25-6.20)	6.21 (5.07-7.49)	7.64 (6.02-9.69)	8.69 (6.70-11.3)	9.84 (7.37-13.3)	11.3 (7.80-15.4)	13.5 (8.94-19.0)	15.5 (9.97-22.2)
3-day	3.41 (2.83-4.05)	4.25 (3.52-5.06)	5.62 (4.64-6.71)	6.76 (5.54-8.11)	8.32 (6.58-10.5)	9.47 (7.33-12.3)	10.7 (8.07-14.5)	12.3 (8.54-16.7)	14.8 (9.82-20.8)	17.0 (11.0-24.3)
4-day	3.65 (3.04-4.33)	4.54 (3.77-5.38)	5.98 (4.95-7.12)	7.18 (5.90-8.59)	8.82 (7.00-11.1)	10.0 (7.79-12.9)	11.4 (8.56-15.3)	13.0 (9.05-17.6)	15.7 (10.4-21.9)	18.0 (11.6-25.6)
7-day	4.37 (3.65-5.15)	5.32 (4.44-6.27)	6.87 (5.72-8.13)	8.16 (6.74-9.71)	9.93 (7.91-12.4)	11.2 (8.75-14.4)	12.7 (9.55-16.9)	14.4 (10.1-19.4)	17.1 (11.4-23.8)	19.5 (12.6-27.6)
10-day	5.06 (4.25-5.94)	6.05 (5.07-7.11)	7.67 (6.41-9.04)	9.01 (7.48-10.7)	10.9 (8.67-13.5)	12.2 (9.53-15.5)	13.7 (10.3-18.1)	15.5 (10.8-20.7)	18.2 (12.1-25.1)	20.5 (13.3-28.8)
20-day	7.13 (6.03-8.31)	8.22 (6.95-9.59)	10.0 (8.41-11.7)	11.5 (9.59-13.5)	13.5 (10.8-16.6)	15.1 (11.7-18.8)	16.7 (12.5-21.6)	18.4 (13.0-24.4)	21.0 (14.1-28.8)	23.0 (15.0-32.2)
30-day	8.85 (7.52-10.3)	10.0 (8.49-11.6)	11.9 (10.1-13.9)	13.5 (11.3-15.8)	15.7 (12.6-19.0)	17.3 (13.5-21.5)	19.0 (14.2-24.3)	20.8 (14.7-27.4)	23.2 (15.6-31.7)	25.1 (16.4-35.0)
45-day	11.0 (9.37-12.7)	12.2 (10.4-14.1)	14.3 (12.1-16.6)	16.0 (13.4-18.6)	18.3 (14.7-22.1)	20.1 (15.7-24.7)	21.9 (16.3-27.7)	23.7 (16.8-31.0)	26.0 (17.5-35.3)	27.7 (18.1-38.4)
60-day	12.8 (10.9-14.7)	14.1 (12.0-16.2)	16.2 (13.8-18.8)	18.0 (15.2-20.9)	20.4 (16.5-24.6)	22.4 (17.5-27.3)	24.2 (18.1-30.5)	26.0 (18.5-34.0)	28.3 (19.1-38.3)	30.0 (19.6-41.4)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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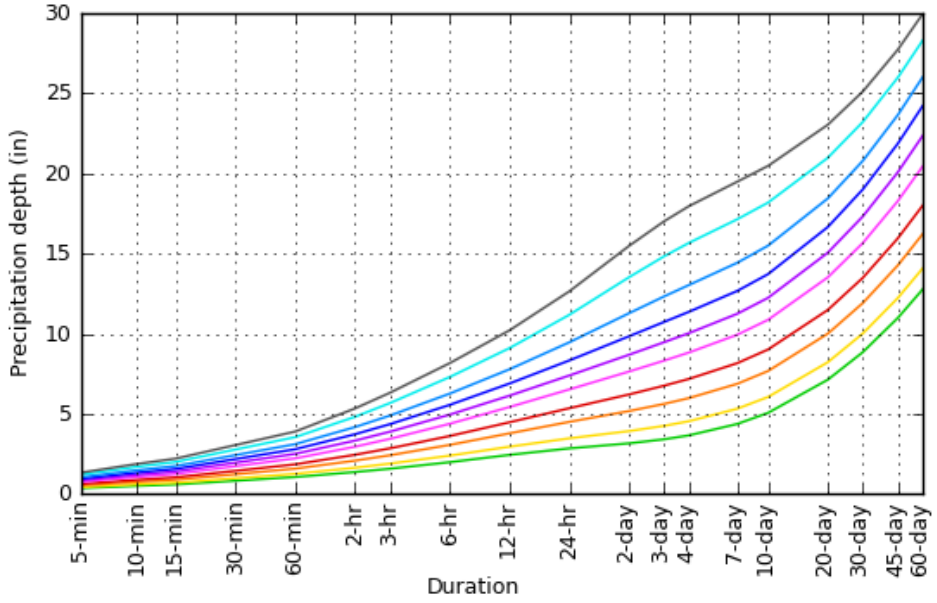
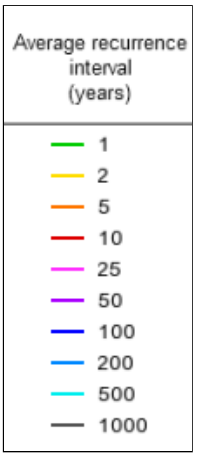
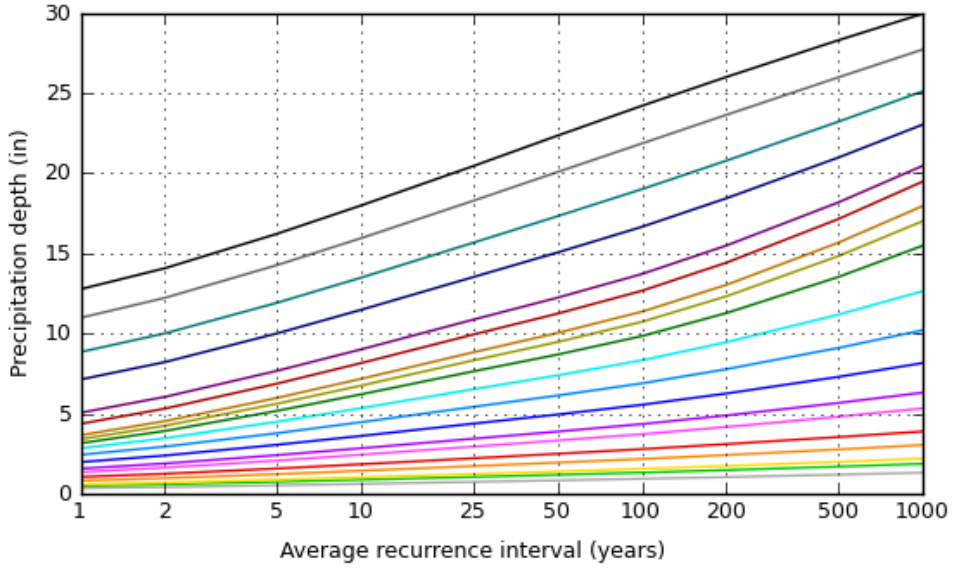
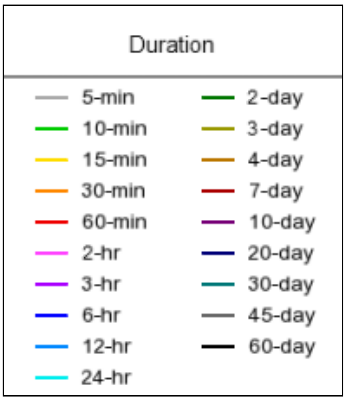
PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 41.1604°, Longitude: -73.2271°









NOAA Atlas 14, Volume 10, Version 3

Created (GMT): Tue Dec 13 16:26:18 2022

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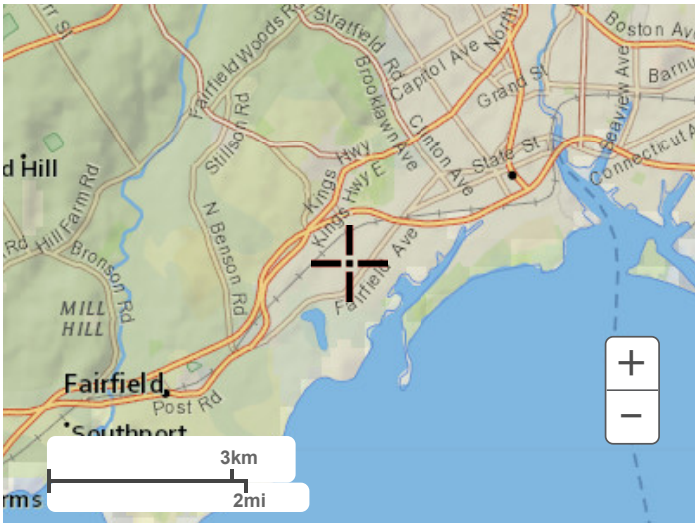
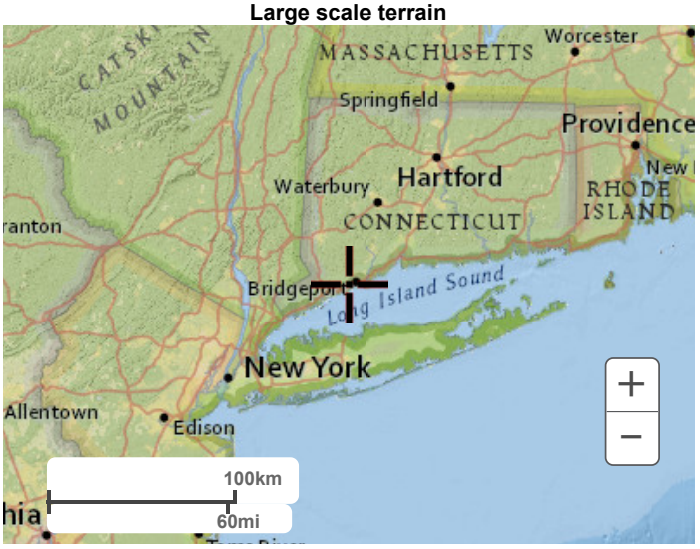
Maps & aerials

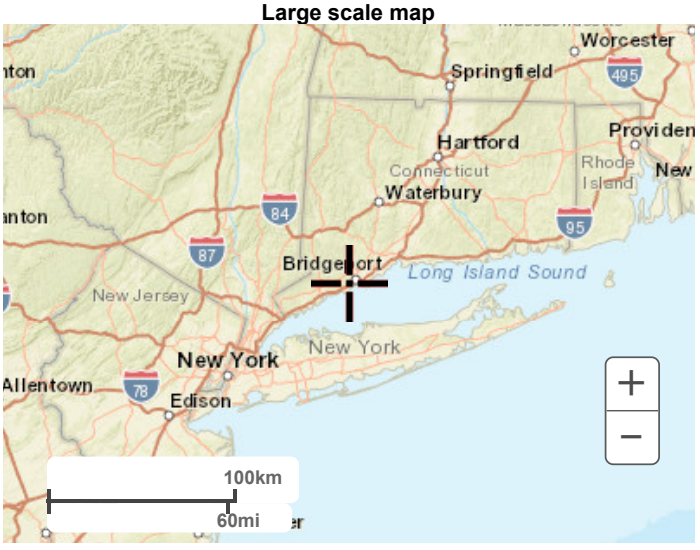
Small scale terrain



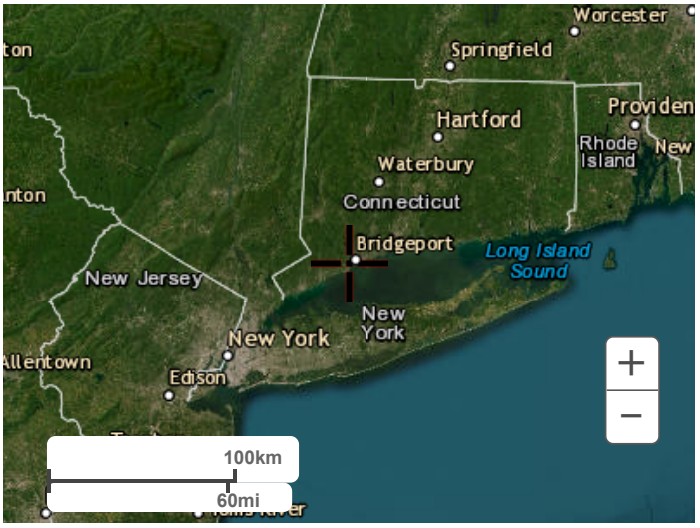
Large scale terrain



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

NX1 Zone Development Standards
Row Building Type

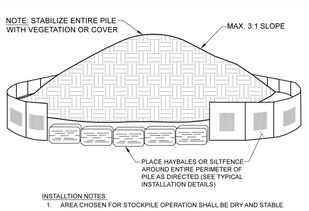
3.70.4. BUILDING LOCATION (SEE FIGURE 3.70-B)	REQUIRED	PROPOSED
CONFIGURATION	MULTIPLE SIDE-BY-SIDE UNITS SHARING COMMON SIDE WALLS	COMPLIES
MULTIPLE PRINCIPAL BUILDINGS	NOT ALLOWED	COMPLIES
1) LOT WIDTH	60 FT MINIMUM	100.00 FT
2) PRIMARY STREETWALL	70% MINIMUM *(SEE 3.70.10 FOR COURTYARDS. MEASURED IN BUILD-TO-ZONE ALONE ANY STREET FRONTAGE)*	81%
FACADE WIDTH PER STREET FRONTAGE	3 UNITS MINIMUM 4 UNITS MAXIMUM	6 ENTRIES APPROVED
3) PRIMARY STREET BUILD-TO-LINE	**20 FT** *(PREVAILING SETBACKS APPLY, SEE 14.20.6 FOR MEASURING.)*	19.0± FT
4) PORCH, ENCLOSED PORCH, BAY SETBACK	**10 FT MINIMUM:** *(PREVAILING SETBACKS APPLY, SEE 14.20.6 FOR MEASURING.)*	14.5± FT
5) NON-PRIMARY STREET SETBACK	**12 FT MINIMUM:** *(PREVAILING SETBACKS APPLY, SEE 14.20.6 FOR MEASURING.)*	N/A
6) SIDE SETBACK	6 FT MINIMUM; 15 FT, TOTAL BOTH SIDES	6.0 FT 19.5± FT TOTAL
SPACE BETWEEN ADJACENT BUILDINGS	15 FT MINIMUM	19.4± FT
7) REAR SETBACK	30 FT MINIMUM	42.5± FT
8) SITE COVERAGE	75% MAXIMUM *(SEE 14.20.7 FOR MEASURING SITE COVERAGE)*	75%

3.70.5. PARKING AND ACCESSORY STRUCTURES (SEE FIGURE 3.70-C)		
1) PARKING AND DRIVEWAY ACCESS	NON-PRIMARY STREET: IF NO NON-PRIMARY STREET: MAX. 12 FT. WIDTH AT SIDEWALK; MAX ONE DRIVEWAY ACCESS POINT *(SEE 8.0 FOR PARKING)*	PRIMARY STREET 10± FT ONE DRIVEWAY
2) ATTACHED GARAGE SETBACK	15 FT MIN. BEHIND PRIMARY FACADE REAR OF BUILDING	N/A
ALLOWED GARAGE DOOR LOCATION	REAR, NOT VISIBLE FROM A PRIMARY STREET & SCREENED FROM NON-PRIMARY STREETS	N/A
3) PARKING LOT AND ACCESSORY STRUCTURE LOCATION	REAR YARD *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	REAR YARD
STREET SIDE SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	N/A
SIDE AND REAR SETBACK	3 FT. MINIMUM *(SEE 3.170 FOR ACCESSORY STRUCTURES)*	3 FT MINIMUM

3.70.6. HEIGHT (SEE FIGURE 3.70-D)		
1) HEIGHT	1.5 STORIES MIN.; 2.5 STORIES MAX. *(SEE 3.70.10 FOR HALF STORY REGULATIONS. SEE 14.20.10 FOR MEASURING HEIGHT.)*	2.5 STORIES
2) STORY HEIGHT	9 FT. MINIMUM; 11 FT. MAXIMUM *(MEASURED FLOOR-TO-FLOOR)*	9 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.)*	18 FT

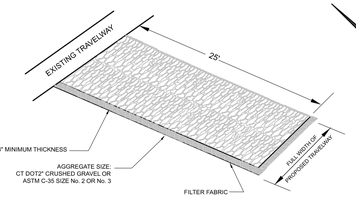
3.70.7. ROOFS (SEE FIGURE 3.70-D)		
1) ROOF TYPES	PITCHED *(SEE 6.20 FOR ROOF TYPES)*	PITCHED
2) TOWER	NOT ALLOWED	N/A

3.70.9. ALLOWED USES (SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS)		
RESIDENTIAL		
NUMBER OF PRINCIPAL UNITS	3 MINIMUM	6 UNITS
NUMBER OF ACCESSORY APARTMENTS	NOT ALLOWED	N/A
HOUSEHOLD LIVING	ALLOWED	COMPLIES

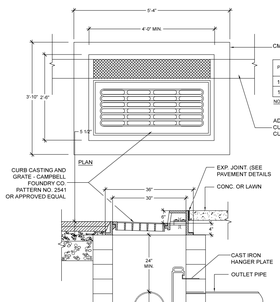


INSTALLTION NOTES:
1. AREA CHOSEN FOR STOCKPILE OPERATION SHALL BE DRY AND STABLE.
2. THE GROUND SURFACE SHALL SLOPE AWAY FROM THE STOCK PILE.
3. IF NECESSARY, PLACE TARP OR IMPERVIOUS MATERIAL BENEATH STOCKPILE TO PREVENT MIXING OF SOIL.
4. COVER STOCKPILE WITH FABRIC OR VEGETATION AS DIRECTED.
5. MAX.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

TEMPORARY SOIL STOCKPILE
NTS



ANTI-TRACKING PAD
NTS



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

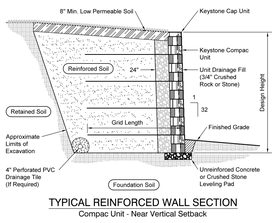
NOTE: ALL PIPES TO BE CUT FLUSH WITH INSIDE FACE OF WALL

ADJACENT CONCRETE CURB (POUR TO MEET CURB CASTING)

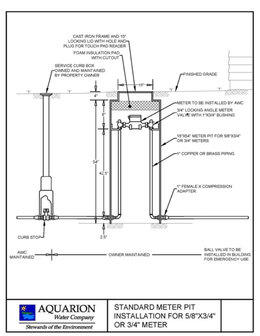
CURB CASTING AND GRATE - CAMPBELL FOUNDRY CO. PATTERN NO. 2541 OR APPROVED EQUAL

CATCH BASIN
NTS

FOUNDATION DRAIN
NTS



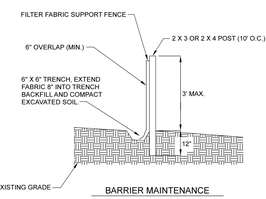
TYPICAL REINFORCED WALL SECTION
Compac Unit - Near Vertical Setback



AQUARION Water Company — Stewards of the Environment

STANDARD METER PIT INSTALLATION FOR 5/8"X3/4" OR 3/4" METER

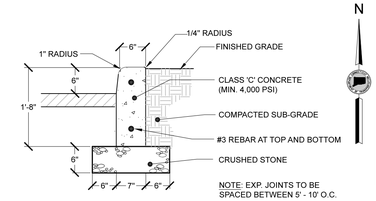
STANDARD METER PIT
NTS



BARRIER MAINTENANCE

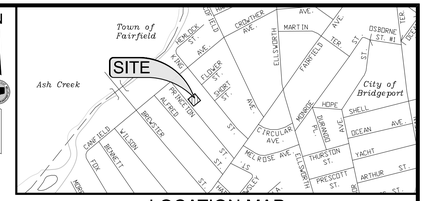
1. INSPECT FENCE AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. REPAIR WHERE REQUIRED.
2. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH 1/3 OF THE BARRIER

FILTER FENCE DETAIL
(N.T.S.)

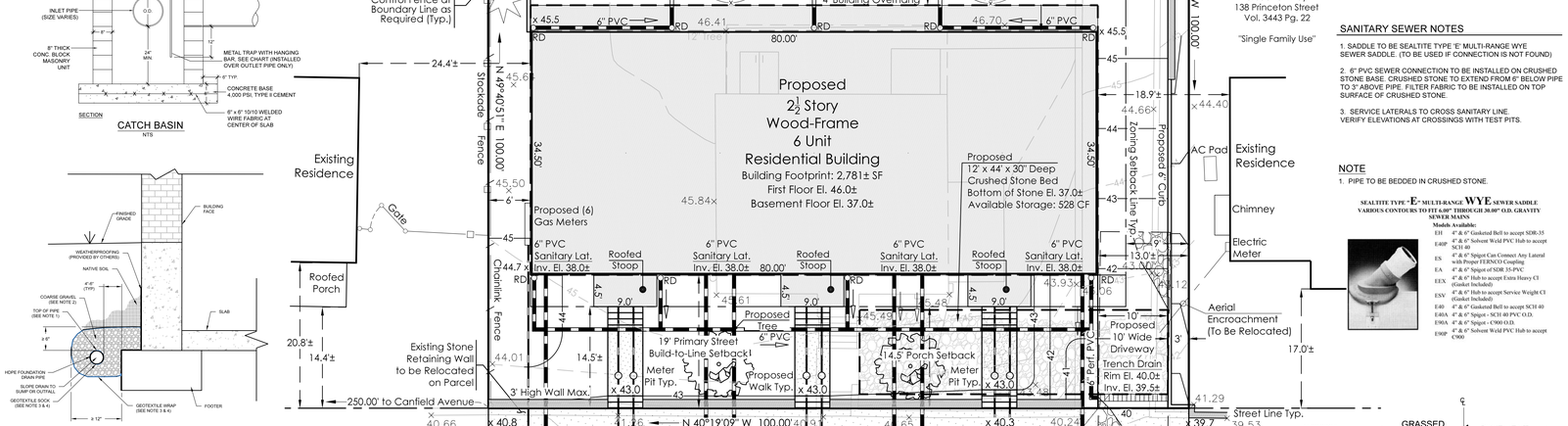


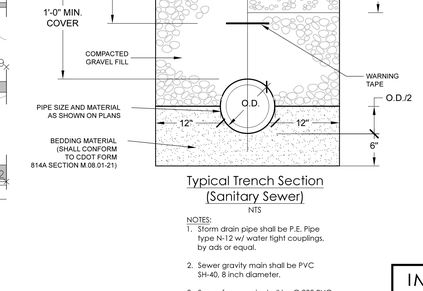
NOTE: EXP. JOINTS TO BE SPACED BETWEEN 5' - 10' O.C.

CONCRETE CURB
NTS

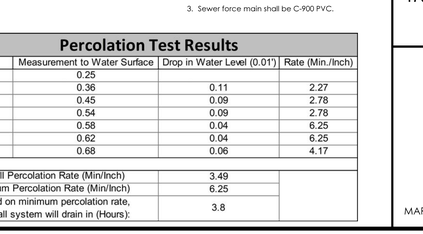


LOCATION MAP
SCALE: 1" = 800'



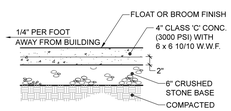


TYPICAL TRENCH DRAIN

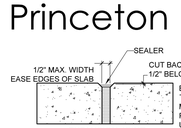


Typical Trench Section (Sanitary Sewer)
NTS

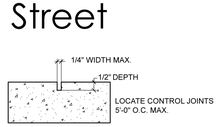
NOTES:
1. Storm drain pipe shall be P.E. Pipe type N-12 w/ water tight couplings, by ads or equal.
2. Sewer gravity main shall be PVC SH-40, 8 inch diameter.
3. Sewer force main shall be C-900 PVC.



CONCRETE PAVEMENT
NOT TO SCALE



EXPANSION JOINT



CONTROL JOINT

EXPANSION JOINT
NOT TO SCALE

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 MEASUREMENTS AND OBSERVATIONS.
4. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEOID03. 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 **JANUARY 16, 2015** 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",
   ELIPSOID -A.143
5. MAP REFERENCES
   A. MAP NO. 1 FOR ALFRED GILMAN, SCALE: 1" = 60', MAY 25, 1907, PREPARED BY SCOFIELD & FORD ON FILE IN THE CITY OF BRIDGEPORT CLERK'S OFFICE AS **MAP VOLUME 6 PAGE 6.**
   B. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 234.**
6. RECORD OWNER: T & N PROPERTIES, LLC
   VOL. 10878 PG. 203
7. ASSESSOR'S REFERENCE: MAP 11 | BLOCK 234 | LOT 6A
8. PARCEL AREA: 10,000± SQ. FT., OR 0.230± AC.
9. PARCEL IS LOCATED WITHIN THE **'NX1'** ZONING DISTRICT.
10. SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL **436** OF 626, COMMUNITY **BRIDGEPORT**, CITY OF, NUMBER **090009**, PANEL **0436 J**, SUFFIX **G**. MAP NUMBER **09001C0436G**. MAP REVISED **JULY 8, 2013**. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X** (**UNSHADED**).
11. THE SUBJECT PARCEL 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.
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. 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**).

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 20.00" 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

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

Percolation Test Results

Time	Measurement to Water Surface	Drop in Water Level (0.01')	Rate (Min./Inch)
10:24 AM	0.25		
10:27 AM	0.36	0.11	2.27
10:30 AM	0.45	0.09	2.78
10:33 AM	0.54	0.09	2.78
10:36 AM	0.58	0.04	6.25
10:39 AM	0.62	0.04	6.25
10:42 AM	0.68	0.06	4.17

Overall Percolation Rate (Min/Inch)	3.49
Minimum Percolation Rate (Min/Inch)	6.25
Based on minimum percolation rate, a 36" tall system will drain in (Hours):	3.8

IMPROVEMENT LOCATION SURVEY - AND - TOPOGRAPHIC SURVEY

PREPARED FOR
T & N PROPERTIES, LLC
152 PRINCETON STREET
BRIDGEPORT, CONNECTICUT
ASSESSOR'S REFERENCE: MAP 11 | BLOCK 234 | LOT 6A

SHEET 1 OF 1

MARCH 28, 2023 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 10'

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

SCALE: 1"=10'
FIELD FILE: princeton survey.rw5
PROJECT NO. CD1668
DATE: March 28, 2023
CAD FILE: 152 Princeton St_ILS.dwg
SHEET 1 OF 1
REV: Abutting Uses Added 05-04-2023

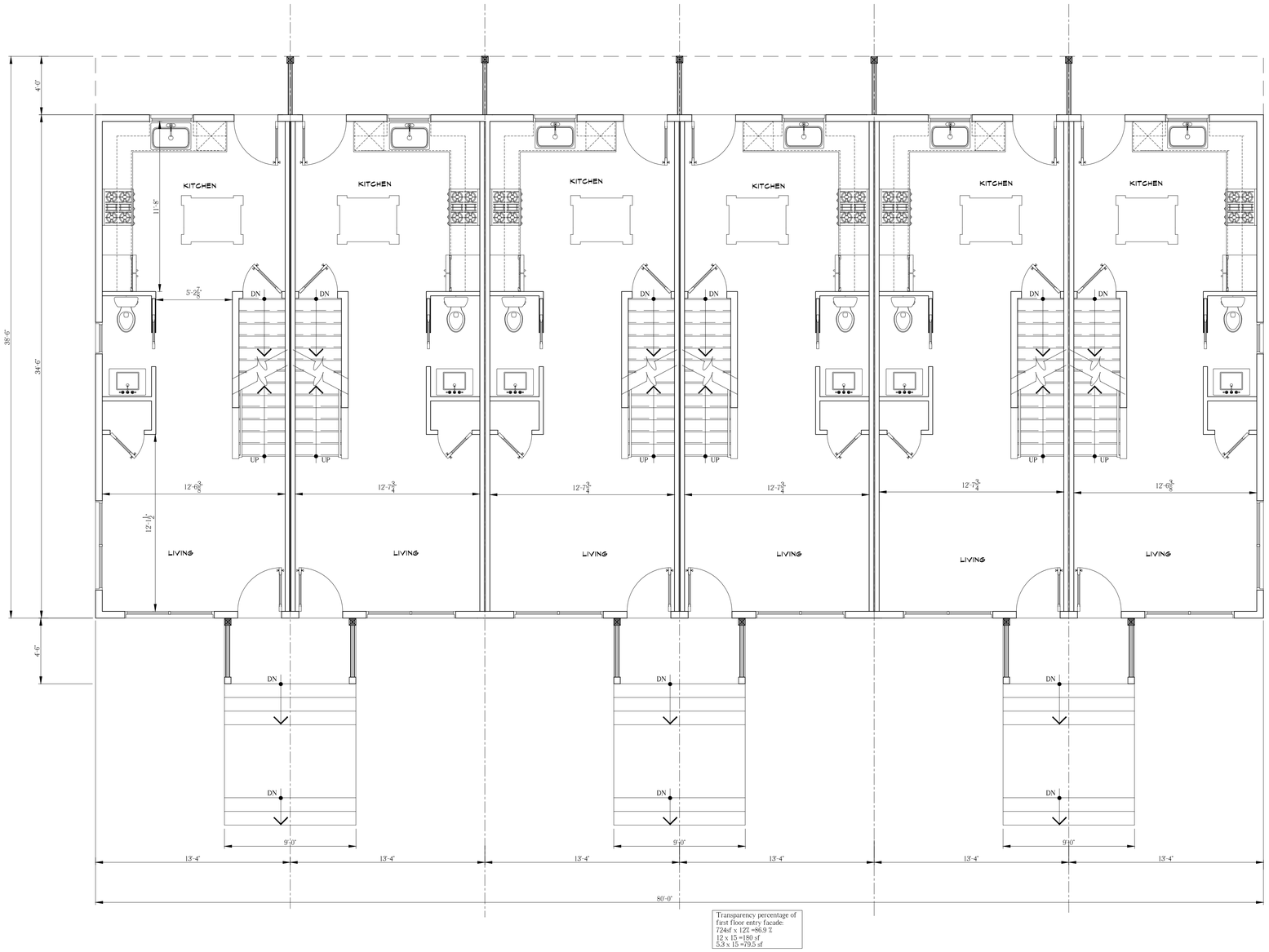
STATE OF CONNECTICUT WASHINGTON CABEZAS No. 70210 LICENSED LAND SURVEYOR

STATE OF CONNECTICUT WASHINGTON CABEZAS 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



Transparency percentage of first floor entry facade:
72sf x 12' =86.9 %
12 x 15 =180 sf
5.3 x 15 =79.5 sf

FIRST FLOOR PLAN

SCALE ═══ 1/4" = 1'-0"

2760 SF

Company / Preparer's Name

d'Haiti Design, llc

361 Wakelee ave Stratford, CT 06614 Tel. (203) 551-1136

USE OF CONSTRUCTION DOCUMENTS

1. This drawing is property of d'Haiti Design, LLC. it has been prepared specially for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of d'Haiti Design, LLC. Method of construction shown on this on this drawing should be followed exactly. Any deviation without d'Haiti Design, LLC. consent or supervision, d'Haiti Design, LLC will not be held responsible for damages.
2. Do not scale drawings
3. All dimensions given are to face of stud or other material unless otherwise noted.
4. Contractor shall verify all conditions and dimensions at the job site and notify the Designer of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.
5. Homeowner will take necessary precautions to remove or relocate items of values to be reused and/or saved. Or in any danger or being damage due to construction process.

Note:
The building inspector is the applicable building code enforcer and that the building code supersedes the construction documents directives when conflicted

CALL BEFORE YOU DIG
DIAL 811

ENGINEER:

Project Issue Dates:

No.	DATE	PURPOSE

Project Description:

6 UNIT RESIDENTIAL BUILDING
TWO AND HALF STORY
WOOD FRAMING

152 PRINCETON STREET
BRIDGEPORT, CT 06604

Prepared For:

T & N PROPERTIES, LLC

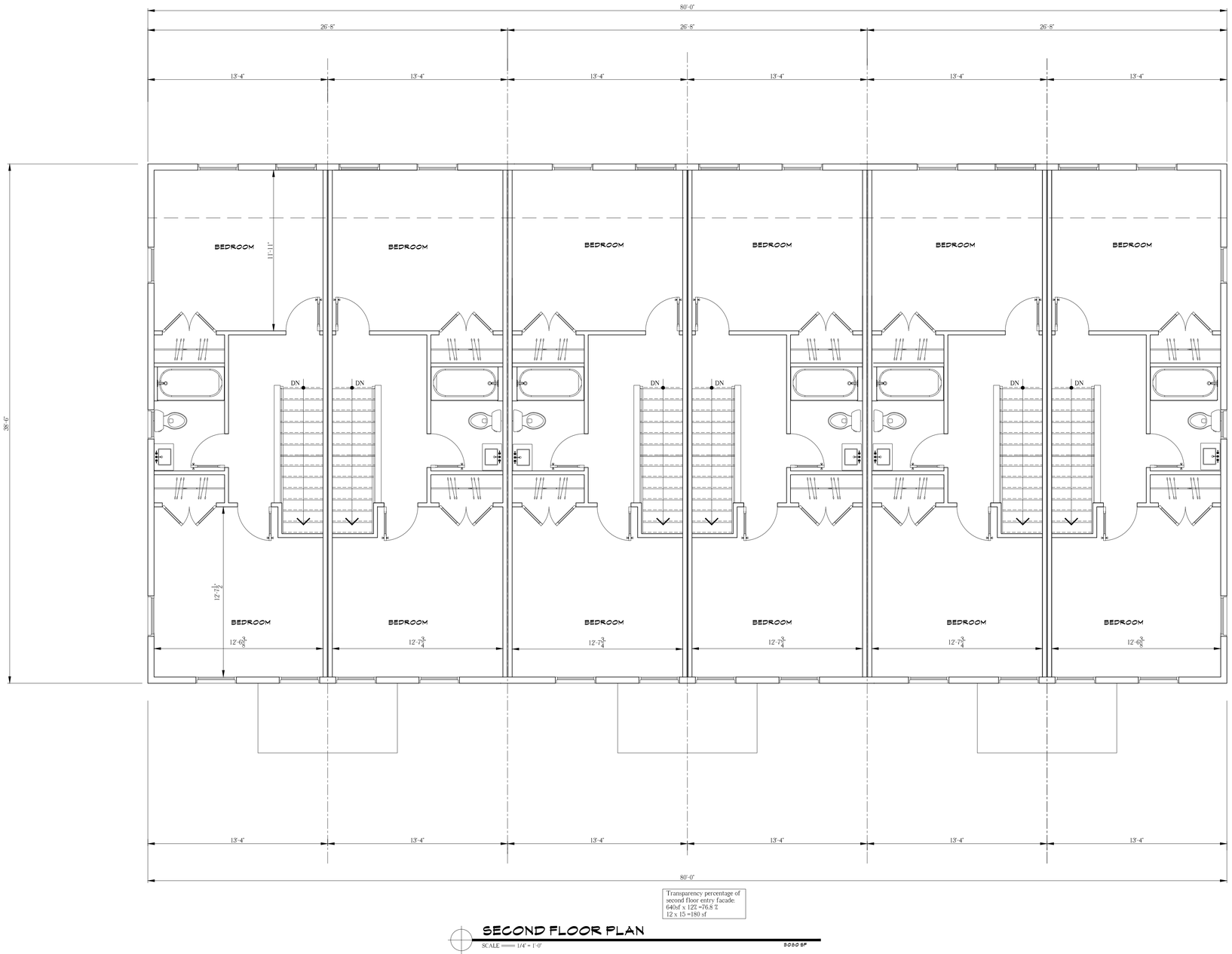
DRAWING SCALE: AS NOTED	DRAWN BY: RALPH d'HAITI
ZONE: NX1	DATE: 1-16-2023
PROJECT NUMBER: FW_0000017	152 PRINCETON ST

DRAWING TITLE:

FLOOR PLAN

DRAWING NUMBER

A-1.1



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

3050 SF

Company / Preparer's Name

d'Haiti Design, llc

361 Wakelee ave Stratford, CT 06614 Tel. (203) 551-1136

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CALL BEFORE YOU DIG
DIAL 811

ENGINEER:

Project Issue Dates:

No.	DATE	PURPOSE

Project Description:

6 UNIT RESIDENTIAL BUILDING
TWO AND HALF STORY
WOOD FRAMING

152 PRINCETON STREET
BRIDGEPORT, CT 06604

Prepared For:

T & N PROPERTIES, LLC

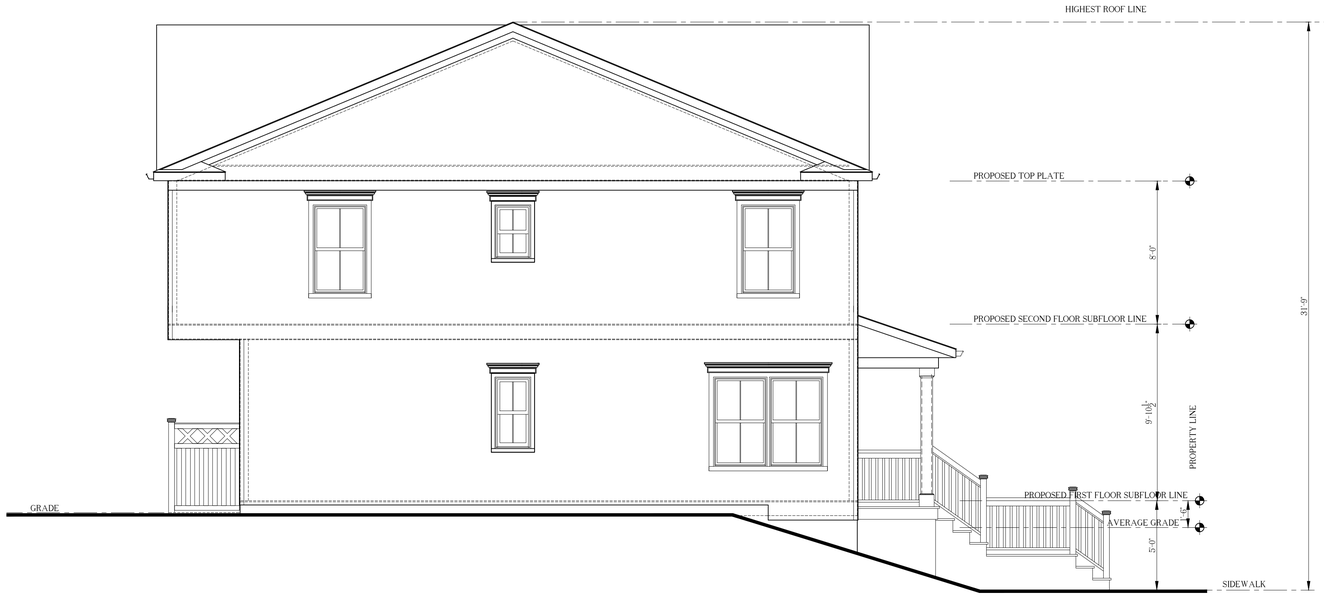
DRAWING SCALE: AS NOTED	DRAWN BY: RALPH d'HAITI
ZONE: NX1	DATE: 1-16-2023
PROJECT NUMBER: FW_0000017	152 PRINCETON ST

DRAWING TITLE:

FLOOR PLAN

DRAWING NUMBER

A-1.2



LEFT SIDE ELEVATION

SCALE ═══ 1/4" = 1'-0"

ENTRY ELEVATION

SCALE ═══ 1/4" = 1'-0"

Company / Preparer's Name

d'Haiti Design, llc

361 Wakelee ave Stratford, CT 06614 Tel. (203) 551-1136

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CALL BEFORE YOU DIG
DIAL 811

ENGINEER:

Project Issue Dates:

No.	DATE	PURPOSE

Project Description:

6 UNIT RESIDENTIAL BUILDING
TWO AND HALF STORY
WOOD FRAMING

152 PRINCETON STREET
BRIDGEPORT, CT 06604

Prepared For:

T & N PROPERTIES, LLC

DRAWING SCALE:	DRAWN BY
AS NOTED	RALPH d'HAITI
ZONE: NX1	DATE: 1-16-2023
PROJECT NUMBER:	
FW_0000017	152 PRINCETON ST

DRAWING TITLE:

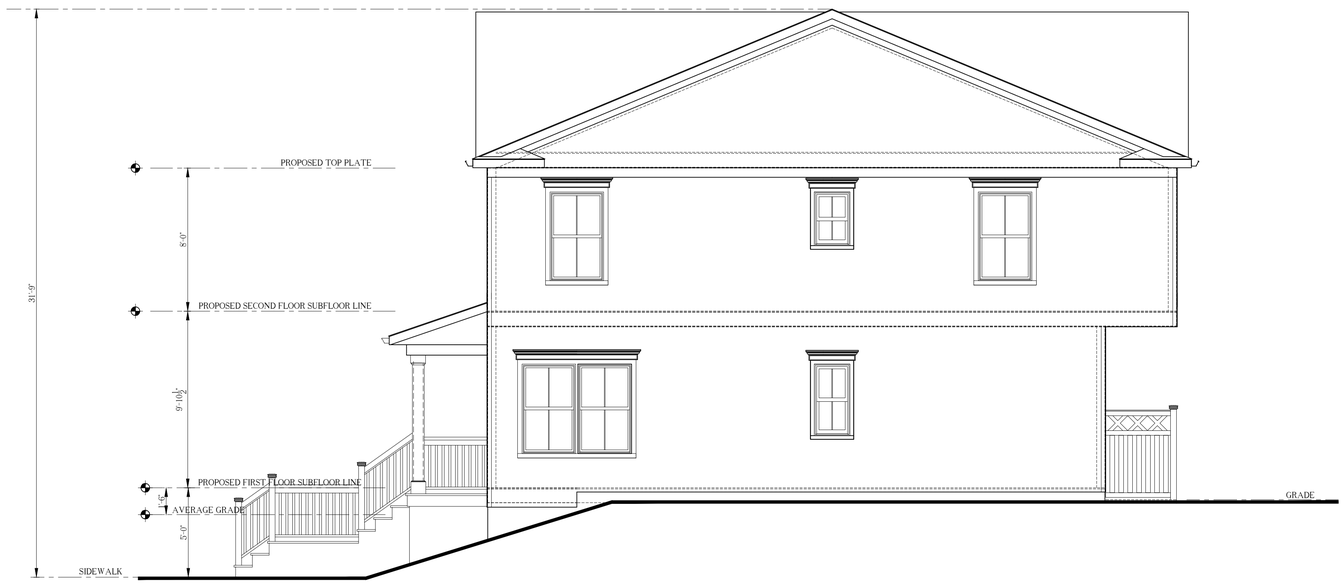
ELEVATIONS

DRAWING NUMBER

A-1.3

REAR ELEVATION

SCALE ═══ 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE ═══ 1/4" = 1'-0"

Company / Preparer's Name

d'Haiti Design, llc

361 Wakelee ave Stratford, CT 06614 Tel. (203) 551-1136

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CALL BEFORE YOU DIG
DIAL 811

ENGINEER:

Project Issue Dates:

No.	DATE	PURPOSE

Project Description:

6 UNIT RESIDENTIAL BUILDING
TWO AND HALF STORY
WOOD FRAMING

152 PRINCETON STREET
BRIDGEPORT, CT 06604

Prepared For:

T & N PROPERTIES, LLC

DRAWING SCALE: AS NOTED	DRAWN BY: RALPH d'HAITI
ZONE: NX1	DATE: 1-16-2023
PROJECT NUMBER: FW_2330017	152 PRINCETON ST

DRAWING TITLE:

ELEVATIONS

DRAWING NUMBER

A-1.4

CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

1. **NAME OF APPLICANT:** Outfront Media, 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: 815 Lafayette Blvd, Bridgeport, CT 06604
   (number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 28/ 945A Lot No. 9/B
5. Amendments to Zoning Regulations: (indicate) Article: _____ Section: _____
   (Attach copies of Amendment)
6. Description of Property (Metes & Bounds): 191.77' x 76.35' x 320.61' x 157.12' x 269.15' x 283.22' x 292.12' x 243.05' x 9.01'
7. Existing Zone Classification: DX2
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: Replacement of an outdoor advertising sign with a more conforming outdoor advertising sign with electronic message display and associated site improvements.

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

Signature: _____ **Date**: 07/27/2023

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: 203-528-0590 Cell: 203-528-0590 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
- ■ Completed Site / Landscape Plan
- ■ Written Statement of Development and Use
- ■ Cert. of Incorporation & Organization and First Report (Corporations & LLC's)
- ■ A-2 Site Survey
- □ Drainage Plan
- ■ Property Owner's List
- □ Building Floor Plans
- ■ Building Elevations
- □ Fee

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

Print Owner's Name	Owner's Signature	Date
Print Owner's Name	Owner's Signature	Date

Rev. 6/18/2016

Lisa S. Broder*
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* *Also Admitted in NY*
♠ *Also Admitted in VT*
\+ *Of Counsel*

July 28, 2023

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

Re: Petition for Special Permit and Site Plan Review – 815 Lafayette Boulevard

Dear Mr. Boucher:

Please accept, on behalf of **Outfront Media, LLC** (the "Applicant"), the following narrative and enclosed application materials as part of an application for Special Permit and Site Plan Review under the Bridgeport Zoning Regulations (the "Regulations") for the property located at 815 Lafayette Boulevard (the "Site") to replace an outdoor advertising sign in the DX2 Zone.

Narrative

The Petitioner proposes to replace an existing outdoor advertising sign along the eastern side of the Route 8/25 Connector on the rear portion of the Site. The Site is bordered along its entire rear boundary line by an on-ramp onto the Route 8/25 Connector. The Site is also in close proximity to I-95.

The existing sign is oriented to be seen by persons traveling by vehicle from both the northbound and southbound lanes of the Route 8/25 Connector. The proposed sign will have the same orientation. The existing sign is in need of replacement. It is not up to today's building codes and regulations. In particular, the actual sign face is offset from the pole on which it sits. It is not centered on the pole.

The Applicant proposes to replace the existing sign with an outdoor advertising sign with an electronic message display which is current on today's safety regulations and codes, centered on a new pole. The proposed sign is also more conforming to the Regulations than the existing sign. It will be the exact same size and height. Both the existing and proposed signs are 69' in height to the top of the sign, the area per sign face is 672 SF and the length of the sign is 48' wide. The degree separation of the sign faces will slightly increase, but it will still be fully compliant at Eighteen

degrees. The proposed sign will be more nonconforming as to the separation from another outdoor advertising sign with a slight shift in the center pole from 936' to 942'.

Special Permit and Site Plan Review

The Application satisfies all Special Permit and Site Plan Review standards. The Petition satisfies the objectives and policies of the POCD by replacing a dated sign and reducing nonconformities by increasing the separation from the nearest outdoor advertising sign while also installing a sign compliant with current safety codes and regulations. The proposed sign will not impair future development of the surrounding area, but simply increase safety and replace a sign that has existed for a considerable amount of time. The sign is not increasing in size. It will not be detrimental to the nearby surrounding area as the sign is strictly oriented towards the Route 8/25 Connector and I-95 with no residential zone surrounding the Site. Actually, the increase in degree separation between the two (2) sign faces will angle the sign away from any nearby residential units. The proposed sign location will not eliminate or reduce by more than 25% the view of significant natural or local features as shown on the submitted plans in accordance with Sec. 9.80.B. The sign will obviously not have any impact on the Long Island Sound.

For the reasons stated above, the Petitioner respectfully requests a approval of this Application.

Sincerely,

Chris Russo

OUTFRONT MEDIA LLC ACTIVE

405 LEXINGTON AVENUE, NEW YORK, NY, 10174, United States

BUSINESS DETAILS

Business Details

General Information

Business Name
OUTFRONT MEDIA LLC

Business status
ACTIVE

Citizenship/place of formation
Foreign/DE

Business address
405 LEXINGTON AVENUE, NEW YORK, NY, 10174, United States

Office in jurisdiction
251 LITTLE FALLS DRIVE, WILMINGTON, DE, 19808, United States

Annual report due
3/31/2024

NAICS code
Outdoor Advertising (541850)

Business ALEI
1115999

Date formed
8/26/2013

Business type
LLC

Mailing address
405 LEXINGTON AVENUE, NEW YORK, NY, 10174, United States

Mailing address state of formation
251 LITTLE FALLS DRIVE, WILMINGTON, DE, 19808, United States

Last report filed
2023

NAICS sub code
541850

Principal Details

Principal Name
OUTFRONT MEDIA CAPITAL LLC

Principal Title
MEMBER

Principal Business address
405 LEXINGTON AVENUE, NEW YORK, NY, 10174, United States

Principal Residence address
405 LEXINGTON AVENUE, NEW YORK, NY, 10174, United States

Agent details

Agent name
CORPORATION SERVICE COMPANY

Agent Business address
Goodwin Square 225 Asylum Street, 20th Floor, Hartford, CT, 06103, United States

Agent Mailing address
Goodwin Square 225 Asylum Street, 20th Floor, Hartford, CT, 06103, United States

Filing History

(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003nv3m/yhigDITlgARmaPUFiIJVzBjZTOQ_WJ4.v.heLTnG1KM)

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Filing date: 8/26/2013 Filing time:

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8/26/2013

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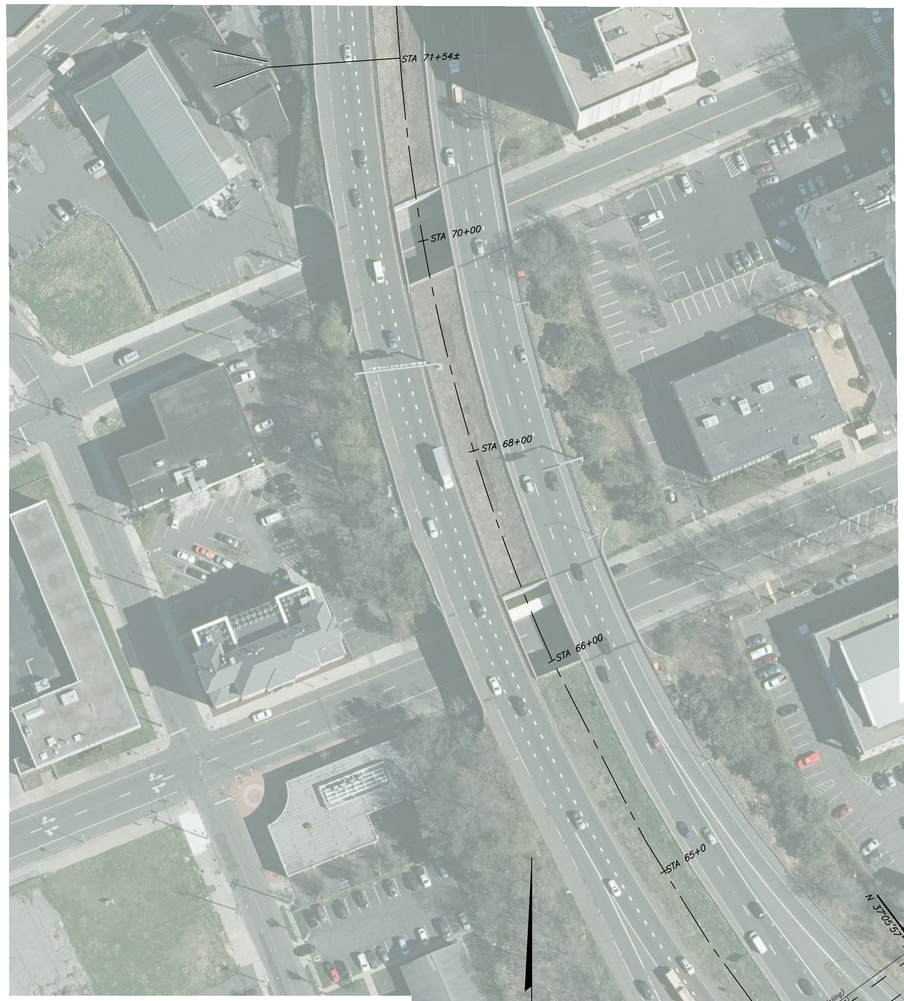
LIST OF PROPERTY OWNERS WITHIN 100' OF 815 LAFAYETTE BLVD

LOCATION	OWNER	ADDRESS	CITY	STATE	ZIP
149 PROSPECT ST	STATE OF CONNECTICUT	149 PROSPECT ST	BRIDGEPORT	CT	06604
815 LAFAYETTE BV	815 LAFAYETTE CENTER LLC	929 KINGS HIGHWAY EAST N/A	FAIRFIELD	CT	06430
881 LAFAYETTE BV	PARK CITY LOFTS LLC	45 KNOLLWOOD RD	ELMSFORD	NY	10523-2822
915 LAFAYETTE BV	UNITED STATES OF AMERICA	915 LAFAYETTE BLV	BRIDGEPORT	CT	06604



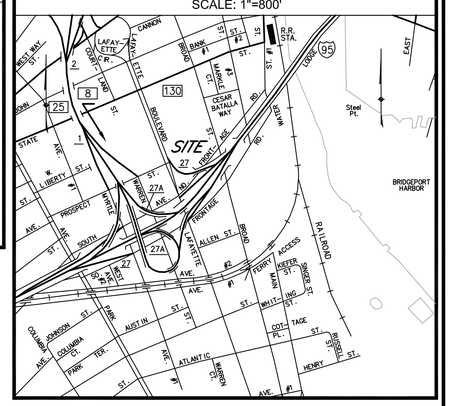
SIGNAGE REQUIREMENTS			
Standard	**Required**	**Existing**	**Proposed**
Maximum Area per Face	900 SF	672 SF	672 SF
Maximum Length	60'	48'	48'
Maximum Degrees from Parallel	30°	0°	18°
Maximum Height	25'	69'	69'
Minimum Separation from Other Outdoor Advertising Sign	1,500'	936'	942'

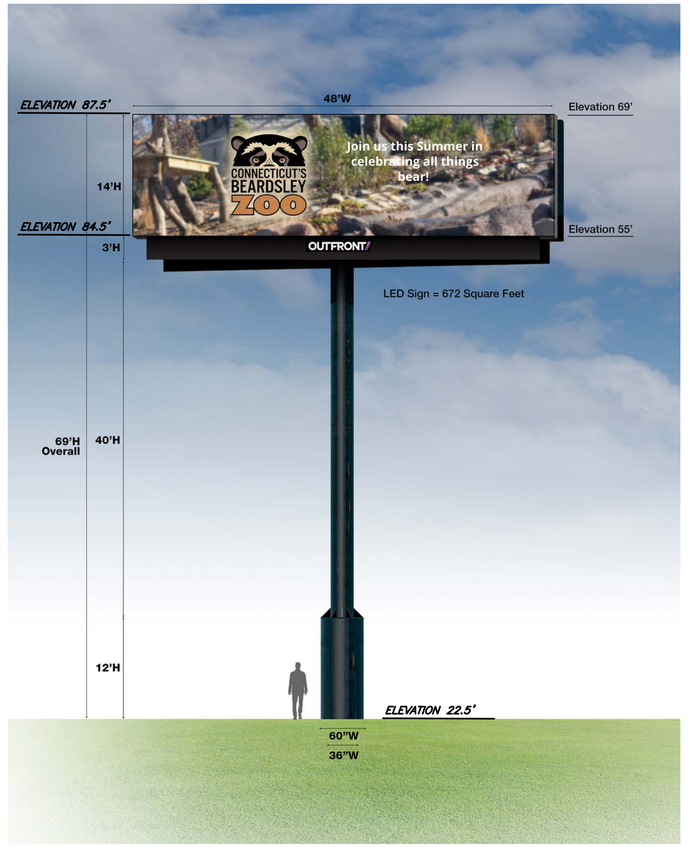
LEGEND

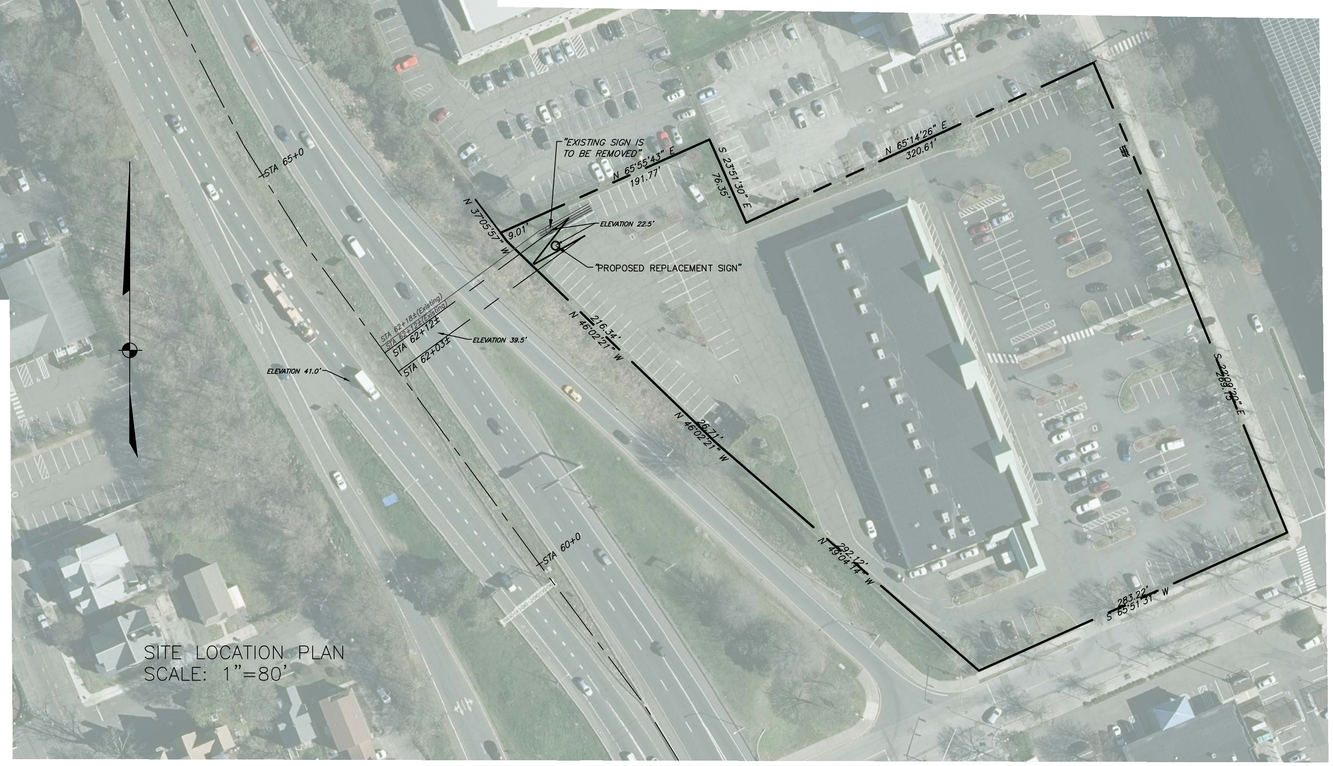
Property / Street Line
Easement / Right of Way Line
Stone Wall
Wire / Chain Link Fence
Wood / Rail Fence
Water Course
Existing Contour
PROPOSED CONTOUR
PROPOSED SILTFENCE
Underground Electric Line
Overhead Wires
Gas Line
Sanitary Sewer Line
Storm Sewer Line
Telephone Line
Water Line
Tree Line
Existing Structure
PROPOSED CONST. ENTRANCE

Concrete Monument / TO BE SET
Iron Pipe
Iron Pin / TO BE SET
LOT NUMBER (TYPICAL)
Now or Formerly
Type "C" Catch Basin / PROPOSED
Type "D-L" Catch Basin / PROPOSED
Utility Pole
Fire Hydrant
Light Pole
Wetlands
Existing Spot Grade
PROPOSED SPOT GRADE
Hatch
Water Gate
Gas Gate
Existing Text – Lower Case "Italic" Letters
PROPOSED TEXT – UPPER CASE "BOLD" LETTERS

SITE LOCATION MAP
SCALE: 1"=800'







NOTE:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, AMENDED OCTOBER 26, 2018.
   A. THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2". THE HORIZONTAL ACCURACY FOR THE STATE OF CT DOT STATIONING IS CLASS "D".
   B. THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY".
   C. THE TYPE OF SURVEY IS A "IMPROVEMENT LOCATION SURVEY".
2. ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
3. THE NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM, NAD 83 UTILIZING THE STATE OF CONNECTICUT ACORN GPS NETWORK.
4. ELEVATIONS BASED ON NAVD 88 DATUM AS PER THE STATE OF CONNECTUCUT LIDAR DATA AND FIELD VERIFIED BY GHH.
5. BACKGROUND IMAGE TAKEN FROM STATE OF CONNECTICUT ORTHO PHOTO 2019.
6. REFERENCE MAP(S):
   A. RIGHT OF WAY MAP TOWN OF BRIDGEPORT, CONNECTICUT TURNPIKE #15-03 BY; THE STATE OF CONNECTICUT HIGHWAY DEPARTMENT DATED: AUGUST 19, 1974
   B. PROPERTY MAP, DAYS INN OF AMERICA FRANCHISING, INC. BY; J & D KASPER & ASSOCIATES DATED: MAY 14, 1986
6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO GODFREY-HOFFMAN HODGE, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

TO: OUTFRONT MEDIA

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

ADAM HOFFMAN, L.S. #15168

NOT VALID WITHOUT LIVE SIGNATURE AND SEAL.

STATE OF CONNECTICUT ADAM HOFFMAN No. 15168 LICENSED LAND SURVEYOR

NOTES:

1. THERE IS NOT EXISTING BILLBOARDS WITHIN 500 FEET TO THE NORTH OR SOUTH.
2. THERE ARE NO BILLBOARDS ORIENTED TO ROUTE 8 WITHIN 1500 FEET ON THE SAME SIDE OF THE HIGHWAY.
3. ALL DISTANCES MEASURED ALONG THE HIGHWAY CENTERLINE BASELINE.
4. NO EQUIPMENT BUILDING IS PROPOSED.
5. NO PERIMETER FENCING IS PROPOSED.
6. NO LANDSCAPING IS PROPOSED.

NO.	DATE	DESCRIPTION
1	4- 7-23	CLIENT COMMENTS

REVISIONS

IMPROVEMENT LOCATION SURVEY - PROPOSED

PREPARED FOR

OUTFRONT MEDIA

815 LAFAYETTE BOULEVARD

BRIDGEPORT, CONNECTICUT

0 30 60 90 120 150

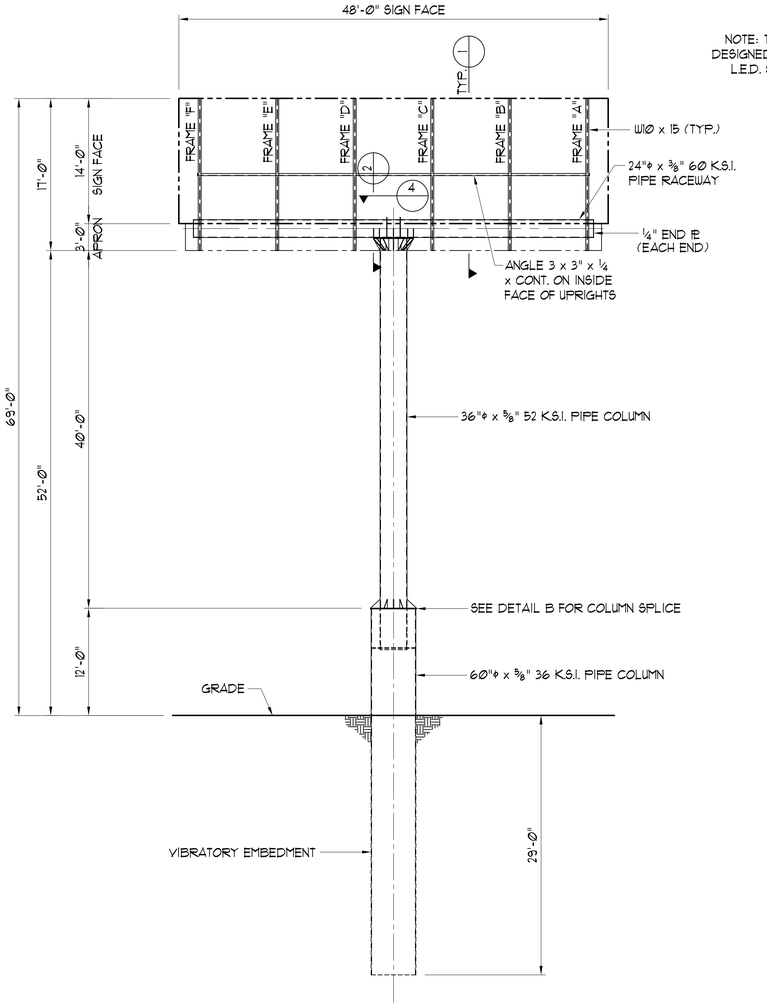
GODFREY HOFFMAN HODGE, LLC

PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS

26 BROADWAY NORTH HAVEN, CT 06473; TEL: 203.239.4217 - WWW.GODFREYHOFFMAN.COM

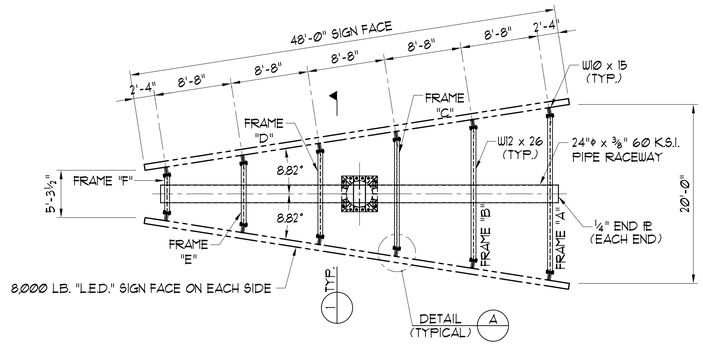
1783 FARMINGTON AVENUE, UNIONVILLE, CT 06085; TEL: 860.673.0444 - WWW.HODGELLC.COM

DRAWN BY:	CAD
CHECKED BY:	AH
DATE:	03-15-2023
SCALE:	1"=60'
PROJECT:	23-017
DRAWING:	1 of 1



SIGN FRAME ELEVATION

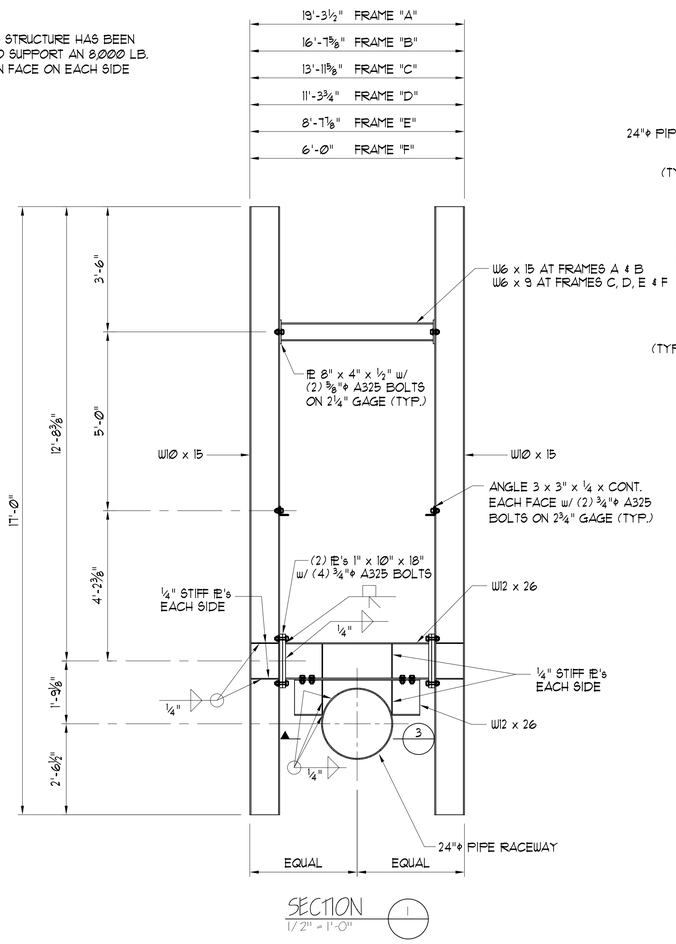
SCALE: 1/8" = 1'-0"



PLAN OF SIGN FRAME

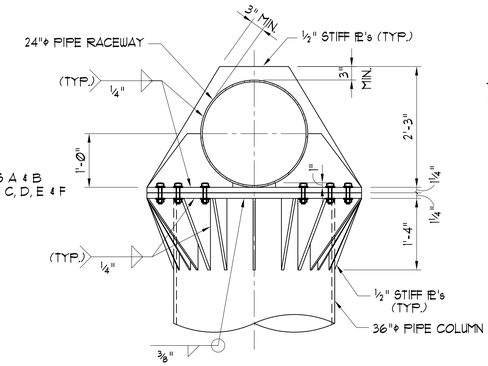
SCALE: 1/8" = 1'-0" (20' VEE SIGN FACES)

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO SUPPORT AN 8,000 LB. L.E.D. SIGN FACE ON EACH SIDE



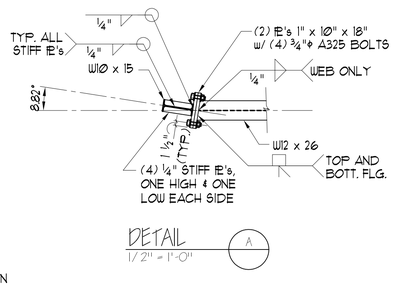
SECTION 1

1/2" = 1'-0"



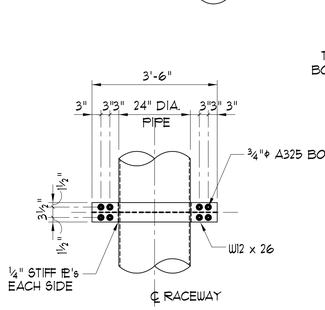
SECTION 2

3/4" = 1'-0"



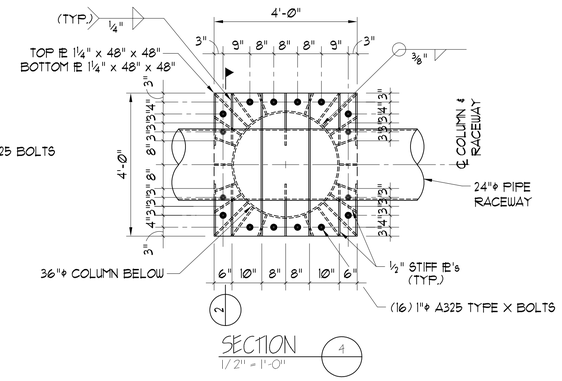
DETAIL A

1/2" = 1'-0"



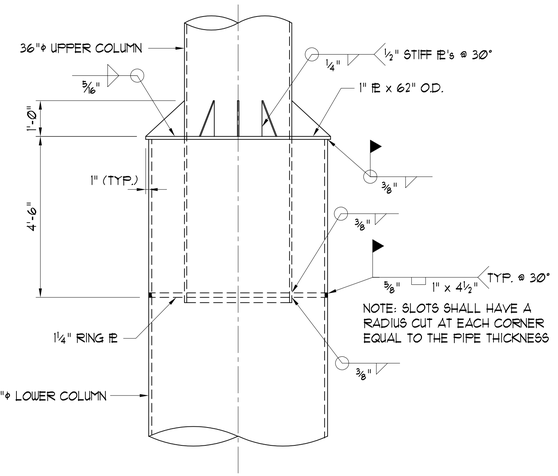
SECTION 3

1/2" = 1'-0"



SECTION 4

1/2" = 1'-0"



DETAIL B

1/2" = 1'-0"

NOTES:

1. ALL BOLTS SHALL BE ¾"ϕ A325 GALVANIZED UNLESS NOTED OTHERWISE.
2. DESIGN WIND LOAD MEETS 2022 CONNECTICUT BUILDING CODE AND 2021 INTERNATIONAL BUILDING CODE CRITERIA FOR 120 M.P.H., EXPOSURE C, RISK CATEGORY II.
3. ALL STEEL SHALL BE A.S.T.M. A36 UNLESS NOTED OTHERWISE. (WIDE FLANGE MEMBERS SHALL BE A.S.T.M. A992-50).
4. ALL WELDS SHALL BE MADE BY AN AMERICAN WELDING SOCIETY CERTIFIED WELDER USING E70 FILLER MATERIAL.
5. MAXIMUM SIGN FACE AREA SHALL BE 672 SQUARE FEET AND MAXIMUM APRON FACE AREA SHALL BE 144 SQUARE FEET.
6. FOUNDATION DESIGN IS BASED ON A SOIL BORING BY " GENERAL BORINGS, INC." DATED 4/12/23 (GBI JOB NO. 69-23).
7. CATWALKS AND STRINGERS ARE NOT SHOWN FOR CLARITY.
8. LADDER, IF REQUIRED, IS DESIGNED BY OTHERS AND SHALL MEET OSHA REQUIREMENTS. FABRICATOR SHALL ALSO INCLUDE SAFETY CABLES AS REQUIRED BY OSHA.
9. L.E.D. PANELS AND THEIR ATTACHMENT TO SIGN STRUCTURE IS BY L.E.D. MANUFACTURER.

B & P JOB NO. 23.05.0716

bennett&pless
Experience Structural Expertise
Atlanta•Chattanooga•Boca Raton•Charlotte
Nashville•Knoxville•Orlando•Raleigh
550 Cherry Street, Suite 100
Chattanooga, Tennessee 37402

STATE OF CONNECTICUT · THOMAS F. HEALY · No. 5/11/23 · LICENSED PROFESSIONAL ENGINEER

OUTFRONT MEDIA
New Haven, CT

SIGN LOCATION: 815 LAFAYETTE BOULEVARD
BRIDGEPORT, CONNECTICUT

scale	: NOTED	revisions	by	
date	: 5/11/23			
drawn	: TED			
ckd.	: T.F.H.			

SIGN FRAME #4465-0M

OR 14385