

**PETITION TO THE BOARD OF APPEALS  
City of Bridgeport, Connecticut**

The undersigned presents the following petition for:  
(Check all that Apply)

Variance  Appeal from Zoning Officer  Extension of Time Permit / Modification of Plan of Development  Request for Re-hearing  Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

56 Clifford Street

(Number) \_\_\_\_\_ (Street) \_\_\_\_\_ Zone NX2 (Zone Classification)

On the West side of the street about 0 feet West from \_\_\_\_\_  
(North, South, East, West) (North, South, East, West)

Clifford Street Block: 620 Lot: 37A  
(Street)

Dimension of Lot in Question \_\_\_\_\_

1. NAME OF PETITIONER / BUSINESS 40' x 85.36' x 66' x 106.29' x 67.47'  
(Specify)

2. PETITIONERS INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner  
(Print)

3. HAS ANY PREVIOUS PETITION BEEN FILED? No IF SO, GIVE DATE OF HEARING \_\_\_\_\_  
(Yes or No)

4. DESCRIBE PROPOSED DEVELOPMENT New construction of a side-by-side two-family home on a vacant lot  
for sale to low-income Habitat for Humanity homebuyers with an interest free mortgage and no down payment

5. THIS PETITION RELATES TO: Check all that Apply

Setback  Coverage  Landscaping  Lot Area and Width  Floor Area  Height  Parking  
 Extension or Enlargement of Non-Conforming Use and/or Building  Coastal Area Management  
Approval  Liquor  Use  Other: 18' width driveway opening & building not facing street frontage

6. USE TO BE MADE OF PROPERTY Residential two-family home

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? \_\_\_\_\_

The existing lot has a very unconventional street frontage as Clifford St terminates at the end of our property

PETITIONER Kevin Moore / Kevin Moore DATE 5-2-2024  
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) Chief Operating Officer / kmoore@habitatctfc.org

Mailing Address 1785 Stratford Avenue Stratford, CT 06615 (203) 209-5596  
(Zip Code)

PROPERTY OWNERS ENDORSEMENT Kevin Moore Print Kevin Moore, COO  
(If other than owner) (Signature) (Phone #)

Subscribe & Sworn to before me this 2 day of May 20 24  
Leonela Ayala Notary Public in & for the County of Fairfield, State of Connecticut.  
(Signature) (Date) (Notary Commission Expires Apr. 30, 2027)

**Note: READ CAREFULLY BEFORE FILLING OUT THIS PETITION**

All questions must be answered in detail (use separate sheet if necessary).  
The Petitioner or Agent for, must adhere to the attached check list or it will not be possible for  
The Zoning Board of Appeals to process this petition.  
**NO PETITION RECEIVED BY MAIL CAN BE ACCEPTED.**  
**PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS**  
**(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)**

My Commission Expires Apr. 30, 2027

FEE RECEIVED: \_\_\_\_\_ DATE: \_\_\_\_\_ 20 \_\_\_\_\_ Clerk: \_\_\_\_\_

FOR OFFICE USE ONLY (Rev. 3/3/14)



ZONING BOARD OF APPEALS  
APPLICATION CHECKLIST  
CITY OF BRIDGEPORT  
203-576-7217

Required Information

- All items must be submitted in sets of (11) Eleven
- All plans & drawings must be full size (24"x36"), drawn to scale and in a PROFESSIONAL manner and must include a title block noting the name, address & telephone number of preparer.
- Site Development Plan prepared in accordance with Sec. 14-2-3b of the Bridgeport Zoning Regulations. Include the Zone Development Standards table indicating both required as well as the proposed Standards.
- Elevation views of a proposed new structure or elevation views of an existing building where an addition or change is proposed.
- Floor plan of building(s) or section of building(s) being considered by the Board.  
(All sets FOLDED DOWN to 8" x 12")
- A Design Standard submission for new developments.
- A written statement citing the specific provision(s) of the Regulations from which the variance is sought.
- A list of the names & addresses of all property owners within 100 ft of all property lines of the subject property. The Tax Assessor's Office (Room 105) can assist with this information or visit the COB website: <http://gis.cdm.com/BridgeportCT/map.htm>
- All applications must include the following:
  - a) Mailing address & zip code of petitioner or authorized agent.
  - b) Daytime telephone number of petitioner or authorized agent.
  - c) Signature of owner(s) & applicant(s)
  - d) Filing fee - cash, check or money order payable to the ZONING BOARD OF APPEALS or BPT. ZBA.

**EMailed 5/2/2024**

All items submitted must be saved and properly installed on a USB flash drive. The information on the USB flash drive must include the application, site plans, and all other hard copy information (landscaping, floor elevations, etc) that will be submitted. It also must be labelled with the property address and the date of hearing. All plans and paper work that is submitted to the zoning office must be FOLDED (8"x12" or smaller) and Collated into 11 separate packets.

- S:
1. Applications that do not provide ALL of the above required information will be considered "incomplete" and will be not be accepted. Applications will be limited to the first 10 submitted, regardless of the submission deadline.
  2. No application will be assigned for a public hearing until such time as the City Engineering Department has reviewed and submitted comments to the Zoning Office.
  3. A Use Variance approval by the Z.B.A. requires a Site Plan Review by the Planning & Zoning Commission as set forth in Section 14-2-2. This approval may be in addition to other requirements of the Zoning Regulations. All required approvals must be obtained prior to the use and/or development of any parcel granted a Variance.
  4. Proposed signs are not accepted as part of any petition. Signage is regulated under Sec. 11-7 of the Zoning Regulations.

*Amin Moore*

Applicant's Signature

5/2/2024

Date

Reviewers Initials

Date



May 2, 2024

Paul Boucher  
Zoning Administrator  
Zoning Department  
City Hall  
45 Lyon Terrace, Room 210  
Bridgeport, CT 06604

Zoning Board of Appeals:

Please find enclosed an application for a zoning variance to build a new construction side-by-side two-family home on our property located at 56 Clifford Street.

We are seeking a variance to install an 18' wide driveway entrance, vs. the permitted 9' maximum width. Additionally, we are requesting a variance to permit the construction of this home facing the prevailing direction of the homes on Clifford St which is not facing towards the frontage of our lot.

We believe there is a clear hardship as we have an unconventional lot where Clifford Street terminates into our property. Due to this unusual lot layout facing the building towards the street frontage is not feasible. Additionally, the zoning staff preferred the proposed layout. The wider driveway entrance also makes sense due to the unusual nature of this lot as it allows both units owners to access their driveways from the end of Clifford Street and minimizes the amount of paving necessary in the front yards of these homes. Our desire is to develop two homeownership units for hard-working Bridgeport families and help combat the city's lack of affordable homeownership units.

At Habitat for Humanity of Coastal Fairfield County (Habitat CFC) we've built 284 homes in partnership with hardworking low-income home buyers over our 38-year history. Most of those homes are within the City of Bridgeport near the proposed development. In fact, Habitat CFC has completed and sold four other homeownership units on Clifford Street within the last year or so. Habitat homeowners purchase their homes with interest-free mortgages and provide "partnership equity" helping to build their homes alongside our committed volunteers.

We hope the Zoning Board of Appeals will grant these reasonable variances so Habitat CFC can continue its important work and transform this property into two beautiful homes for deserving Bridgeport families.

Thank you.

Yours in Partnership,

*Kevin Moore*

Kevin Moore  
Chief Operating Officer

Habitat for Humanity of Coastal Fairfield County is recognized as tax-exempt under section 501(c) (3) of the Internal Revenue Code. No goods or services were provided in return for this contribution. Please consult a professional regarding the tax-deductible portion of your contribution and retain this document as your receipt.



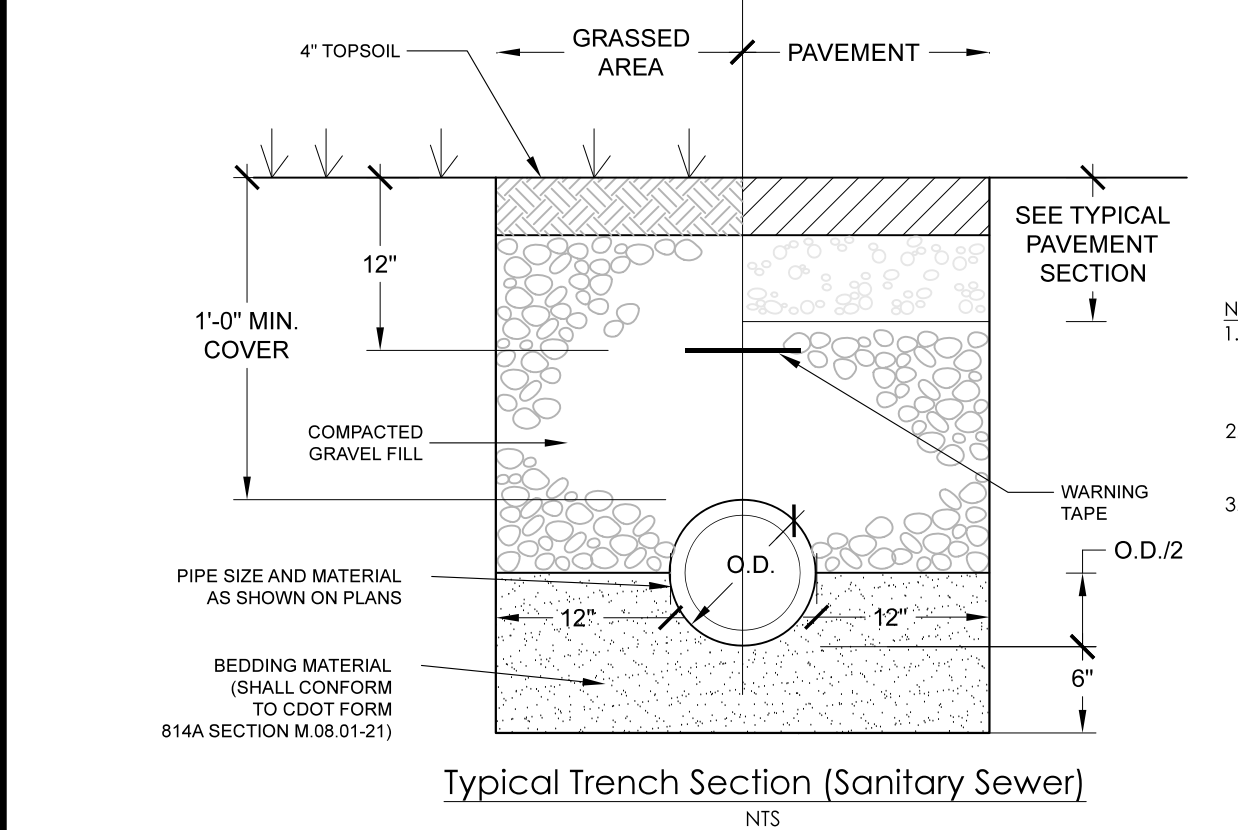
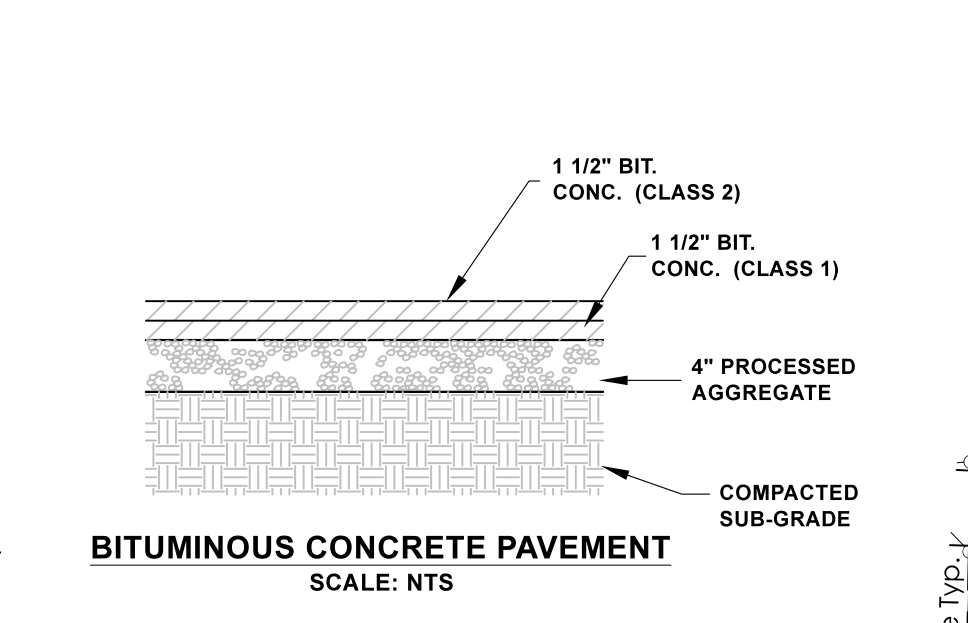
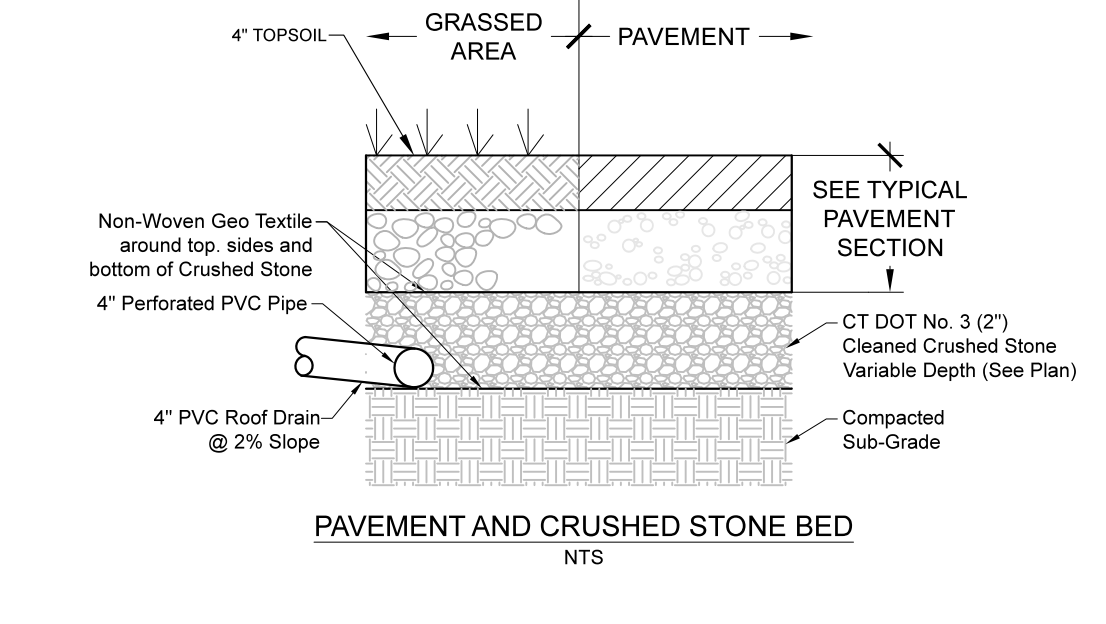
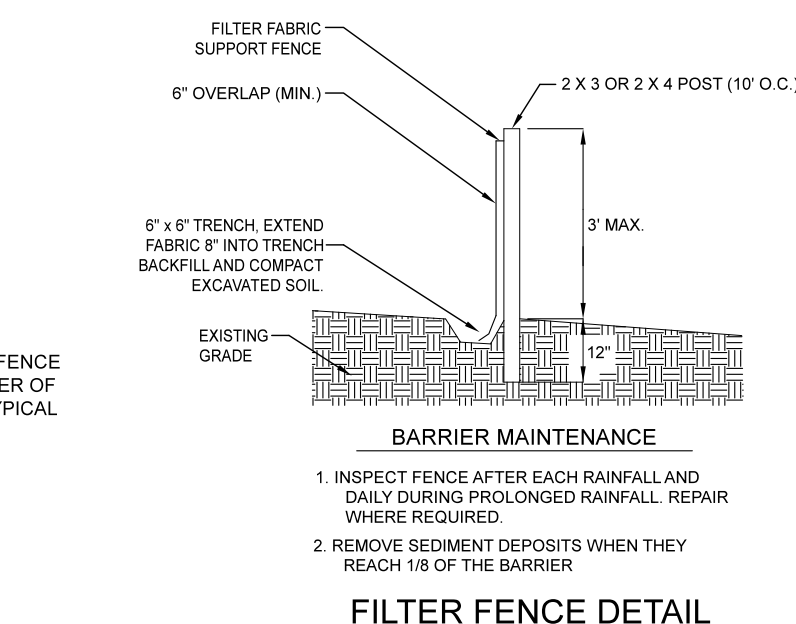
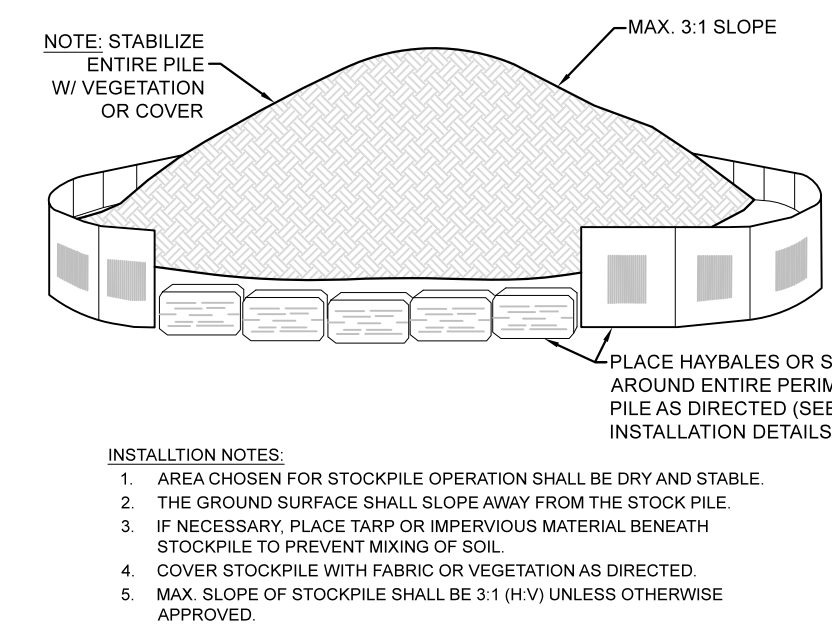
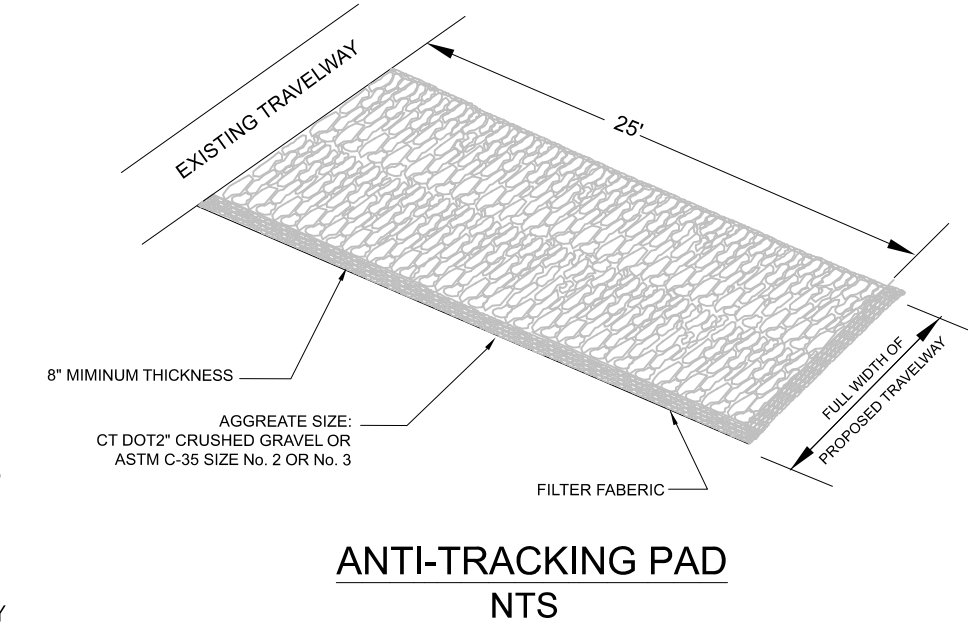
**Property Abutters within 100' of 56 Clifford Street**

<b>Property Address</b>	<b>Owners Name</b>	<b>Owners Street Address</b>	<b>City</b>
181 BEARDSLEY ST #183	HUDSON & BEARDSLEY LLC	181 BEARDSLEY ST #183	BRIDGEPORT, CT 06607-1612
<b>197 BEARDSLEY ST #199</b>	<b>HOUSING AUTHORITY OF THE CITY</b>	<b>150 HIGHLAND AVE</b>	<b>BRIDGEPORT, CT 06604</b>
<b>207 BEARDSLEY ST</b>	<b>CASTILLO YADELINE</b>	<b>207 BEARDSLEY STREET</b>	<b>BRIDGEPORT, CT 06607</b>
215 BEARDSLEY ST	NEW WAVE HOLDINGS LLC	82 UNION AVE	NEW ROCHELLE, NY 10801
223 BEARDSLEY ST #225	5 STAR HOLDINGS LLC	82 UNION AVENUE	NEW ROCHELLE, NY 10801
<b>62 CLIFFORD ST</b>	<b>MARRERO-COSME NITZA MARIA &amp; OTERO-PACHECO EDWIN EMILIO</b>	<b>62 CLIFFORD ST</b>	<b>BRIDGEPORT, CT 06607</b>
70 CLIFFORD ST	BUSH BRENDA	80 CLIFFORD ST	BRIDGEPORT, CT 06607
80 CLIFFORD ST	BUSH BRENDA	80 CLIFFORD ST	BRIDGEPORT, CT 06607
65 CLIFFORD ST	ALCEQUIEZ NIDIA & TRINO RASCON CUATECO	65 CLIFFORD STREET	BRIDGEPORT, CT 06607
73 CLIFFORD ST #77	BPT CAPITAL HOLDINGS LLC	139 BEECH ST	WHITE PLAINS , NY 10603
79 CLIFFORD ST	CLARKE HAROLD	389 GRIFFIN AVE	BRIDGEPORT, CT 06606
<b>1014 STRATFORD AV #1018</b>	<b>SOUND COURSE PROPERTIES LLC</b>	<b>97 CATHERINE STREET 2ND FI</b>	<b>BRIDGEPORT, CT 06604</b>
<b>1028 STRATFORD AV</b>	<b>COLONEL CHARLES YOUNG POST #140 OF THE AMERICAN LEGION</b>	<b>1028 STRATFORD AVE</b>	<b>BRIDGEPORT, CT 06607</b>
<b>994 STRATFORD AV</b>	<b>HOUSE OF GOD COMMUNITY CHURCH</b>	<b>994 STRATFORD AVE</b>	<b>BRIDGEPORT, CT 06607</b>
1040 STRATFORD AV #1044	STERO LLC	1040 STRATFORD AVE #1044	BRIDGEPORT , CT 06607
1050 STRATFORD AV #1052	NEW WAVE HOLDINGS LLC	1050 STRATFORD AVE #1052	BRIDGEPORT , CT 06607

**BOLD = DIRECT ABUTTER**

**NOTES**

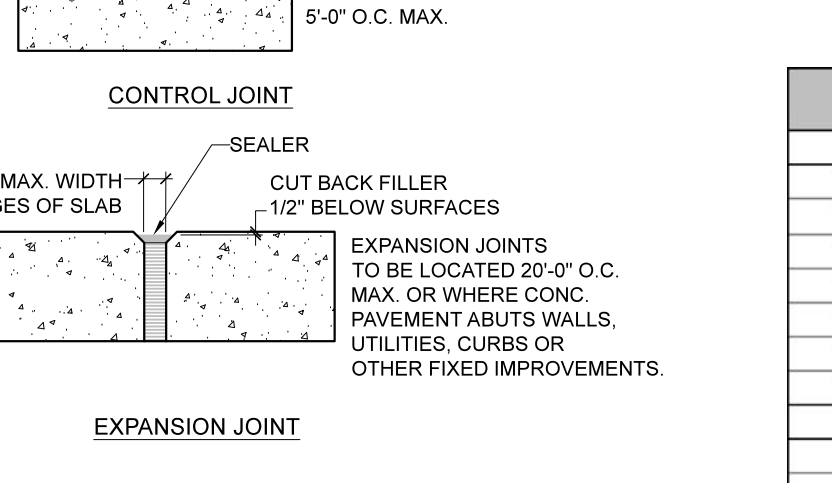
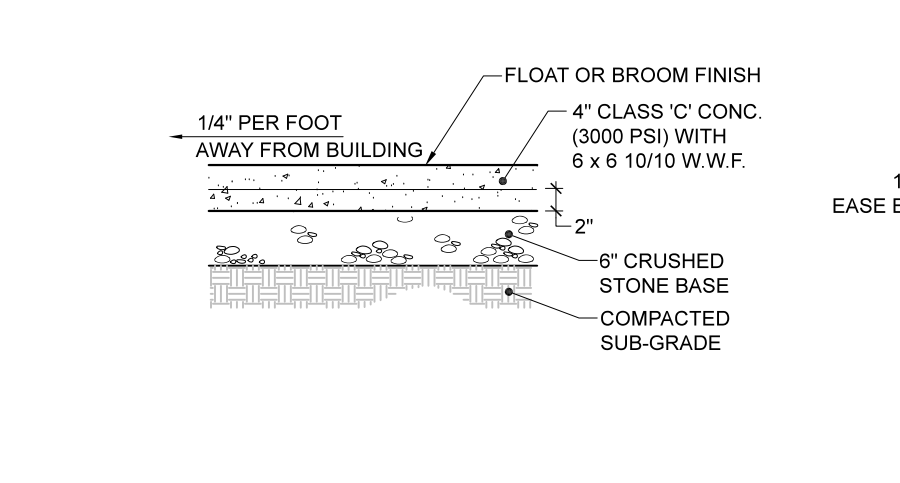
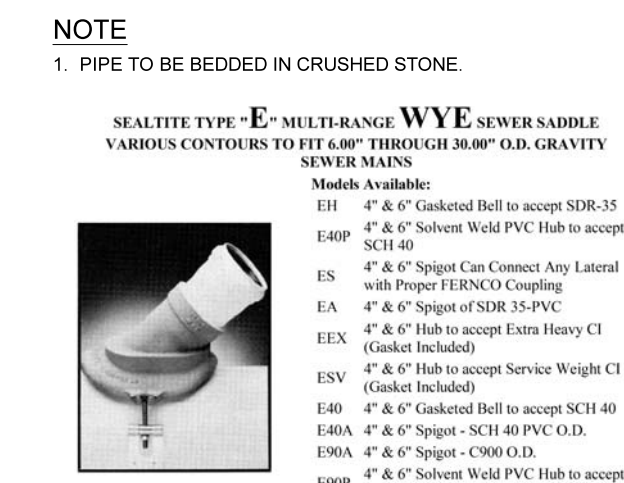
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A LIMITED PROPERTY/BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHICAL ACCURACY CLASS T-2 AND IS INTENDED FOR MUNICIPAL COMPLIANCE PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.
- BEARING REFERENCE IS ASSUMED. ELEVATIONS PER CITY OF BRIDGEPORT DATUM.
- MAP REFERENCES
  - A. PLAT BOOK OF THE CITY OF BRIDGEPORT, CONNECTICUT, FROM OFFICIAL RECORDS, PRIVATE PLANS AND ACTUAL SURVEYS COMPILED UNDER THE DIRECTION OF AND PUBLISHED BY G.M. HOPKINS CO. ATLAS PUBLISHERS 126-138 CO. FOURTH ST. PHILADELPHIA, 1929 AND ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
  - B. CHART OF LOTS BELONGING TO LINES & MARSH, BRIDGEPORT, CONN. SCALE: 1" = 40'. 1891 PREPARED BY HULL & PALMER ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS MAP VOLUME 2 PAGE 54.
  - C. CITY OF BRIDGEPORT ENGINEERING DEPARTMENT LAYOUT SHEET ENTITLED "CLIFFORD ST." MAP NO. 6219.
  - D. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING BLOCK 620/621.
  - E. PROPERTY SURVEY AND PARCEL PARTITION MAP PREPARED FOR HUMANITY OF COASTAL FAIRFIELD COUNTY, INC., 56 CLIFFORD STREET AND 1028 STRATFORD AVENUE, BRIDGEPORT, CONNECTICUT, AUGUST 14, 2023, SCALE: 1"=10' FT AND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE IN MAP VOLUME 56 AT PAGE 303.
- PARCEL INFORMATION:
  - 56 CLIFFORD STREET
    - A. ASSESSOR'S REFERENCE: MAP 30 | BLOCK 620 | LOT 37A
    - B. NEW PARCEL AREA: 8,344.4 SQ. FT., OR 0.192 AC.
    - C. ZONING DISTRICT: NX2
    - D. RECORD OWNER: HABITAT OF HUMANITY OF COASTAL FAIRFIELD COUNTY, INC., VOL. 11171, PG. 253
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 441 OF 626, COMMUNITY BRIDGEPORT, CITY OF, NUMBER 090002 PANEL 0441 SUFFIX G, MAP NUMBER 09001C0441G, MAP REVISED JULY 8, 2013. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED).
- 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.
- 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).
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**LEGEND**

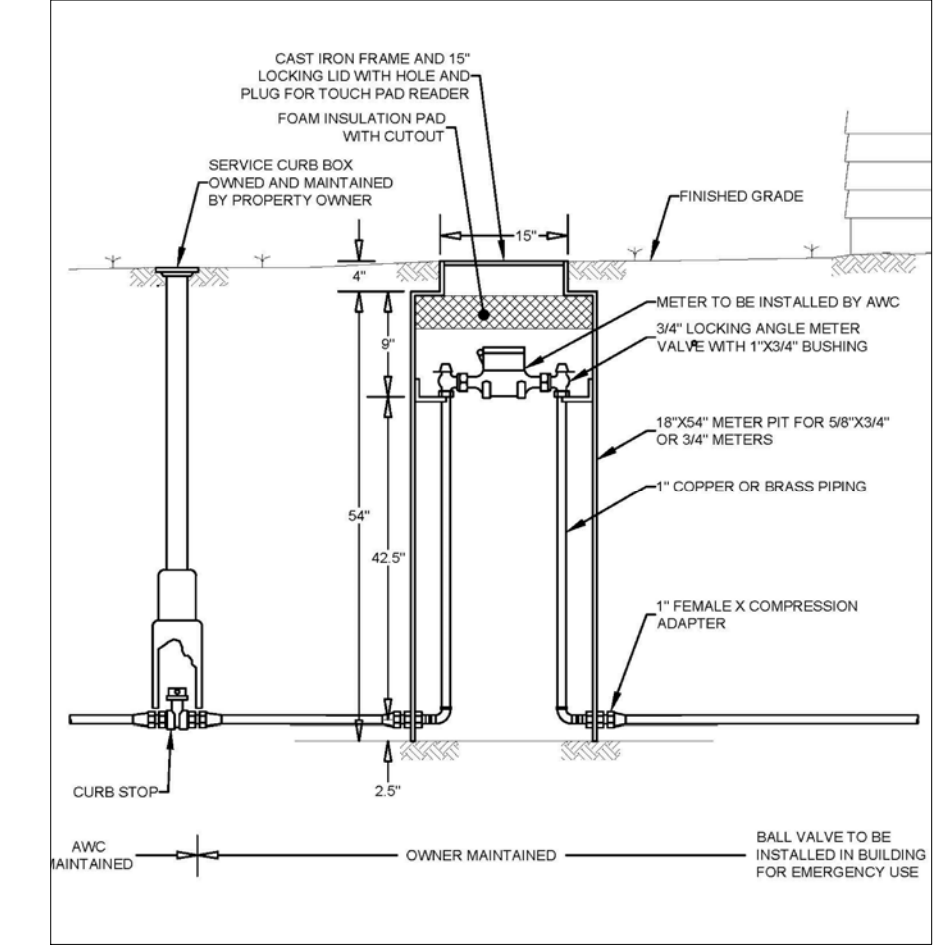
- N/F NOW OR FORMERLY
- MON MONUMENT
- I.P. IRON PIPE
- F.N.D. FOUND
- S.F. SQUARE FEET
- CONC. CONCRETE
- BIT. BITUMINOUS
- OHU OVERHEAD UTILITIES
- UG UNDER GROUND
- M.H. MANHOLE
- ELEC. ELECTRIC
- U.P. UTILITY POLE
- D.Y.L. DOUBLE YELLOW LINE
- SWL SINGLE WHITE LINE
- B.W.L. BROKEN WHITE LINE
- EDP EDGE OF PAVEMENT
- RET. RETAINING
- CLF CHAIN LINK FENCE
- FFE FINISHED FLOOR ELEVATION
- C.O. CLEANOUT
- LP LIGHT POST
- CB CATCH BASIN
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- RET. RETAINING
- SHEET SOUTHERN NEW ENGLAND TELEPHONE
- UI UNITED ILLUMINATING COMPANY
- M.H. TELEPHONE MANHOLE
- INT. INTERSECTION
- INV. INVERT
- C.I. CAST IRON
- V.C. VITRIFIED CLAY
- RCP REINFORCED CONCRETE PIPE
- RD ROOF DRAIN
- MW MONITOR WELL
- X.8.62 EXISTING SPOT GRADE
- 100--- EXISTING CONTOUR ELEVATION
- L.O. LAYOUT OF STREET WIDTH
- (P) PARKING SPACES
- HDPE HIGH DENSITY POLYETHYLENE
- PVC POLYVINYL CHLORIDE
- (X) EXISTING DECIDUOUS TREE
- (C) EXISTING CONIFER TREE

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



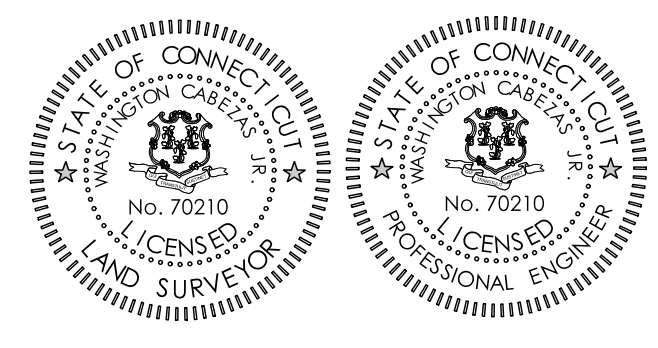
**Percolation Test Results**

Time	Measurement to Water Surface	Drop in Water Level (0.01")	Rate (Min./Inch)
9:07 AM	1.84		
9:10 AM	1.72	0.12	2.08
9:13 AM	1.63	0.09	2.78
9:16 AM	1.57	0.06	4.17
9:19 AM	1.53	0.04	6.25
9:22 AM	1.51	0.02	12.50
9:25 AM	1.49	0.02	12.50
Overall Percolation Rate (Min/Inch)			4.29
Minimum Percolation Rate (Min/Inch)			12.50
Based on minimum percolation rate, a 24" tall system will drain in (Hours):			5.0



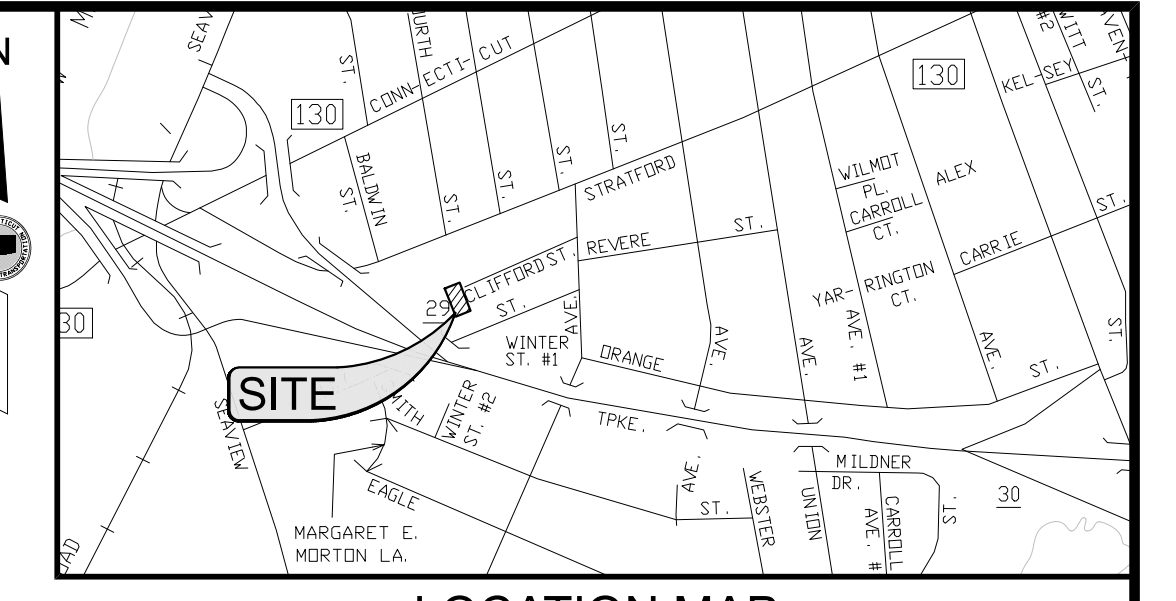
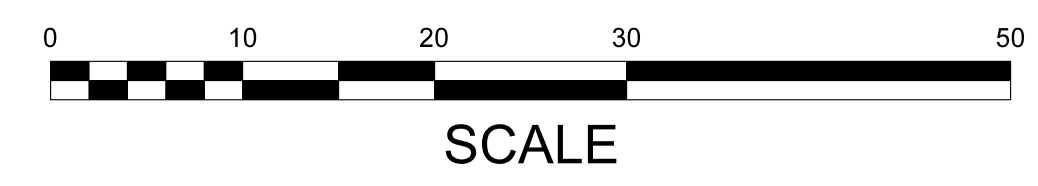
**Cabezas DeAngelis**  
ENGINEERS & SURVEYORS  
78 ELM STREET, BRIDGEPORT, CT 06604  
P: 203 330 8700 • F: 203 330 8701

SCALE: 1"=10'  
FIELD FILE: clifford st survey.rw5  
PROJECT NO. CD1341  
DATE: May 01, 2024  
CAD FILE: 56 Clifford St\_ILS.dwg  
SHEET 1 OF 1  
REV:



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



**NX2 Zone Development Standards**  
House 'A' Building Type

3.90.4. BUILDING LOCATION	REQUIRED	56 CLIFFORD STREET
1) LOT WIDTH PER PRINCIPAL BUILDING	35 FT MINIMUM	66± FT
2) PRIMARY STREETWALL	40 FT MAXIMUM (MEASURED AT BUILD-TO-LINE ALONG ANY PRIMARY STREET)	36± FT
3) PRIMARY STREET BUILD-TO-LINE	10 FT. (PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.90.10 FOR ALLOWED ENCROACHMENTS AND ENCLOSED PORCH CONFIGURATIONS)	15.4± FT
4) PORCH, ENCLOSED PORCH, BAY SETBACK	5 FT. MINIMUM (PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.90.10 FOR ALLOWED ENCROACHMENTS AND ENCLOSED PORCH CONFIGURATIONS)	16.1± FT
5) NON-PRIMARY STREET SETBACK	8 FT. MINIMUM (PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.90.10 FOR ALLOWED ENCROACHMENTS AND ENCLOSED PORCH CONFIGURATIONS)	N/A
6) SIDE SETBACK	2 FT MIN.; 8 FT. MIN. COMBINED;	14.0± 48.7± COMBINED
SPACE BETWEEN ADJACENT BUILDINGS	6 FT MINIMUM	23.7± FT
7) REAR SETBACK	15 FT MINIMUM	15.2± FT
8) SITE COVERAGE	80% MAXIMUM (SEE 14.20.7 FOR MEASURING SITE COVERAGE)	50%

**3.90.5. PARKING AND ACCESSORY STRUCTURES**  
SEE FIGURE 3.90-C

1) PARKING AND DRIVEWAY ACCESS	NON-PRIMARY STREET: IF NO NON-PRIMARY STREET: MAX. 9 FT. WIDTH AT PRIMARY LOT LINE. MAX ONE DRIVEWAY PER BUILDING (SEE 8.0 FOR PARKING)	PRIMARY STREET 18 FT WIDTH 20 FT WIDTH AT FLARE
2) ATTACHED GARAGE SETBACK	20 FT MIN. BEHIND PRIMARY FACADE IN REAR OF BUILDING	N/A
ALLOWED GARAGE DOOR LOCATION	REAR OR NON-PRIMARY FACADE	N/A
3) SURFACE PARKING AND ACCESSORY STRUCTURE LOCATION	REAR YARD ONLY (SEE 3.170 FOR ACCESSORY STRUCTURES)	COMPLIES
STREET SIDE SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 3.170 FOR ACCESSORY STRUCTURES)	COMPLIES
SIDE AND REAR SETBACK	3 FT. MINIMUM (SEE 3.170 FOR ACCESSORY STRUCTURES)	COMPLIES
ALLOWED ACCESSORY STRUCTURES	(SEE 3.170 FOR ACCESSORY STRUCTURES AND 4.70 FOR ACCESSORY USES)	
BACKYARD COTTAGE	ALLOWED	N/A
OUTBUILDINGS AND GARAGES	ALLOWED	N/A
OUTBUILDINGS AND GARAGES (HEIGHT)	ONE STORY MAX. OR, WHERE PRINCIPAL BUILDINGS ARE 2 OR MORE STORIES, 1.5 STORIES, CALCULATED BASED UPON THE FLOOR-TO-FLOOR HEIGHTS USED ON THE PRINCIPAL BUILDING.	VACANT LOT
OUTBUILDINGS AND GARAGES (FLOOR AREA)	THE MAXIMUM FLOOR AREA IS 650 SQUARE FEET OR 50% OF THE REAR YARD AREA, WHICHEVER IS SMALLER	VACANT LOT

**3.90.6. HEIGHT**  
SEE FIGURE 3.90-D

1) HEIGHT	2 STORIES MIN.; 2.5 STORIES MAX. (SEE 3.90.10 FOR HALF STORY REGULATIONS. SEE 14.20.10 FOR MEASURING HEIGHT.)	2 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.)	TO COMPLY

**3.90.7. ROOFS**  
SEE FIGURE 3.90-D

1) ROOF TYPES	PITCHED (SEE 6.20 FOR ROOF TYPES)	PITCHED
2) TOWER	NOT ALLOWED	N/A

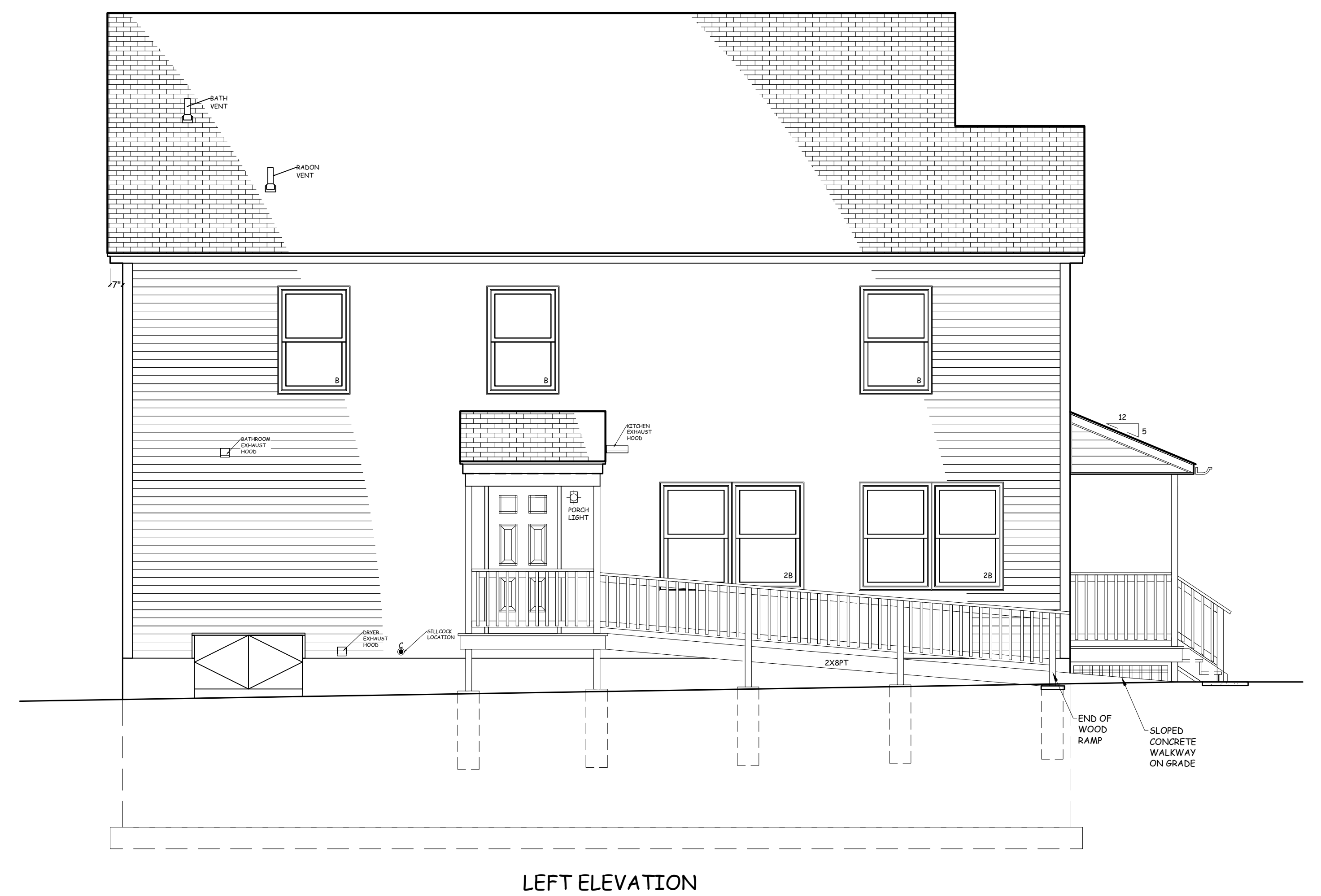
**3.90.9. ALLOWED USES**  
SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS.

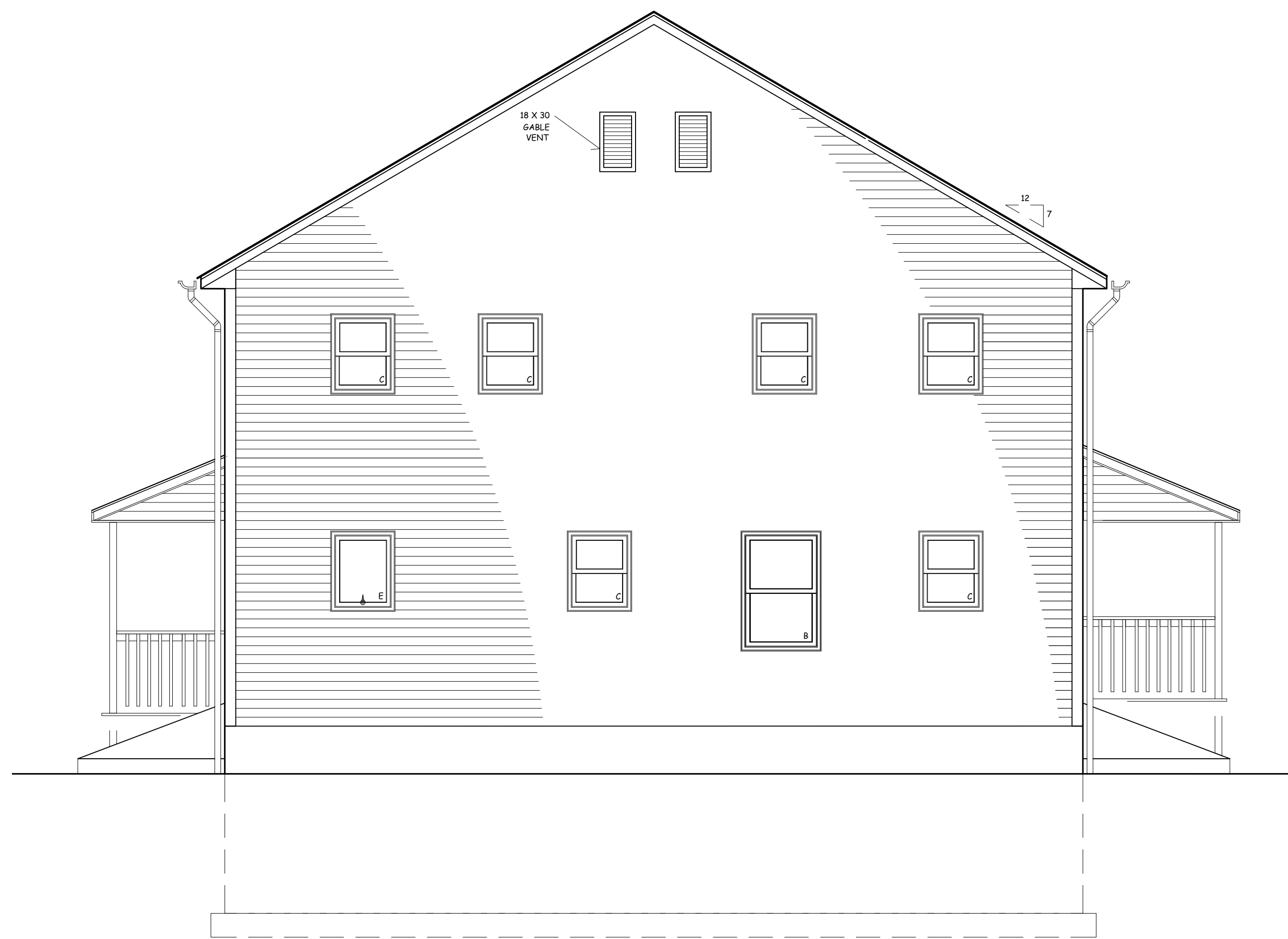
**IMPROVEMENT LOCATION SURVEY -AND- TOPOGRAPHIC SURVEY**

PREPARED FOR  
**HABITAT OF HUMANITY OF COASTAL FAIRFIELD COUNTY, INC.**

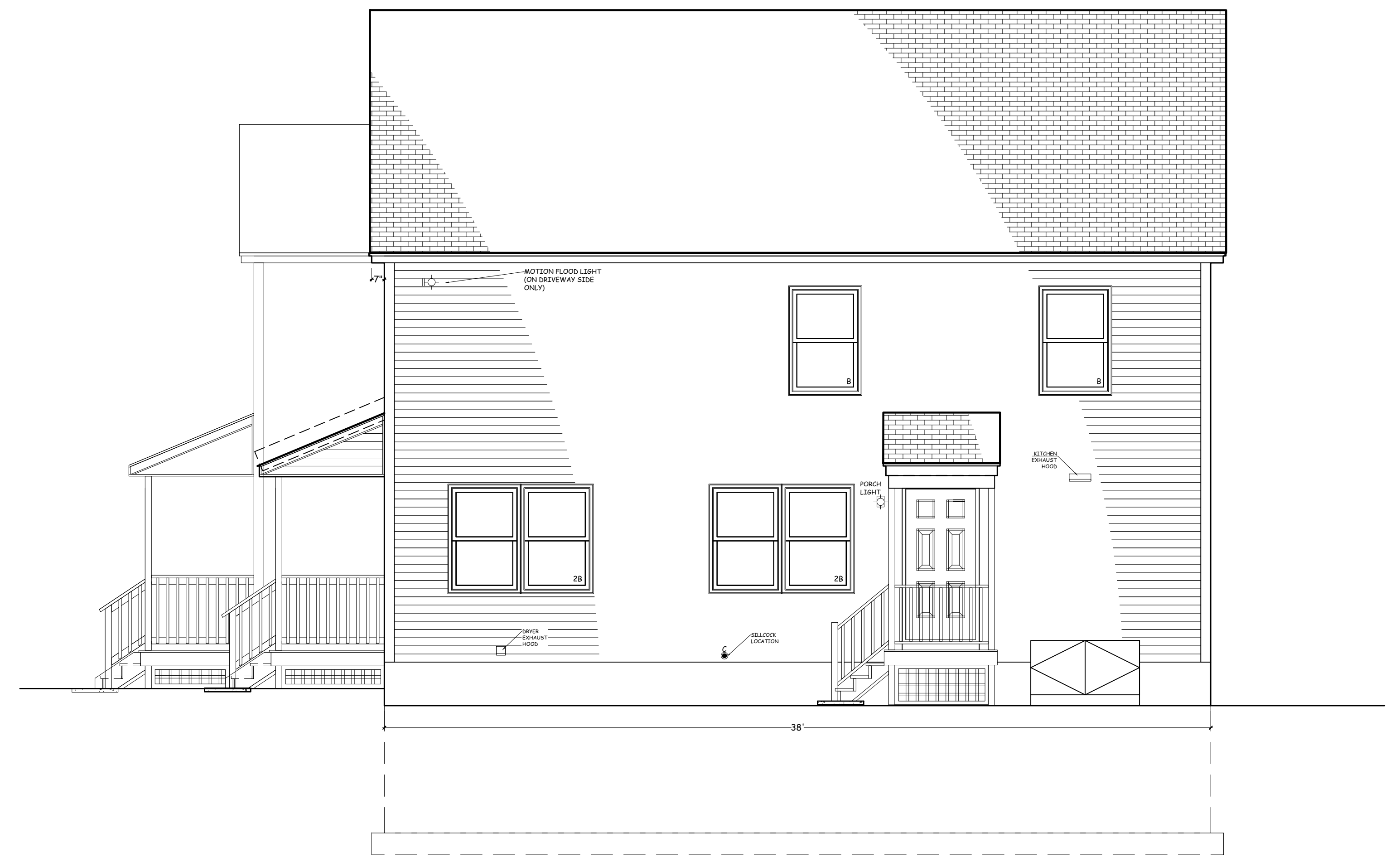
56 CLIFFORD STREET  
ASSESSOR'S REFERENCE: MAP 30 | BLOCK 620 | LOT 37A  
**BRIDGEPORT, CONNECTICUT**

SHEET 1 OF 1  
MAY 01, 2024 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1"=10'

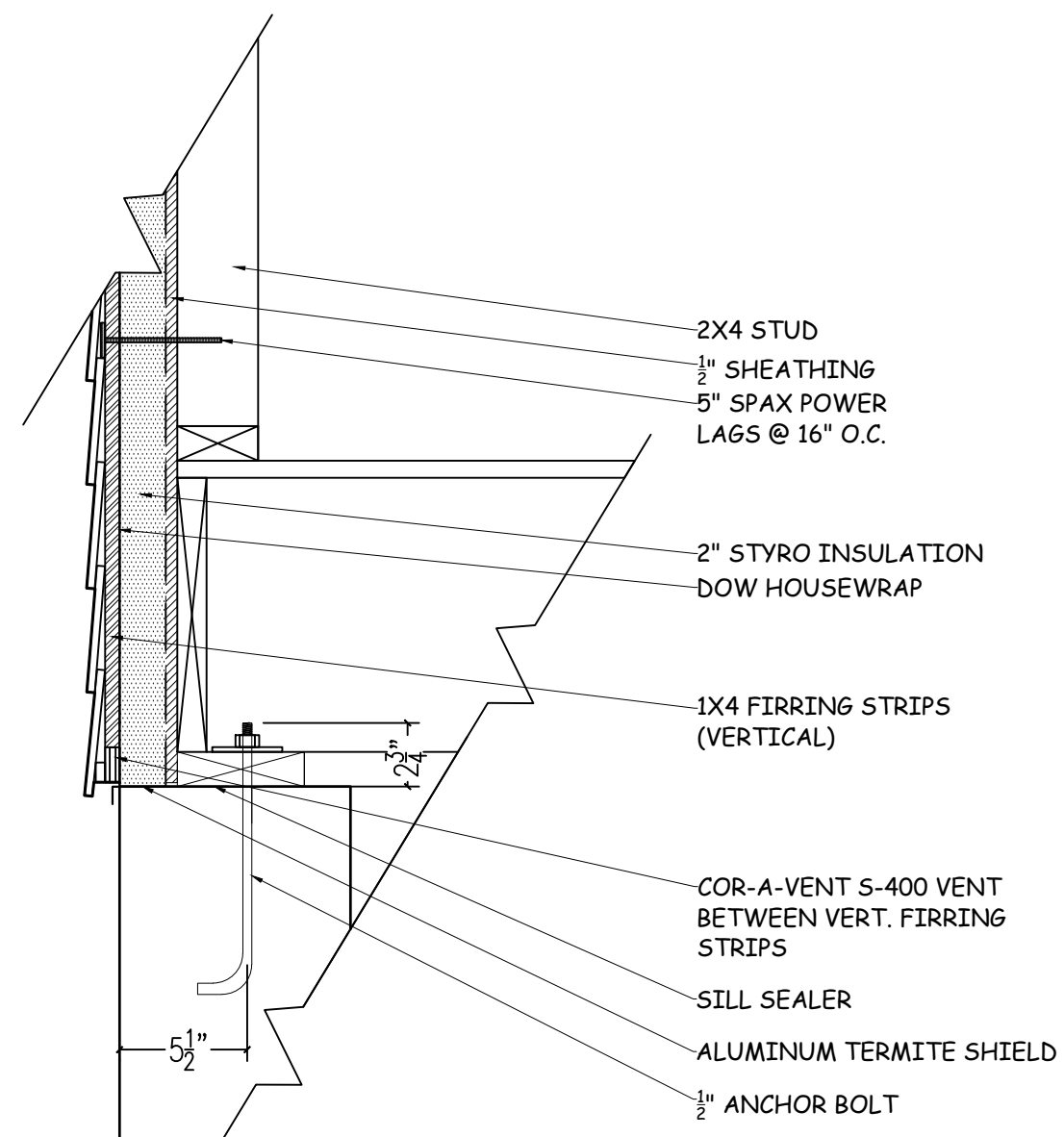




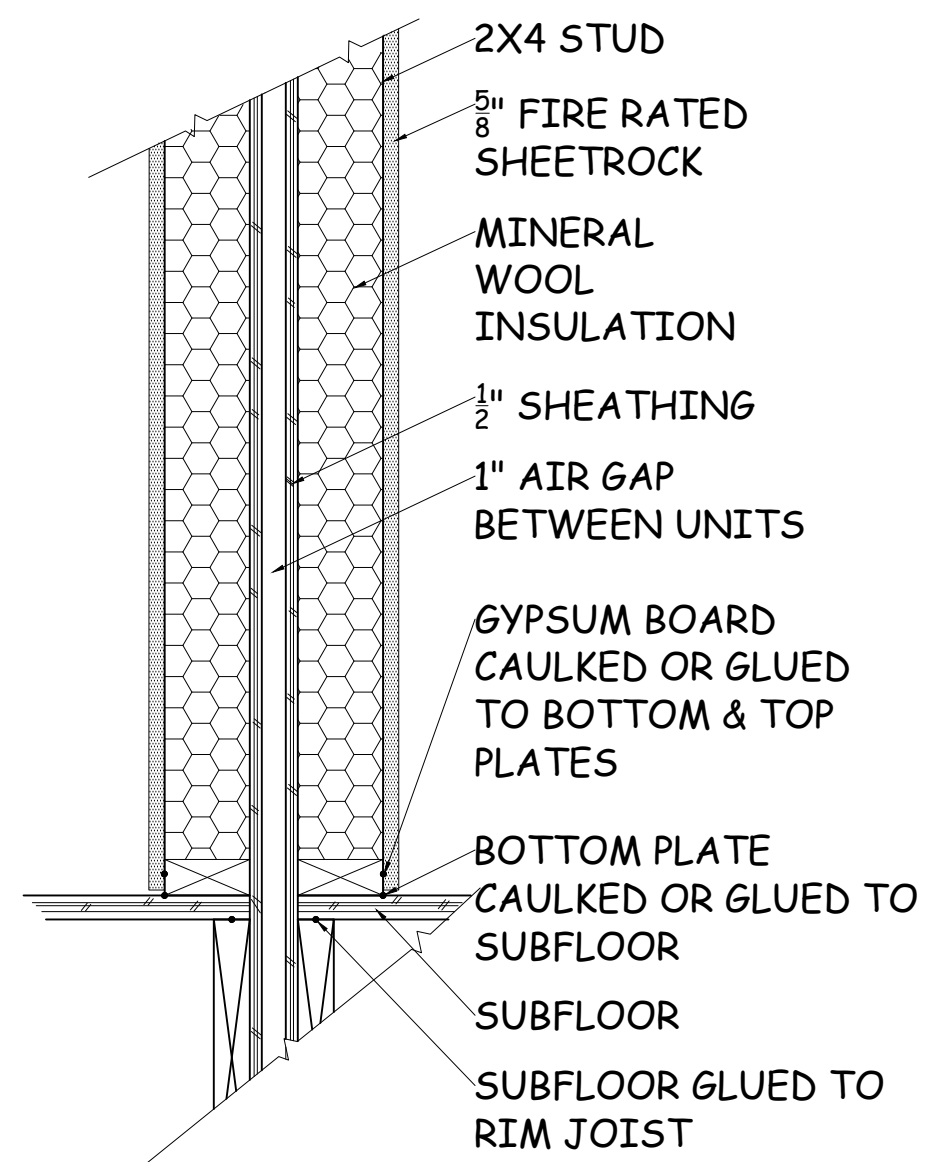
REAR ELEVATION



RIGHT ELEVATION



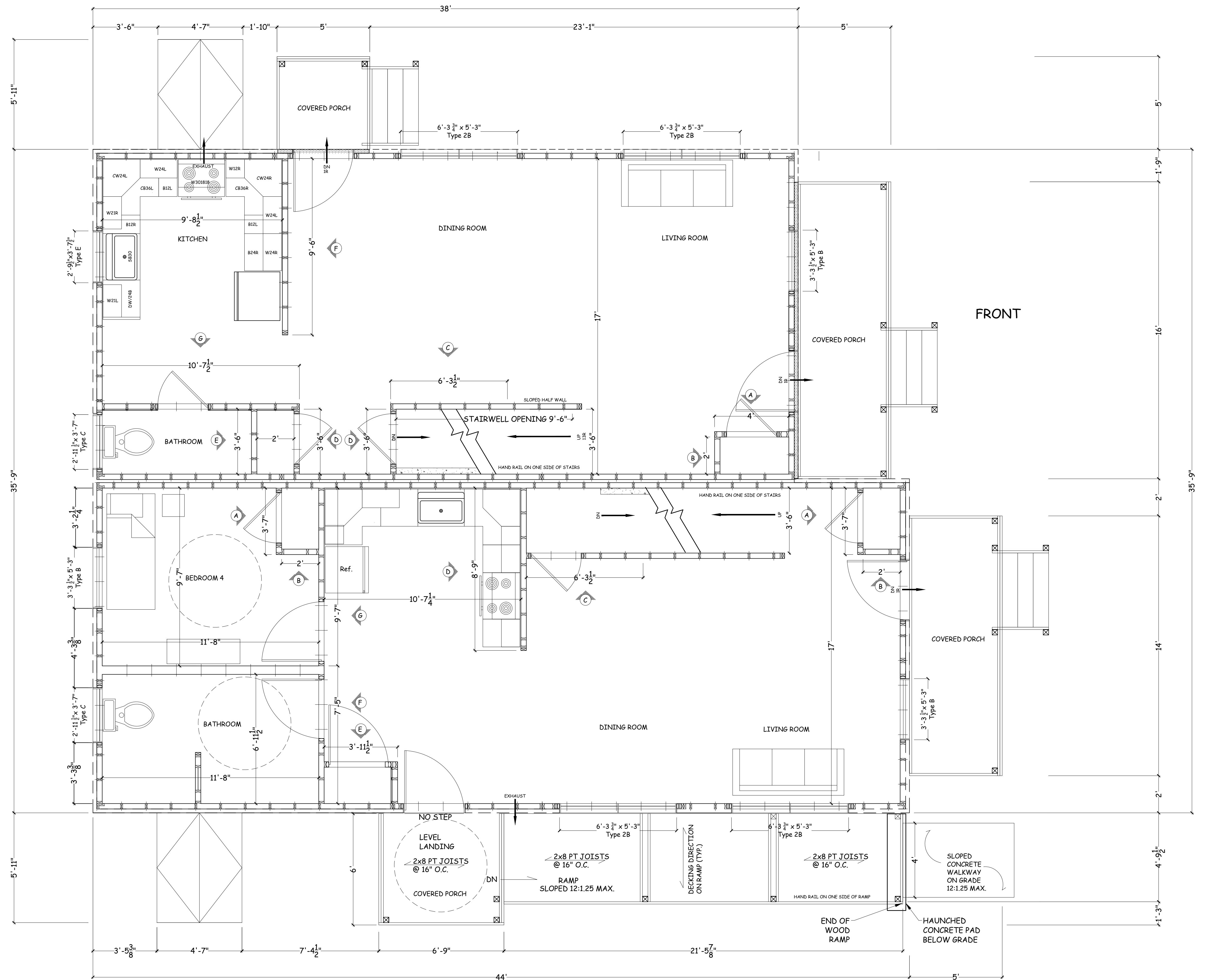
**EXTERIOR WALL SECTION DETAIL**  
SCALE: 1/2" = 1'-0"



**SECTION DETAIL OF DUPLEX FIREWALL**

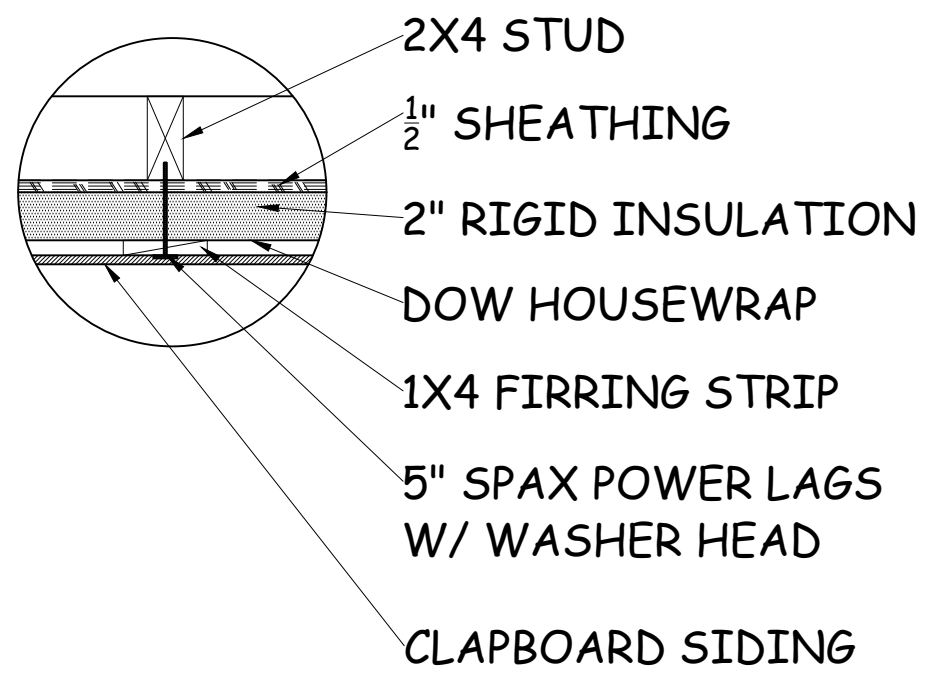
BACK

FRONT

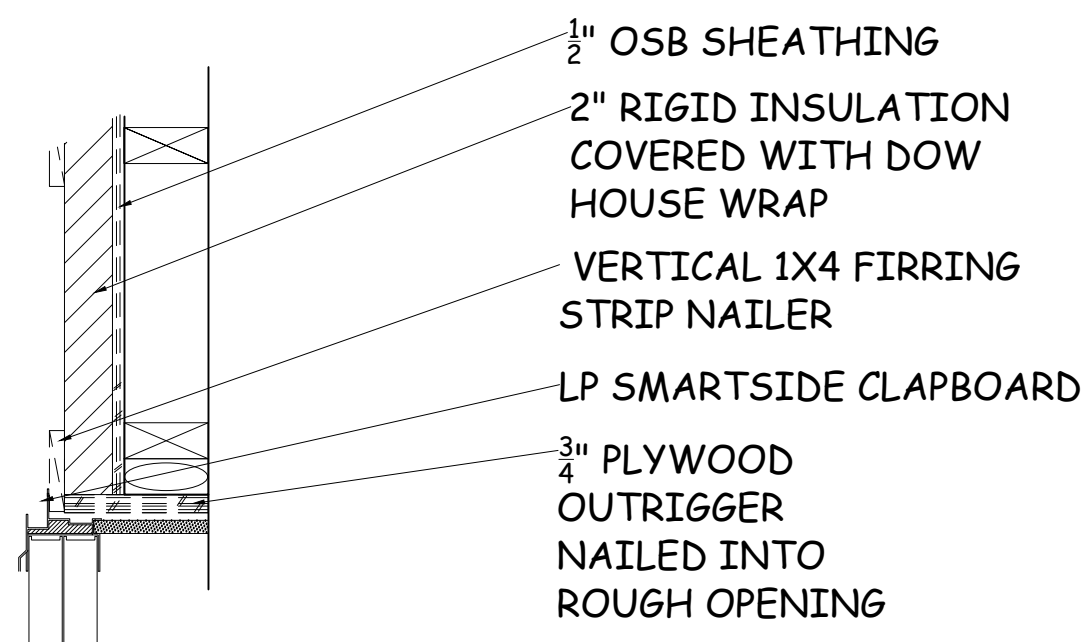


**FIRST FLOOR**

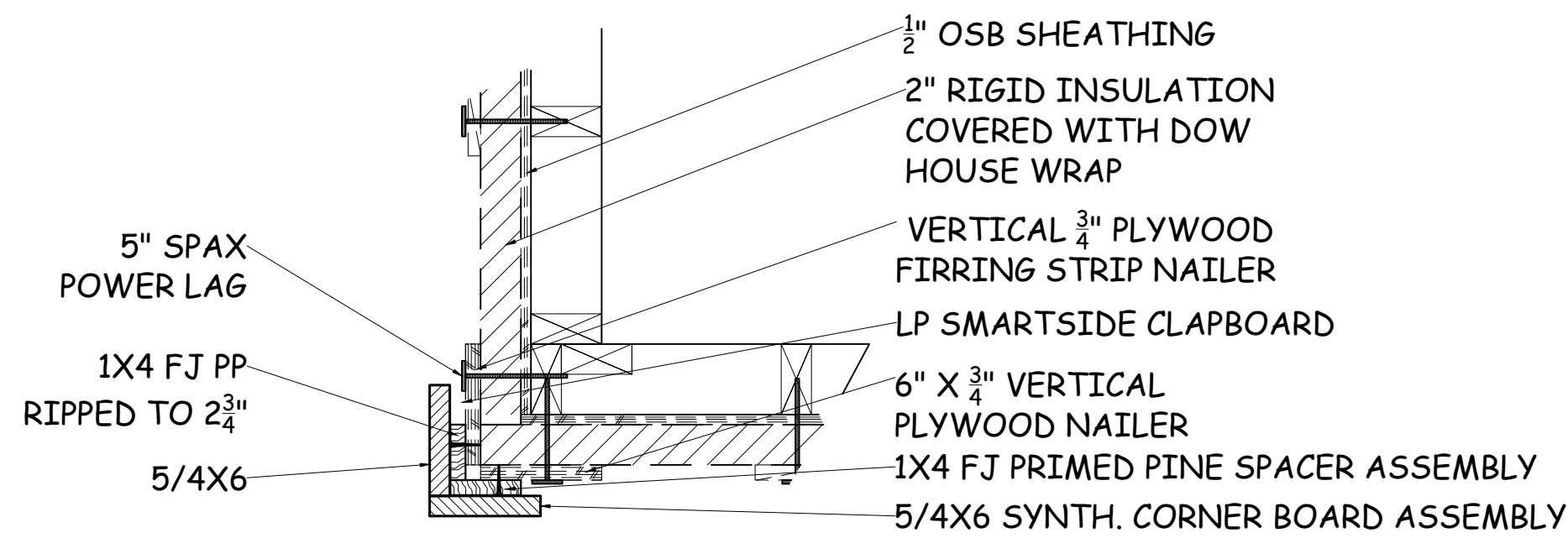




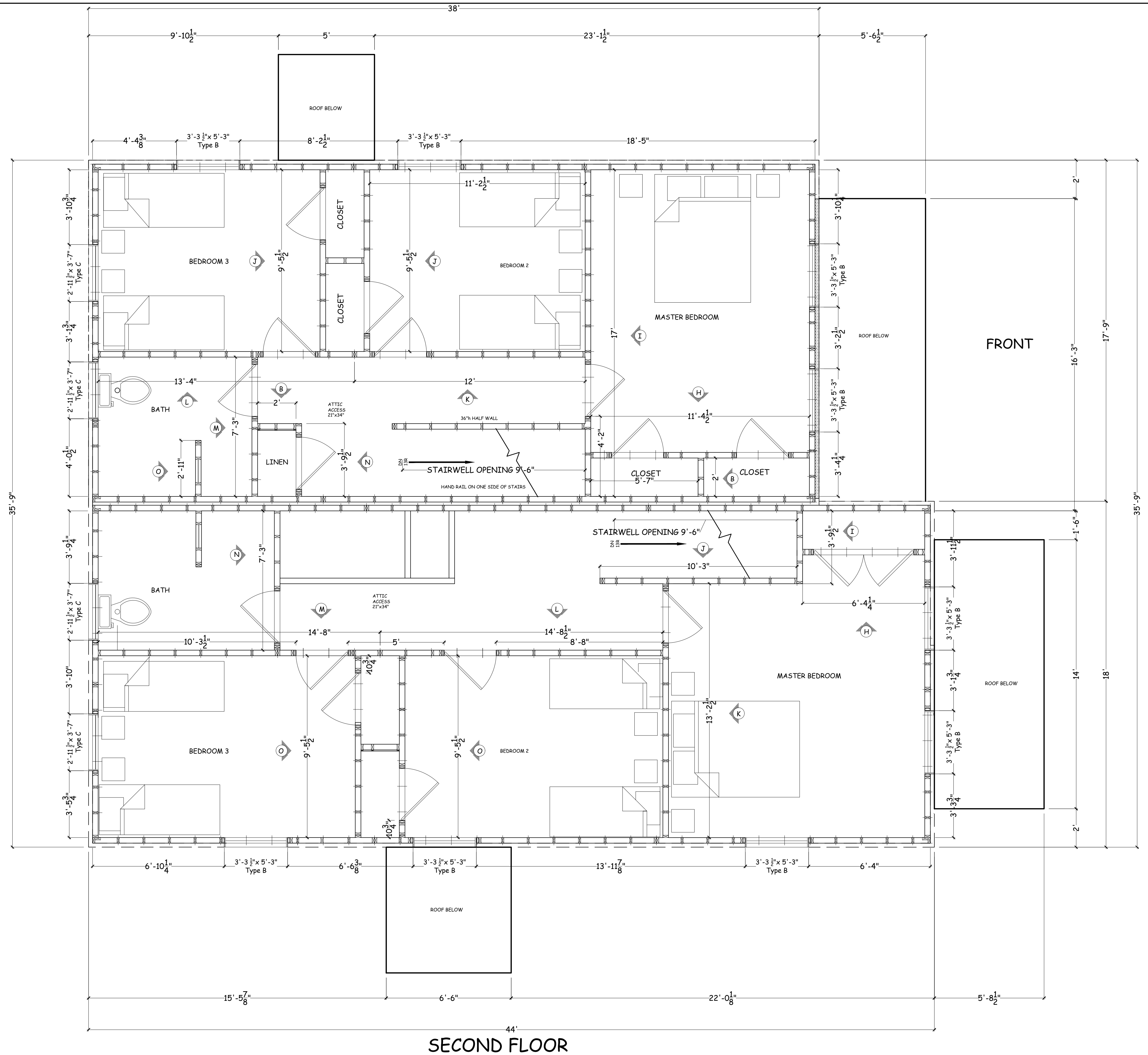
EXTERIOR WALL PLAN DETAIL  
SCALE: 1" = 1'-0"



WINDOW FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"



CORNER BOARD ASSEMBLY DETAIL  
SCALE: 1 1/2" = 1'-0"



SECOND FLOOR

# West Side Wastewater Treatment Plant Rehabilitation Bridgeport, Connecticut

## Petition to the Board of Appeals for a Variance

**Prepared by:**

FHI Studio  
416 Asylum Street  
Hartford, CT 06103

CDM Smith  
101 East River Drive, Suite 1A  
East Hartford, CT 06108

**Prepared for:**

City of Bridgeport Water Pollution Control Authority  
205 Bostwick Avenue  
Bridgeport, CT 06605

Date: April 19, 2024

Revised: N/A

## Table of Contents

Petition to the Board of Appeals Form

Project Description

Names and addresses of property owners within 100 feet of the property lines

Wall Renderings

Site Plans for Phase 1-Site Preparation

Building Plans for Phase 2

**PETITION TO THE BOARD OF APPEALS**  
**City of Bridgeport, Connecticut**

The undersigned presents the following petition for:  
(Check all that Apply)

Variance  Appeal from Zoning Officer  Extension of Time Permit/ Modification of Plan of Development  Request for Re-hearing  Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

205 Bostwick Avenue      Block 329, Lot 1A is Zoned P4 and Block 328, Lot A-1 is Zoned RX2  
(Number)      (Street)      (Zone Classification)

On the west side of the street about 10 feet west from Bostwick Avenue      Block 329, Lot 1A & Block 328, Lot A-1  
(North, South, East, West)      (North, South, East, West)

Dimension of Lot in Question Block 329, Lot 1A is 11.0 acres and Block 328, Lot A-1 is 15.0 acres  
(Specify)

1. NAME OF PETITIONER / BUSINESS City of Bridgeport Water Pollution Control Authority
2. PETITIONERS INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Lessee
3. HAS ANY PREVIOUS PETITION BEEN FILED? No IF SO, GIVE DATE OF HEARING \_\_\_\_\_  
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT See Attached
5. THIS PETITION RELATES TO: Check all that Apply  
 Setback  Coverage  Landscaping  Lot Area and Width  Floor Area  Height  Parking  
 Extension or Enlargement of Non-Conforming Use and/or Building  Coastal Area Management Approval  Liquor  Use  Other: \_\_\_\_\_
6. USE TO BE MADE OF PROPERTY The uses of the properties will not change.
7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? The variance for greater fence height than the zoning permits would not adversely impact the neighborhood and will not impair the appropriate use or development of the adjacent property. The purpose of the greater fence height is to visually shield the residential properties to the north from the operation of the wastewater treatment plant and the construction associated with the proposed plant upgrades.

PETITIONER \_\_\_\_\_ / \_\_\_\_\_ DATE 4.26.2024  
(Signature)      (Print)      (Email)

If signed by agent, state capacity (lawyer, builder, etc) \_\_\_\_\_ / \_\_\_\_\_  
(Email)

Mailing Address \_\_\_\_\_  
PROPERTY OWNERS ENDORSEMENT [Signature] \_\_\_\_\_ (Zip Code) \_\_\_\_\_ (Phone #) \_\_\_\_\_  
(If other than owner)      (Signature)      Luis Burgos

Subscribe & Sworn to before me this 26<sup>th</sup> day of 4/26 2024  
Notary Public in & for the County of Fairfield, State of Connecticut.  
Richard Padgett, JP exp 12/2025

**Note: READ CAREFULLY BEFORE FILLING OUT THIS PETITION**  
All questions must be answered in detail (use separate sheet if necessary).  
The Petitioner or Agent for, must adhere to the attached check list or it will not be possible for  
The Zoning Board of Appeals to process this petition.  
**NO PETITION RECEIVED BY MAIL CAN BE ACCEPTED.**  
**PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS**  
**(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)**



**ZONING BOARD OF APPEALS  
APPLICATION CHECKLIST  
CITY OF BRIDGEPORT  
203-576-7217**

Required Information

- All items must be submitted in sets of (11) Eleven
- All plans & drawings must be full size (24"x36"), drawn to scale and in a PROFESSIONAL manner and must include a title block noting the name, address & telephone number of preparer.
- Site Development Plan prepared in accordance with Sec. 14-2-3b of the Bridgeport Zoning Regulations. Include the Zone Development Standards table indicating both required as well as the proposed Standards.
- Elevation views of a proposed new structure or elevation views of an existing building where an addition or change is proposed.
- Floor plan of building(s) or section of building(s) being considered by the Board.  
(All sets FOLDED DOWN to 8" x 12")
- A Design Standard submission for new developments.
- A written statement citing the specific provision(s) of the Regulations from which the variance is sought.
- A list of the names & addresses of all property owners within 100 ft of all property lines of the subject property. The Tax Assessor's Office (Room 105) can assist with this information or visit the COB website: <http://gis.cdm.com/BridgeportCT/map.htm>
- All applications must include the following:
  - a) Mailing address & zip code of petitioner or authorized agent.
  - b) Daytime telephone number of petitioner or authorized agent.
  - c) Signature of owner(s) & applicant(s)
  - d) Filing fee - cash, check or money order payable to the ZONING BOARD OF APPEALS or BPT. ZBA.
- All items submitted must be saved and properly installed on a USB flash drive. The information on the USB flash drive must include the application, site plans, and all other hard copy information (landscaping, floor elevations, etc) that will be submitted. It also must be labelled with the property address and the date of hearing. All plans and paper work that is submitted to the zoning office must be FOLDED (8"x12" or smaller) and Collated into 11 separate packets.

- S:
1. Applications that do not provide ALL of the above required information will be considered "incomplete" and will be not be accepted. Applications will be limited to the first 10 submitted, regardless of the submission deadline.
  2. No application will be assigned for a public hearing until such time as the City Engineering Department has reviewed and submitted comments to the Zoning Office.
  3. A Use Variance approval by the Z.B.A. requires a Site Plan Review by the Planning & Zoning Commission as set forth in Section 14-2-2. This approval may be in addition to other requirements of the Zoning Regulations. All required approvals must be obtained prior to the use and/or development of any parcel granted a Variance.
  4. Proposed signs are not accepted as part of any petition. Signage is regulated under Sec. 11-7 of the Zoning Regulations.

Law M Magy      4.26.2024      \_\_\_\_\_      \_\_\_\_\_  
 Applicant's Signature      Date      Reviewers Initials      Date

# Project Description

## Bridgeport West Side Wastewater Treatment Plant Upgrades

### Background

The Water Pollution Control Authority (WPCA) treats wastewater collected in municipal sewer systems in Bridgeport, Trumbull, and portions of Stratford and Fairfield immediately adjacent to Bridgeport. The collection systems lead to two treatment plants, the West Side Treatment Plant, located at 205 Bostwick Avenue, and the East Side Treatment Plant, located at 695 Seaview Avenue. The project includes modifications and upgrades to improve the reliability and capacity of the current WWTPs to meet permit limits and reduce untreated wastewater discharges to watercourses and Long Island Sound.

### Proposed Project Description at West Side WWTP

The subject of this submission is the improvements at the West Side WWTP at 205 Bostwick Avenue. The specific West Side WWTP improvements will include:

- New headworks facility
- New dual-use primary filtration facility
- Upgraded bioreactors for secondary treatment
- New solids handling facility
- New effluent pumping station
- New disinfection facilities
- Outfall improvements
- Two new odor control systems
- New control building with dedicated space for WPCA staff, operators, laboratory, locker rooms, and a maintenance shop
- Improved stormwater management systems, including green infrastructure
- New electrical service to the site and associated electrical infrastructure

### Proposed Construction Phasing

The West Side and East Side WWTPs upgrades are phased to break the proposed improvements into the following six construction phases:

Phase 1 – Site Preparation – West Side WWTP

Phase 2 – Preliminary and Primary Treatment – West Side WWTP

Phase 3 – Preliminary and Primary Treatment – East Side WWTP

Phase 4 – Demolition – West Side WWTP and East Side WWTP

Phase 5 – Solids Handling, Disinfection, Effluent Pumping and Outfall Improvements – West Side WWTP and East Side WWTP

Phase 6 – Biological Nutrient Removal – West Side WWTP and East Side WWTP

**Only Phases 1 and 2 for the West Side WWTP are included in this ZBA submission, which includes work on the northern portion of the site.**

## **Activities Subject to this Application**

On March 20, 2024, the WPCA and the design team met with Paul Boucher and Nicholas Sampieri (City of Bridgeport Zoning) to discuss the direction of Zoning permitting for the overall project, specifically as it relates to Phases 1 and 2. It was recommended that the team submit a Zoning Board of Appeals (ZBA) application for two elements of Phases 1 and 2 of the project:

- 1) A wall height variance for the proposed timber barrier wall included in Phase 1
- 2) Architectural review of the two proposed buildings included in Phase 2

A separate Planning & Zoning submission will follow that includes proposed lot line changes to address varied zoning at the site.

### **1) Timber Barrier Wall Construction**

Construction of a timber wall during Phase 1 that exceeds the height allowed by the zoning regulations is the reason for this application to the ZBA for a variance. As part of Phase 1, a Connecticut Department of Transportation (CTDOT) approved 16-foot-high timber barrier wall will be constructed along the length of the northern border from Bostwick Avenue to St. Stephen's Road, approximately 7.5 feet south of the property line. The purpose of the wall is to provide a permanent visual screen for the residences adjacent to the WWTP. The fence will also help to reduce noise, views, and sound both during and after construction. The timber barrier wall will be similar to those used along highways for noise reduction. Landscaping on the northern side of the barrier wall will be included along with a new entrance to the site from St. Stephen's Road. Landscaping will provide a screen and visual interest, including evergreens that serve this purpose year-round.

The site plan site set is attached to this application. Specifically, for activities related to the proposed timber barrier wall construction see:

- Sheet C-09: Paving and Fencing Plan I
- Sheet C-11: Landscaping and Completion Plan
- Sheet C-13: Site Details II
- Sheet C-14: Site Details III

Preliminary renderings of the barrier wall are also included to provide a visual representation of the proposed timber barrier wall.

Communications with the neighboring residences revealed that the neighbors support the 16-foot-high timber barrier wall and welcome its construction.

The City of Bridgeport Zoning Code Section 7.140.6(b) states that the maximum fence height allowed in the project area zones is 6 feet for rear and interior side yards. This variance request is to exceed that height to provide a nicer aesthetic and better screening for the residential neighbors from the activities at the West Side WWTP.

## **2) Architectural Review of Proposed Buildings**

The Bridgeport Zoning Department's guidance included a request to show elevations and rough floor plans for the two proposed buildings in Phase 2. Included in the attached plans are the elevations and floor plans for the Headworks Building and the Control Building. Also included are renderings of the Control Building. This architectural review by the ZBA is intended to identify any Zoning variances may be needed for the design and construction of these two buildings.



**Properties within 100 feet of Block 329, Lot 1A**

Parcel ID	Location	Owner Name	Owner Address	C/O Owner	City	State	Zip Code
329-1B	1 BOSTWICK AV	BRIDGEPORT CITY OF	EXEMPT PARCEL N/A		BRIDGEPORT	CT	00000
320-21	86 BOSTWICK AV	FRANK J GULIA REVOCABLE TRUST	86 BOSTWICK AVENUE	C/O CEDAR MANOR	BRIDGEPORT	CT	06605
328A-1	68 ST STEPHENS RD	BRIDGEPORT CITY OF PARK DEPT	EXEMPT PARCEL N/A		BRIDGEPORT	CT	00000
329-1A	205 BOSTWICK AV	BRIDGEPORT CITY OF PUBLIC WORKS	EXEMPT PARCEL N/A		BRIDGEPORT	CT	00000
320-18	260 BOSTWICK AV	O & G INDUSTRIES INC	PO BOX 907 N/A		TORRINGTON	CT	06790
323-10A	331 BOSTWICK AV	BRIDGEPORT CITY OF	EXEMPT PARCEL N/A	REDEVELOPMENT	BRIDGEPORT	CT	06604
320-1B	300 BOSTWICK AV	O & G INDUSTRIES INC	112 WALL ST		TORRINGTON	CT	06790
325-1							

**Properties within 100 feet of Block 328, Lot A-1**

Parcel ID	Location	Owner Name	Owner Address	C/O Owner	City	State	Zip Code
239-11	62 ARTHUR ST	LOWELL CYNTHIA	62 ARTHUR ST		BRIDGEPORT	CT	06605-3119
239-26	52 ARTHUR ST	RALEIGH MICHAEL R & MADELINE	52 ARTHUR STREET		BRIDGEPORT	CT	06605
239-12	38 ARTHUR ST	THOMAS SHERRY	38 ARTHUR ST		BRIDGEPORT	CT	06605
239-27B	34 ARTHUR ST	PEREZ ELIZABETH	34 ARTHUR ST		BRIDGEPORT	CT	06604
239-27A	32 ARTHUR ST	STURDIVANT EDWARD L II	32 ARTHUR ST		BRIDGEPORT	CT	06605
239-28	22 ARTHUR ST	BRIDGEPORT CITY OF	EXEMPT PARCEL N/A		BRIDGEPORT	CT	0
239-15B	106 YACHT ST	SAMSON BROSSET	70 PEPPERIDGE RD		STRATFORD	CT	06614
239-14A	116 YACHT ST	SORIA CLARA & EDGAR M SORIA (SURV)	116 YACHT STREET		BRIDGEPORT	CT	06605
239-14B	118 YACHT ST	WILSON EVERETT C	118 YACHT ST		BRIDGEPORT	CT	06605
239-13C	126 YACHT ST	APGAR JANE M ETAL	126 YACHT ST		BRIDGEPORT	CT	06605
329-1B	1 BOSTWICK AV	BRIDGEPORT CITY OF	EXEMPT PARCEL N/A		BRIDGEPORT	CT	00000
222-14A	111 YACHT ST	JURADO JAZZMINE LEE	2137 BRUCKNER BLVD #2F		BRONX	NY	10472
222-14B	113 YACHT ST	ONYILOGWU KENECHUKWU	113 YACHT STREET		BRIDGEPORT	CT	06605
222-15	123 YACHT ST #125	ALFORD HATTIE ET AL	123 YACHT ST		BRIDGEPORT	CT	06605
222-16A	133 YACHT ST	BLOUNT PHYLISS C	133 YACHT ST		BRIDGEPORT	CT	06605
222-16B	135 YACHT ST	BROWN PATRICIA A	135 YACHT ST		BRIDGEPORT	CT	06605
320-21	86 BOSTWICK AV	FRANK J GULIA REVOCABLE TRUST	86 BOSTWICK AVENUE	C/O CEDAR MANOR	BRIDGEPORT	CT	06605
238-3B	68 OCEAN TR	BRIDGEPORT TOWERS LLC	PO BOX 100897		BROOKLYN	NY	11210
328A-1	68 ST STEPHENS RD	BRIDGEPORT CITY OF PARK DEPT	EXEMPT PARCEL N/A		BRIDGEPORT	CT	00000
329-1A	205 BOSTWICK AV	BRIDGEPORT CITY OF PUBLIC WORKS	EXEMPT PARCEL N/A		BRIDGEPORT	CT	00000
248A-3	240 OCEAN TR	BRIDGEPORT CITY OF EDUCATION	EXEMPT PARCEL N/A		BRIDGEPORT	CT	06605



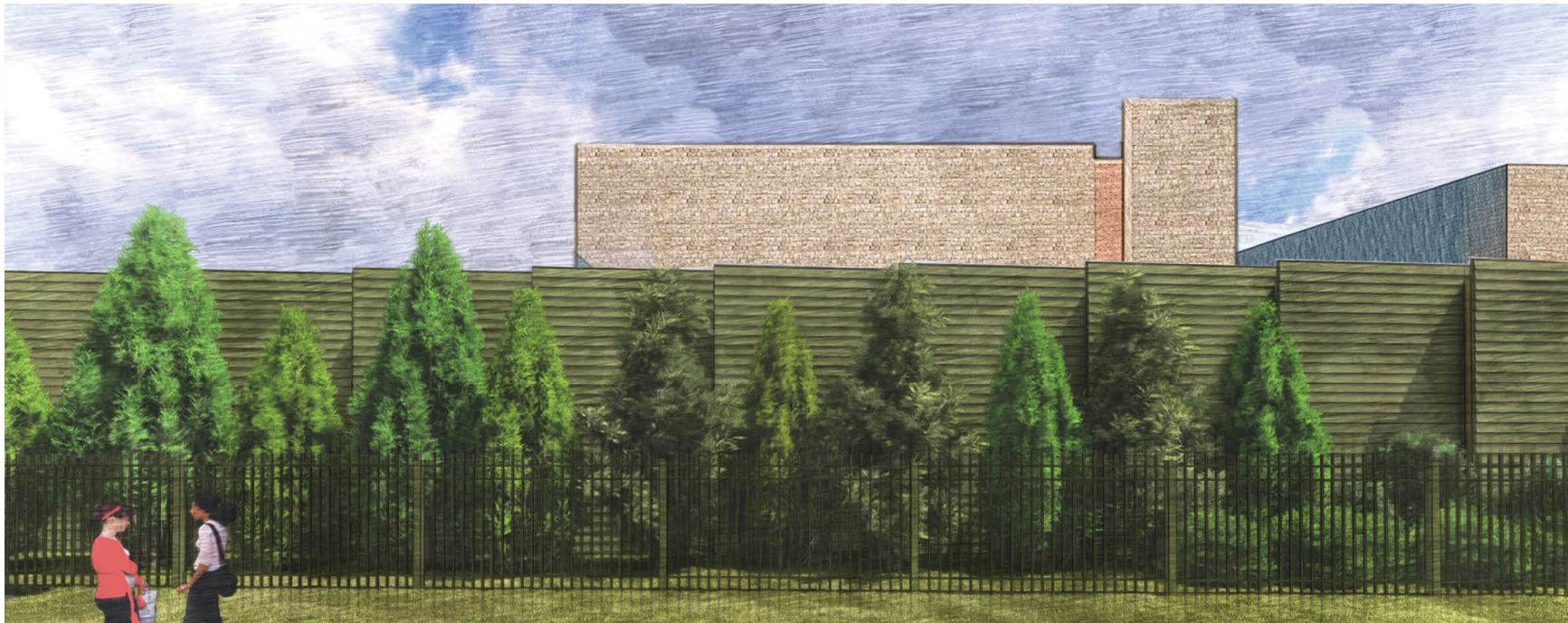
# BARRIER WALL



## Rendering of View from North – closer to Bostwick



## Rendering of View from North – Middle of Site



## Rendering of View from North – closer to St. Stevens



**WATER POLLUTION CONTROL AUTHORITY (WPCA)  
CITY OF BRIDGEPORT, CONNECTICUT**

**WEST SIDE WASTEWATER TREATMENT PLANT IMPROVEMENTS  
PHASE 1 - SITE PREPARATION**

**CT DEEP PROJECT NO. CWF-XXX**

**LIST OF DRAWINGS**

**GENERAL**

G-00 COVER SHEET

**CIVIL**

- C-01 GENERAL NOTES, LEGEND, AND ABBREVIATIONS
- C-02 EXISTING CONDITIONS AND SITE BORINGS - PLAN I
- C-03 EXISTING CONDITIONS AND SITE BORINGS - PLAN II
- C-04 REMOVALS PLAN I
- C-05 REMOVALS PLAN II
- C-06 CONFIRMATION SAMPLING PLAN
- C-07 EROSION AND SEDIMENTATION CONTROL PLAN
- C-08 GRADING AND DRAINAGE PLAN
- C-09 PAVING AND FENCING PLAN I
- C-10 PAVING AND FENCING PLAN II
- C-11 LANDSCAPING AND COMPLETION PLAN
- C-12 SITE DETAILS I
- C-13 SITE DETAILS II
- C-14 SITE DETAILS III
- C-15 SITE DETAILS IV



LOCATION PLAN  
1 in = 500 ft

**MARCH 2024**

**PERMITTING REVIEW SET  
NOT FOR CONSTRUCTION**



**EAST HARTFORD, CONNECTICUT**

*Water*

*Environment*

*Transportation*

*Energy*

*Facilities*

**GENERAL NOTES:**

- ALL WORK SHALL CONFORM TO THE CITY OF BRIDGEPORT STANDARDS AND SPECIFICATIONS OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 818 (OR LATEST EDITION).
- IF (IN THE OPINION OF THE ENGINEER) CONFLICTS OR DISCREPANCIES OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT ITSELF IN DESCRIBING THE WORK; THE BETTER QUALITY, GREATER QUANTITY, OR MORE COSTLY OPTION FOR WORK SHALL BE INCLUDED IN THE CONTRACTOR'S (ORIGINAL) CONTRACT PRICE. THIS WORK SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CLARIFYING ANY CONFLICTS OR DISCREPANCIES IN THE WORK PRIOR TO SUBMITTING THE CONTRACT PRICE. THE CONTRACTOR SHALL NOT PROCEED WITH SUCH WORK UNTIL THE ENGINEER HAS BEEN CONTACTED FOR CLARIFICATION AND PROPER DIRECTION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND SHALL IMMEDIATELY REPORT ANY AND ALL DISCREPANCIES TO ENGINEER.
- THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND APPURTENANCES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" (CBYD) LOCATING SERVICE AT 1-(800)-922-4455 AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION IN ORDER TO HAVE ALL UTILITIES LOCATED AND MARKED. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING SERVICE (AT THEIR OWN EXPENSE) TO VERIFY AND/OR LOCATE ANY/ALL UTILITIES THAT CBYD DOES NOT LOCATE. ANY/ALL REFERENCES ON DRAWINGS TO "UTILITIES" INCLUDES ANY/ALL TYPES OF BUILDING AND/OR SITE "SERVICES" AS WELL.
- SURVEY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM MAPS ENTITLED: "IMPROVEMENT LOCATION SURVEY; 205 BOSTWICK AVENUE; WEST SIDE WASTEWATER TREATMENT PLANT; BRIDGEPORT, CONNECTICUT; PREPARED FOR WATER POLLUTION CONTROL AUTHORITY" SHEETS 1 THROUGH 8; SCALE: VARIES; DATED MAY 15, 2020; LAST REVISED: MAY 9, 2023; PREPARED BY PEREIRA ENGINEERING, LLC.
- TO PROVIDE CONSISTENCY WITH HISTORICAL DRAWINGS A SEPARATE DATUM WAS ESTABLISHED THAT IS SPECIFIC TO THE WASTEWATER TREATMENT PLANT (WWTP) SITE. ALL ELEVATIONS DEPICTED ON THE PROJECT DRAWINGS AND THE ABOVE REFERENCED SURVEY MAPS ARE BASED UPON THE BRIDGEPORT WEST SIDE WWTP DATUM, SEE DATUM CONVERSION TABLE BELOW.
- NO STUMPS, BRUSH, BUILDING DEBRIS, OR UNSUITABLE MATERIALS ARE TO BE BURIED ONSITE. CONTRACTOR IS RESPONSIBLE FOR ANY/ALL COSTS ASSOCIATED WITH REMOVING ALL MATERIALS OFFSITE AT NO ADDITIONAL COST TO THE OWNER.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S REQUIREMENTS AND STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE UTILITY RELATED WORK WITH THE RESPECTIVE UTILITIES. ALL COSTS, INCLUDING PERMIT FEES, SHALL BE INCLUDED IN THE PRICE'S BID FOR THE VARIOUS ITEMS OF WORK UNDER THIS CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR DOING WORK THAT IS COMPLIANT WITH SECTION 504 OF THE REHABILITATION ACT OF 1973 AND TITLE II OF THE AMERICANS WITH DISABILITIES ACT AS AMENDED THROUGH LATEST VERSION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER DRAWINGS AND SPECIFICATIONS TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO THE SITE.

**SURVEY LEGEND**

EXISTING		PROPOSED
---650---	CONTOURS	---650---
671.5 X	SPOT ELEVATION	291.5 X
-----	PROPERTY LINE	-----
-----	WATERCOURSE	-----
-----	STONE WALL	-----
[Symbol]	STRUCTURE	[Symbol]
-----	EDGE OF PAVEMENT	-----
-----	WATER LINE	-----
-----	GAS LINE	-----
-----	ELECTRIC LINE	-----
-----	TELEPHONE LINE	-----
-----	FIBER OPTIC LINE	-----
-----	OVERHEAD WIRES	-----
-----	SANITARY SEWER LINE	-----
-----	STORM DRAIN LINE	-----
-----	TREE LINE	-----
-----	CHAIN LINK FENCE	-----
-----	WOOD FENCE	-----
-----	GUIDERAIL	-----
[Symbol]	CONIFEROUS TREE	[Symbol]
[Symbol]	DECIDUOUS TREE	[Symbol]
[Symbol]	SHRUB	[Symbol]
[Symbol]	TEST BORING	[Symbol]
[Symbol]	YARD DRAIN	[Symbol]
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	STORM MANHOLE	[Symbol]
[Symbol]	SANITARY MANHOLE	[Symbol]
[Symbol]	LIGHT POLE	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	HYDRANT	[Symbol]
[Symbol]	WATER VALVE	[Symbol]
[Symbol]	GAS VALVE	[Symbol]
-----	LIMIT OF WORK	-----
-----	STRAW WATTLE	-----
-----	SILT FENCE	-----
-----	BARRIER WALL	-----
[Symbol]	GRAVEL ACCESS DRIVE	[Symbol]
[Symbol]	BITUMINOUS CONCRETE PAVEMENT / APRON	[Symbol]

**ABBREVIATIONS**

APPROX	APPROXIMATE
BC	BOTTOM OF CURB ELEVATION
BIT	BITUMINOUS CONCRETE
BM	BENCHMARK
BS	BOTTOM OF SUMP ELEVATION
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC	CONCRETE
DR	DRAIN
ELEV	ELEVATION
EXIST	EXISTING
HD	HEAVY DUTY
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SCH	SCHEDULE
STA MNS	MAG NAIL SET STATION
STA SPS	SPIKE SET STATION
TC	TOP OF CURB ELEVATION
TF	TOP OF FRAME ELEVATION
TOC	TOP OF CONCRETE ELEVATION
TS	TOP OF SUMP ELEVATION
TYP	TYPICAL
VF	VERIFY IN FIELD
W/	WITH
WWTP	WASTEWATER TREATMENT PLANT

**EROSION CONTROL NOTES:**

- ALL WORK SHALL CONFORM TO CTDEEP GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION.
- EROSION CONTROLS SHOWN ON DRAWINGS ARE THE MINIMUM REQUIRED. CONTRACTOR MAY BE REQUIRED TO ADJUST LOCATIONS AND ELEVATIONS OF SEDIMENTATION BARRIERS OR ADD ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY ENGINEER.
- PRIOR TO UNDERTAKING ANY WORK AT THE SITE, PREPARE AN EROSION CONTROL PLAN IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II REGULATIONS FOR APPROVAL BY THE ENGINEER TO PROTECT THE SITE FROM EROSION AND PREVENT THE MOVEMENT OF SEDIMENT AND DEBRIS INTO DRAINAGE SYSTEMS.
- INSTALL STRAW WATTLES AT THE LIMITS OF WORK AS SHOWN ON THE PROJECT DRAWINGS PRIOR TO COMMENCEMENT OF WORK TO PREVENT EROSION OR SEDIMENTATION INTO ADJACENT DOWNGRADIENT PROPERTY, AS WELL AS INTO THE WORK AREA FROM ADJACENT UPLAND PROPERTY.
- INSPECT SEDIMENT BARRIERS WEEKLY AND AFTER ALL STORM EVENTS OF 1/2-INCH OR GREATER. REPAIR AS NEEDED AND AS DIRECTED BY THE ENGINEER OR OWNER WITHIN 48 HOURS OF ANY STORM EVENT.
- MAINTAIN THE SEDIMENTATION AND EROSION CONTROL SYSTEMS FOR THE DURATION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE CLEANING AND/OR REPLACING SYSTEMS THAT ARE NO LONGER FUNCTIONAL DUE TO SEDIMENT BUILD-UP AND DEGRADATION AS DETERMINED BY THE ENGINEER. BARRIERS SHALL BE LEFT IN PLACE UNTIL THE AREA IS PERMANENTLY STABILIZED.
- PROVIDE EROSION PROTECTION FOR DRAIN INLETS AND STRUCTURES UPON INSTALLATION AND LEAVE IN PLACE UNTIL ADJACENT SURFACES ARE STABILIZED.
- SEED DISTURBED AREAS TO STABILIZE SOILS AND PREVENT EROSION AS SOON AS POSSIBLE AFTER CONSTRUCTION AND EXCAVATION IS COMPLETE, AND WHEN NO FURTHER ALTERATION IS ANTICIPATED FOR 30 OR MORE DAYS. IN THE EVENT THAT THIS WORK IS TO TAKE PLACE OUTSIDE OF THE GROWING SEASON, PLACE SOIL COVERS OR MULCH OVER THESE AREAS TO MINIMIZE EROSION.
- INSTALL EROSION CONTROL BLANKET ON ALL LOAM AND SEEDED SLOPES OF 4:1 (HORIZONTAL:VERTICAL) OR STEEPER TO MINIMIZE SOIL EROSION.
- WORK SHALL PROCEED AS RAPIDLY AS POSSIBLE TO LIMIT THE EXPOSURE TIME OF DISTURBED SOILS TO WIND AND PRECIPITATION.
- REFER TO SPECIFICATIONS SECTION 026110 EXCAVATION AND MANAGEMENT OF CONTAMINATED SOIL FOR REQUIREMENTS TO MINIMIZE DUST AND PREVENT SEDIMENT TRACKING OFFSITE.
- REMOVE AND SATISFACTORILY DISPOSE OF ALL SEDIMENT CONTROL STRUCTURES UPON COMPLETION OF ALL WORK AND SOIL STABILIZATION AS DIRECTED BY THE ENGINEER AND OWNER.
- CONTRACTOR SHALL INSTALL AND MAINTAIN CATCH BASIN FILTERS IN ALL PROPOSED CATCH BASINS UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.

**STORAGE AND STOCKPILE NOTES**

- ALL EQUIPMENT STORAGE, REFUELING AND ANY REQUIRED MINOR MAINTENANCE SHALL OCCUR IN AN AREA DEFINED BY A TEMPORARY CONSTRUCTION FENCE.
- MAINTAIN A SUPPLY OF ALL PURPOSE OIL ABSORBENT MATERIAL WITH THE EQUIPMENT AND IN THE REFUELING AREA FOR THE CLEAN-UP OF ANY ACCIDENTAL SPILLS DURING REFUELING OR MAINTENANCE OPERATIONS. NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF AN ACCIDENTAL RELEASE.
- INSPECT ALL HYDRAULIC LINES ON ALL CONSTRUCTION EQUIPMENT AND VEHICLES AT THE BEGINNING AND END OF EACH WORKDAY.
- STORE ALL OIL, HYDRAULIC FLUID, OR OTHER HAZARDOUS MATERIAL IN ORIGINAL CONTAINERS. FUEL SHALL BE STORED IN CLEARLY MARKED, TIGHTLY SEALED CONTAINERS. ALL SUCH MATERIAL SHALL BE STORED UNDER A ROOF OR IN A COVERED ENCLOSURE.
- ALL TRUCKS, STORAGE BINS, AND CONTAINERS ENTERING OR LEAVING THE SITE SHALL BE COVERED.

**GRADING NOTES**

- CONTRACTOR IS RESPONSIBLE FOR CONFIRMING GRADES AND LOCATION OF UTILITIES. MAJOR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- TO ESTABLISH PROPER GRADES, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF GRADE STAKES. THE NUMBER AND LOCATION SHALL BE DETERMINED IN THE FIELD AND APPROVED BY THE ENGINEER.
- ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE IN A MANNER APPROVED BY THE ENGINEER.

**PLANTING NOTES:**

- ALL TREES SHALL BE UNIFORM AND WELL-BRANCHED SPECIMENS.
- ALL PLANTS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- ALL PLANTING BEDS AND SAUCERS SHALL HAVE A 3" DEEP LAYER OF SHREDDED BARK MULCH AS SPECIFIED.
- ALL TREE AND PLANTING BED LOCATIONS SHALL BE STAKED IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE DRAWINGS. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE DRAWINGS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE DRAWINGS AND PLANT LABELS PRIOR TO BIDDING.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

**PLANT MAINTENANCE NOTES:**

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE SEEDED AREAS, MULCHED BEDS AND PLANTINGS AS SPECIFIED. THE CONTRACTOR SHALL SUPPLY WATERING FOR PLANTINGS DURING THE PLANT MAINTENANCE AND GUARANTEE PERIOD.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS DURING AND AT THE END OF THE MAINTENANCE AND GUARANTEE PERIOD.

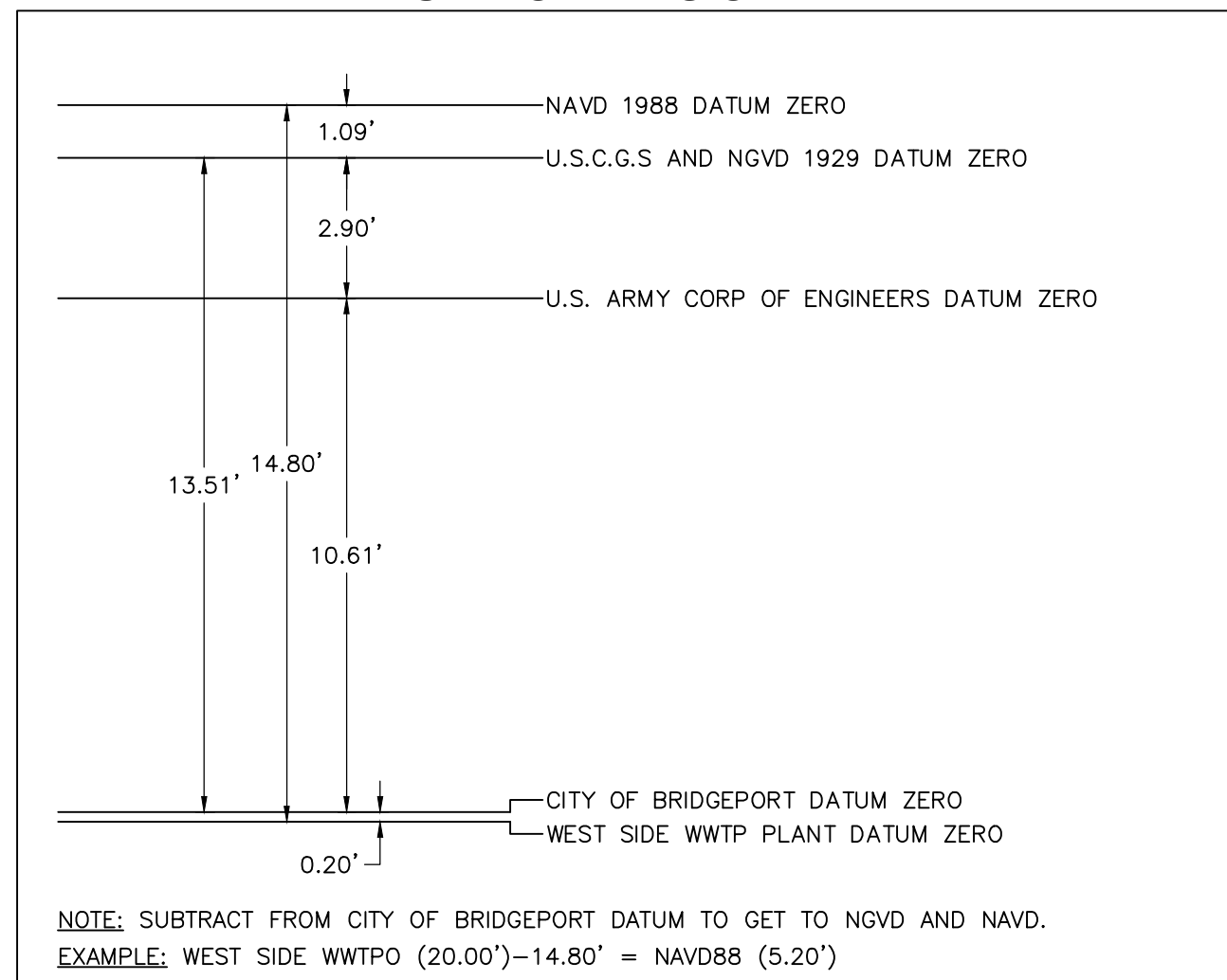
**BORING LEGEND:**

- CDM-001: EXISTING LOCATIONS OF NEW GEOPROBE LOCATIONS (FIELD LOCATED OCTOBER, 2023)
- BH-1: EXISTING LOCATIONS OF NEW GEOTECHNICAL BORINGS (FIELD LOCATED APRIL, 2023)
- W-SB-001: APPROXIMATE LOCATIONS OF PREVIOUS GEOPROBE BORINGS COMPLETED IN 2020 BY EOLAS ENVIRONMENTAL, INC.
- W-MW-001: APPROXIMATE LOCATIONS OF PREVIOUS MONITORING WELL BORINGS COMPLETED IN 2020 BY EOLAS ENVIRONMENTAL, INC.
- SB-101: APPROXIMATE LOCATIONS OF HISTORIC BORINGS COMPLETED IN 2013-2016 BY AECOM
- DH-1: APPROXIMATE LOCATIONS OF HISTORIC BORINGS COMPLETED BY HARDIMAN DRILLING CO. CIRCA 1960s
- \*BH-2 IS DEPICTED APPROXIMATELY AND WAS NOT FILED LOCATED.

**CONSTRUCTION NOTES:**

- ALL TREES TO BE CLEARED SHALL BE IDENTIFIED FOR REVIEW BY ENGINEER PRIOR TO CLEARING. REMOVE TREES AND VEGETATION NECESSARY TO COMPLETE THE WORK AS SHOWN. LIMIT OF CLEARING TO BE REVIEWED IN FIELD WITH ENGINEER PRIOR TO EXECUTION.
- ALL DISTURBED AREAS OUTSIDE THE TEMPORARY ACCESS DRIVE AND PLANTING BEDS SHALL RECEIVE MIN. 4" LAYER LOAM AND SEED.
- RETAIN A CONNECTICUT LICENSED LAND SURVEYOR TO CONFIRM AND STAKE ALL PROPERTY LINES BETWEEN CITY OWNED PROPERTY, PRIVATE PROPERTY, AND UTILITY EASEMENTS PRIOR TO START OF CONSTRUCTION ACTIVITIES.
- ALL AREAS OUTSIDE THE LIMIT OF DISTURBANCE SHALL BE PROTECTED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ALL AREAS DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE IN A MANNER APPROVED BY THE ENGINEER AND ANY AFFECTED PARTY.
- PRESERVE AND PROTECT ALL EXISTING GROUNDWATER MONITORING WELLS NOT IDENTIFIED TO BE DECOMMISSIONED OR REMOVED IN PHASE 1. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL MAINTAIN VEHICULAR ACCESS AND ALL UTILITY SERVICES TO THE EXISTING TREATMENT PLANT AND ASSOCIATED FACILITIES THROUGHOUT THE DURATION OF THE CONTRACT, UNLESS OTHERWISE SPECIFIED.
- EXISTING SURVEY MONUMENTS OR CONTROL POINTS SHALL BE FLAGGED AND PROTECTED THROUGHOUT THE CONSTRUCTION CONTRACT UNLESS OTHERWISE APPROVED BY THE ENGINEER. DAMAGED OR MISSING MONUMENTS OR CONTROL POINTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

**DATUM CONVERSION TABLE**



**WEST SIDE WWTP DATUM (FT)=NAVD88 (FT) +14.80 FT**  
**WEST SIDE WWTP DATUM (FT)=CITY OF BRIDGEPORT DATUM (FT) +0.20 FT**

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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: S. WARNER
DRAWN BY: S. WARNER
SHEET CHK'D BY: J. HEIL
CROSS CHK'D BY: X
APPROVED BY: X
DATE: MARCH 2024

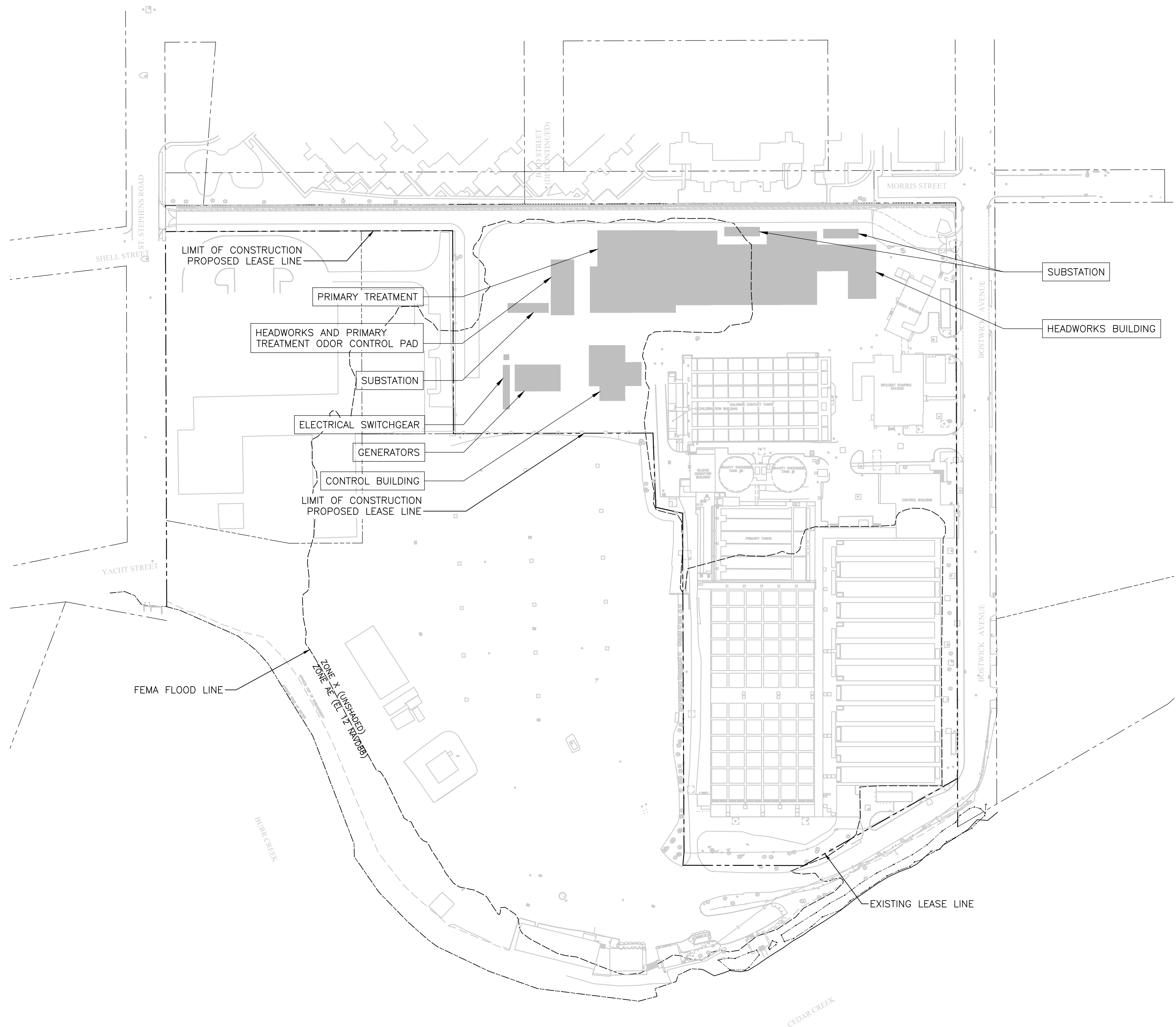
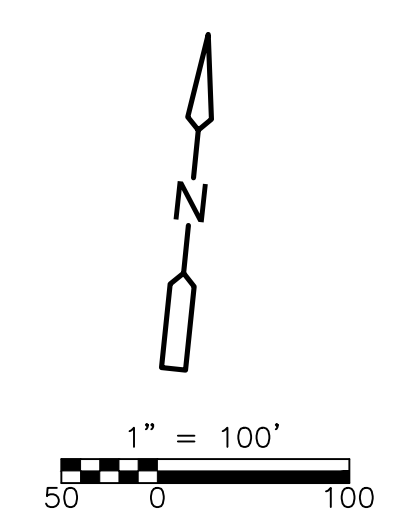
**CDM Smith**  
 101 East River Drive, Suite 1A  
 East Hartford, CT 06108  
 Tel: (860) 529-7615

WATER POLLUTION CONTROL AUTHORITY (WPCA)  
 CITY OF BRIDGEPORT, CT  
**WEST SIDE WWTP IMPROVEMENTS**  
**PHASE 1 - SITE PREPARATION**

**GENERAL NOTES, LEGEND, AND ABBREVIATIONS**

PROJECT NO. 36438-241520
FILE NAME: C001P1GL.dwg
SHEET NO. C-01

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NOTES:  
 1. WORK PROPOSED IN PREVIOUS PHASES DEPICTED AS EXISTING CONDITION.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: J. ROTONDO  
 DRAWN BY: E. HOMBURG  
 SHEET CHK'D BY: X  
 CROSS CHK'D BY: X  
 APPROVED BY: X  
 DATE: MARCH 2024

**CDM Smith**  
 101 East River Drive, Suite 1A  
 East Hartford, CT 06108  
 Tel: (860) 529-7615

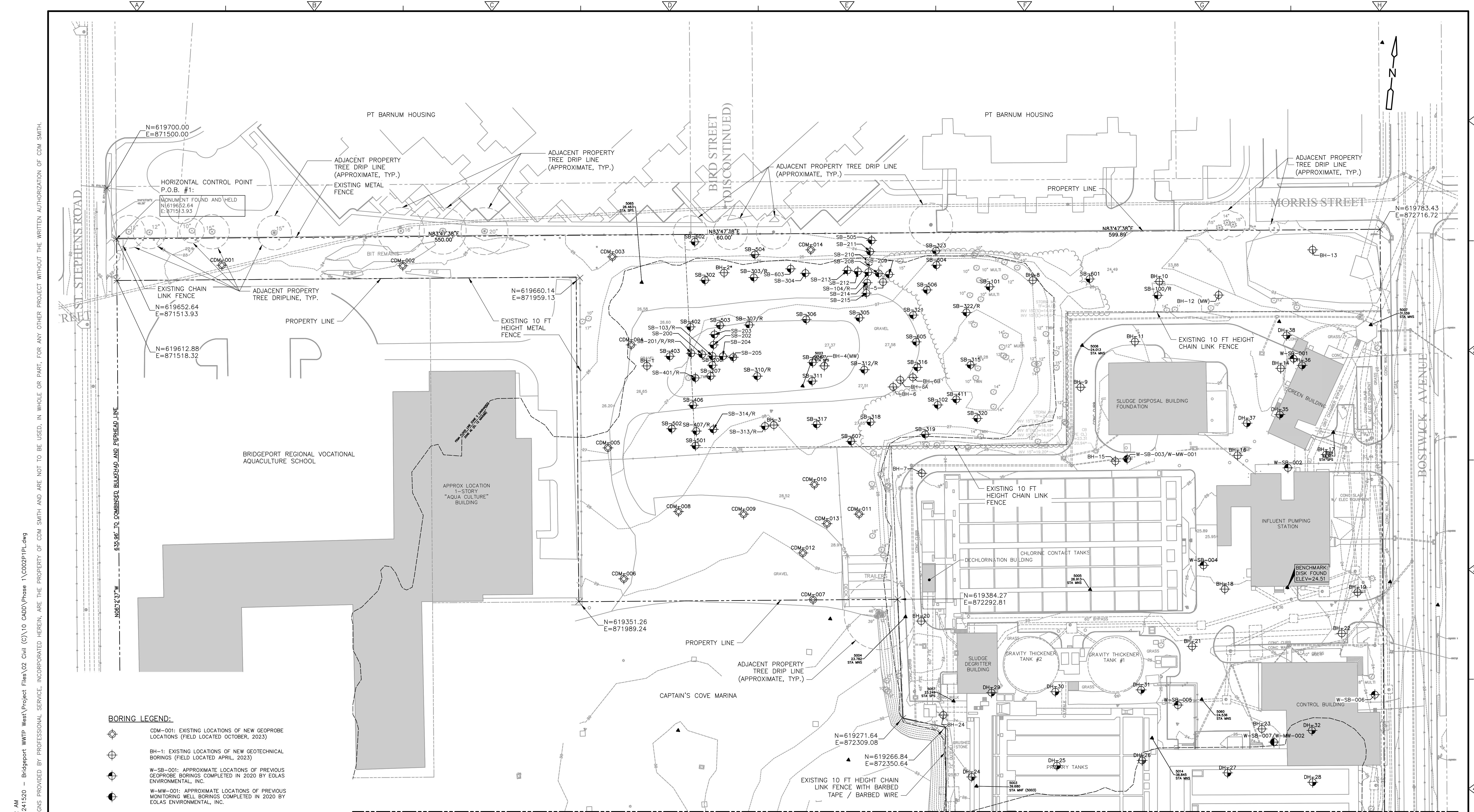
**PEREIRA ENGINEERING, LLC**  
 Civil • Environmental • Land Surveying  
 One Enterprise Drive, Suite 312  
 Shelton, CT 06484  
 Phone: (203) 944-9944  
 Fax: (203) 944-9945

WATER POLLUTION CONTROL AUTHORITY (WPCA)  
 CITY OF BRIDGEPORT, CT  
**WEST SIDE WWTP IMPROVEMENTS  
 PHASE 2**

**PHASE 2  
 OVERALL IMPROVEMENTS PLAN**

PROJECT NO. 36438-241520  
 FILE NAME: C-13.DWG  
 SHEET NO.





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- BORING LEGEND:**
- ⊕ CDM-001: EXISTING LOCATIONS OF NEW GEOPROBE LOCATIONS (FIELD LOCATED OCTOBER, 2023)
  - ⊕ BH-1: EXISTING LOCATIONS OF NEW GEOTECHNICAL BORINGS (FIELD LOCATED APRIL, 2023)
  - ⊕ W-SB-001: APPROXIMATE LOCATIONS OF PREVIOUS GEOPROBE BORINGS COMPLETED IN 2020 BY EOLAS ENVIRONMENTAL, INC.
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  - \*BH-2 IS DEPICTED APPROXIMATELY AND WAS NOT FILED LOCATED.

**NOTE:**

- SEE BORING LOGS APPENDED TO SPECIFICATIONS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

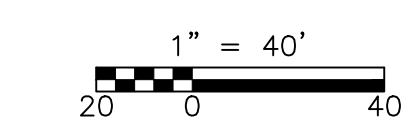
DESIGNED BY: S. WARNER  
 DRAWN BY: S. WARNER  
 SHEET CHK'D BY: J. HEIL  
 CROSS CHK'D BY: X  
 APPROVED BY: X  
 DATE: MARCH 2024

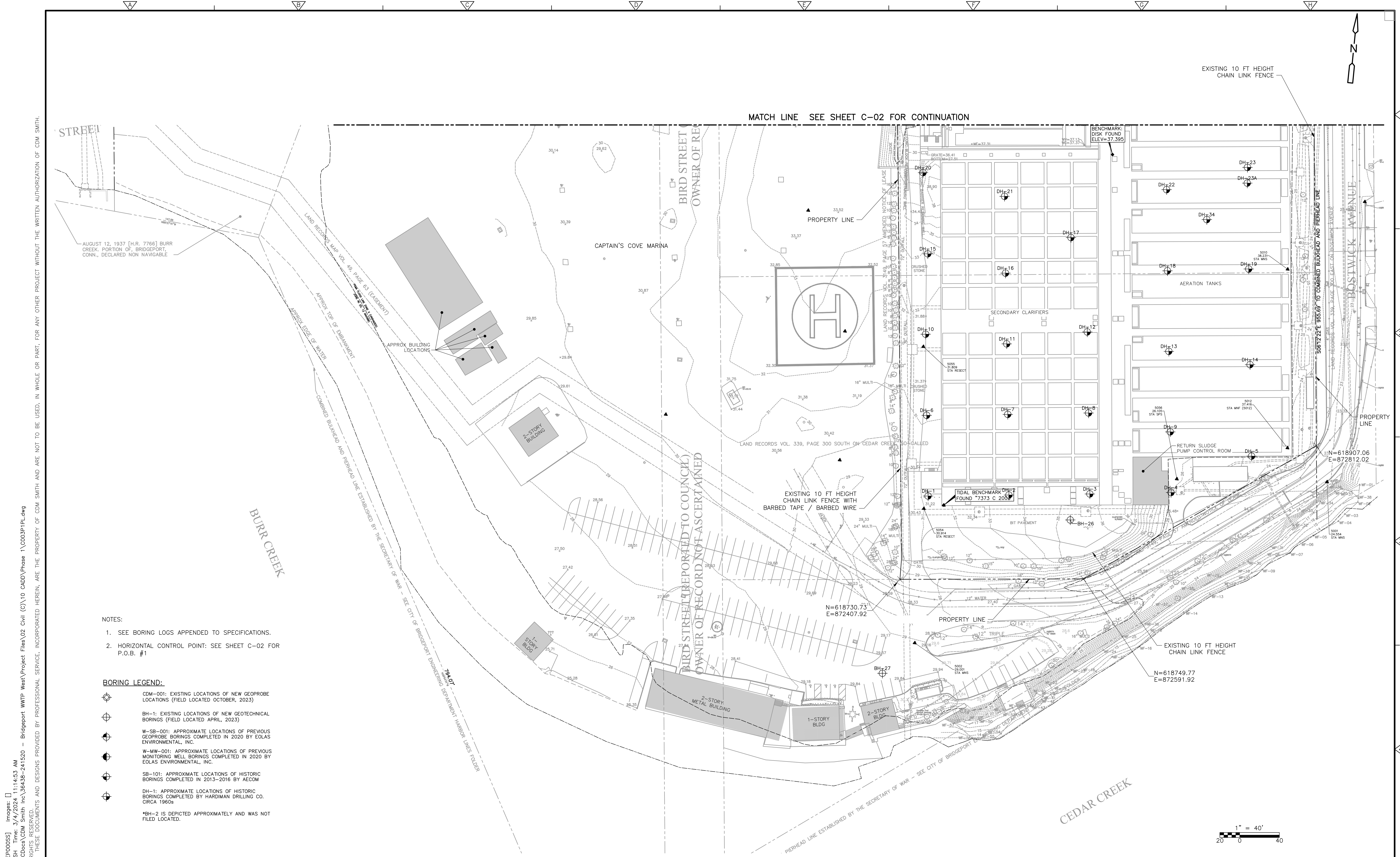


WATER POLLUTION CONTROL AUTHORITY (WPCA)  
 CITY OF BRIDGEPORT, CT  
**WEST SIDE WWTp IMPROVEMENTS**  
**PHASE 1 - SITE PREPARATION**

**EXISTING CONDITIONS AND SITE BORINGS**  
**PLAN I**

PROJECT NO. 36438-241520  
 FILE NAME: C003P1PL.dwg  
 SHEET NO.  
**C-02**





MATCH LINE SEE SHEET C-02 FOR CONTINUATION

EXISTING 10 FT HEIGHT CHAIN LINK FENCE

AUGUST 12, 1937 [H.R. 7766] BURR CREEK, PORTION OF, BRIDGEPORT, CONN., DECLARED NON NAVIGABLE

CAPTAIN'S COVE MARINA

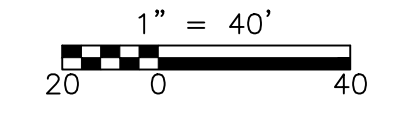
BIRD STREET  
OWNER OF RECORD

BIRD STREET (REPORTED TO COUNCIL)  
OWNER OF RECORD NOT ASCERTAINED

BOSTWICK AVENUE

- NOTES:
- SEE BORING LOGS APPENDED TO SPECIFICATIONS.
  - HORIZONTAL CONTROL POINT: SEE SHEET C-02 FOR P.O.B. #1

- BORING LEGEND:
- CDM-001: EXISTING LOCATIONS OF NEW GEOPROBE LOCATIONS (FIELD LOCATED OCTOBER, 2023)
  - BH-1: EXISTING LOCATIONS OF NEW GEOTECHNICAL BORINGS (FIELD LOCATED APRIL, 2023)
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  - \*BH-2 IS DEPICTED APPROXIMATELY AND WAS NOT FILED LOCATED.



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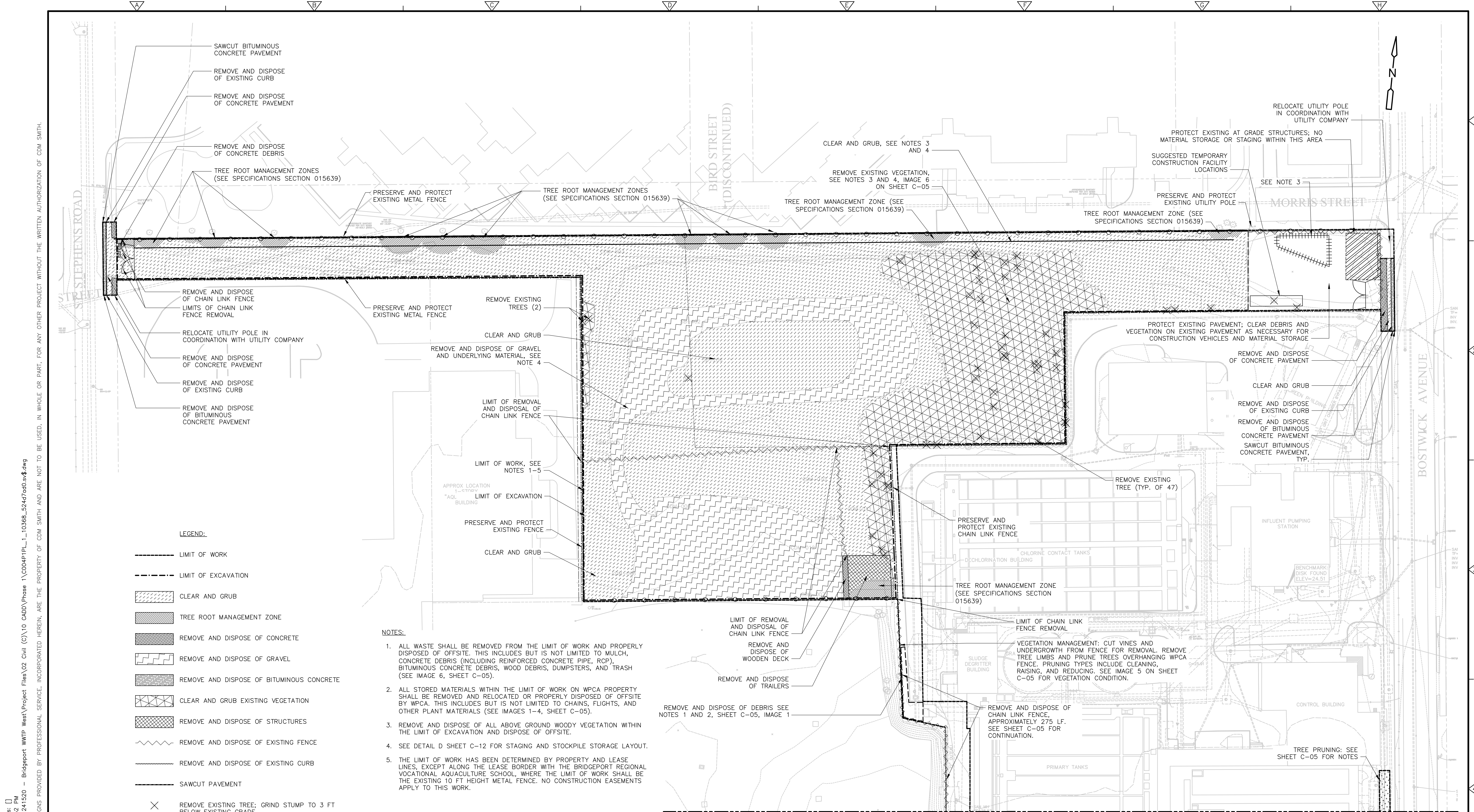
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 DRAWN BY: S. WARNER  
 SHEET CHK'D BY: J. HEIL  
 CROSS CHK'D BY: X  
 APPROVED BY: X  
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WATER POLLUTION CONTROL AUTHORITY (WPCA)  
 CITY OF BRIDGEPORT, CT  
 WEST SIDE WWTp IMPROVEMENTS  
 PHASE 1 - SITE PREPARATION

EXISTING CONDITIONS AND SITE BORINGS  
 PLAN II

PROJECT NO. 36438-241520  
 FILE NAME: C003P1PL.dwg  
 SHEET NO.  
**C-03**



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**LEGEND:**

- LIMIT OF WORK
- - - - - LIMIT OF EXCAVATION
- [Hatched Box] CLEAR AND GRUB
- [Hatched Box] TREE ROOT MANAGEMENT ZONE
- [Hatched Box] REMOVE AND DISPOSE OF CONCRETE
- [Hatched Box] REMOVE AND DISPOSE OF GRAVEL
- [Hatched Box] REMOVE AND DISPOSE OF BITUMINOUS CONCRETE
- [Hatched Box] CLEAR AND GRUB EXISTING VEGETATION
- [Hatched Box] REMOVE AND DISPOSE OF STRUCTURES
- [Hatched Box] REMOVE AND DISPOSE OF EXISTING FENCE
- [Hatched Box] REMOVE AND DISPOSE OF EXISTING CURB
- SAWCUT PAVEMENT
- ✕ REMOVE EXISTING TREE; GRIND STUMP TO 3 FT BELOW EXISTING GRADE
- - - - - APPROXIMATE LOCATION OF DEBRIS AND/OR STOCKPILED MATERIALS FOR REMOVAL

**NOTES:**

1. ALL WASTE SHALL BE REMOVED FROM THE LIMIT OF WORK AND PROPERLY DISPOSED OF OFFSITE. THIS INCLUDES BUT IS NOT LIMITED TO MULCH, CONCRETE DEBRIS (INCLUDING REINFORCED CONCRETE PIPE, RCP), BITUMINOUS CONCRETE DEBRIS, WOOD DEBRIS, DUMPSTERS, AND TRASH (SEE IMAGE 6, SHEET C-05).
2. ALL STORED MATERIALS WITHIN THE LIMIT OF WORK ON WPCA PROPERTY SHALL BE REMOVED AND RELOCATED OR PROPERLY DISPOSED OF OFFSITE BY WPCA. THIS INCLUDES BUT IS NOT LIMITED TO CHAINS, FLIGHTS, AND OTHER PLANT MATERIALS (SEE IMAGES 1-4, SHEET C-05).
3. REMOVE AND DISPOSE OF ALL ABOVE GROUND WOODY VEGETATION WITHIN THE LIMIT OF EXCAVATION AND DISPOSE OF OFFSITE.
4. SEE DETAIL D SHEET C-12 FOR STAGING AND STOCKPILE STORAGE LAYOUT.
5. THE LIMIT OF WORK HAS BEEN DETERMINED BY PROPERTY AND LEASE LINES, EXCEPT ALONG THE LEASE BORDER WITH THE BRIDGEPORT REGIONAL VOCATIONAL AQUACULTURE SCHOOL, WHERE THE LIMIT OF WORK SHALL BE THE EXISTING 10 FT HEIGHT METAL FENCE. NO CONSTRUCTION EASEMENTS APPLY TO THIS WORK.

SAWCUT BITUMINOUS CONCRETE PAVEMENT

REMOVE AND DISPOSE OF EXISTING CURB

REMOVE AND DISPOSE OF CONCRETE PAVEMENT

REMOVE AND DISPOSE OF CONCRETE DEBRIS

TREE ROOT MANAGEMENT ZONES (SEE SPECIFICATIONS SECTION 015639)

PRESERVE AND PROTECT EXISTING METAL FENCE

TREE ROOT MANAGEMENT ZONES (SEE SPECIFICATIONS SECTION 015639)

BIRD STREET (DISCONTINUED)

CLEAR AND GRUB, SEE NOTES 3 AND 4

REMOVE EXISTING VEGETATION, SEE NOTES 3 AND 4, IMAGE 6 ON SHEET C-05

TREE ROOT MANAGEMENT ZONE (SEE SPECIFICATIONS SECTION 015639)

RELOCATE UTILITY POLE IN COORDINATION WITH UTILITY COMPANY

PROTECT EXISTING AT GRADE STRUCTURES; NO MATERIAL STORAGE OR STAGING WITHIN THIS AREA

SUGGESTED TEMPORARY CONSTRUCTION FACILITY LOCATIONS

SEE NOTE 3

PRESERVE AND PROTECT EXISTING UTILITY POLE

TREE ROOT MANAGEMENT ZONE (SEE SPECIFICATIONS SECTION 015639)

MORRIS STREET

REMOVE AND DISPOSE OF CHAIN LINK FENCE LIMITS OF CHAIN LINK FENCE REMOVAL

RELOCATE UTILITY POLE IN COORDINATION WITH UTILITY COMPANY

REMOVE AND DISPOSE OF CONCRETE PAVEMENT

REMOVE AND DISPOSE OF EXISTING CURB

REMOVE AND DISPOSE OF BITUMINOUS CONCRETE PAVEMENT

PRESERVE AND PROTECT EXISTING METAL FENCE

CLEAR AND GRUB

REMOVE EXISTING TREES (2)

CLEAR AND GRUB

REMOVE AND DISPOSE OF GRAVEL AND UNDERLYING MATERIAL, SEE NOTE 4

LIMIT OF REMOVAL AND DISPOSAL OF CHAIN LINK FENCE

LIMIT OF WORK, SEE NOTES 1-5

APPROX LOCATION OF "AQL" BUILDING

LIMIT OF EXCAVATION

PRESERVE AND PROTECT EXISTING FENCE

CLEAR AND GRUB

REMOVE EXISTING TREE (TYP. OF 47)

PRESERVE AND PROTECT EXISTING CHAIN LINK FENCE

CHLORINE CONTACT TANKS

DECHLORINATION BUILDING

TREE ROOT MANAGEMENT ZONE (SEE SPECIFICATIONS SECTION 015639)

LIMIT OF CHAIN LINK FENCE REMOVAL

VEGETATION MANAGEMENT: CUT VINES AND UNDERGROWTH FROM FENCE FOR REMOVAL. REMOVE TREE LIMBS AND PRUNE TREES OVERHANGING WPCA FENCE. PRUNING TYPES INCLUDE CLEANING, RAISING, AND REDUCING. SEE IMAGE 5 ON SHEET C-05 FOR VEGETATION CONDITION.

SLUDGE DEGRITTER BUILDING

REMOVE AND DISPOSE OF TRAILERS

REMOVE AND DISPOSE OF DEBRIS SEE NOTES 1 AND 2, SHEET C-05, IMAGE 1

REMOVE AND DISPOSE OF WOODEN DECK

REMOVE AND DISPOSE OF CHAIN LINK FENCE, APPROXIMATELY 275 LF. SEE SHEET C-05 FOR CONTINUATION.

INFLUENT PUMPING STATION

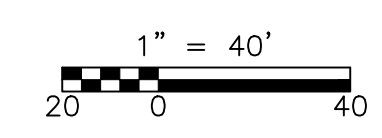
BENCHMARK DISK FOUND (ELEV=24.51)

CONTROL BUILDING

TREE PRUNING: SEE SHEET C-05 FOR NOTES

PRIMARY TANKS

MATCH LINE SEE SHEET C-05 FOR CONTINUATION



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: S. WARNER  
 DRAWN BY: S. WARNER  
 SHEET CHK'D BY: J. HEIL  
 CROSS CHK'D BY: X  
 APPROVED BY: X  
 DATE: MARCH 2024



WATER POLLUTION CONTROL AUTHORITY (WPCA)  
 CITY OF BRIDGEPORT, CT  
**WEST SIDE WWTP IMPROVEMENTS**  
**PHASE 1 - SITE PREPARATION**

**REMOVALS PLAN I**

PROJECT NO. 36438-241520  
 FILE NAME: C004P1PL.dwg  
 SHEET NO. **C-04**

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IMAGE 1: DEBRIS NEXT TO WESTERN FENCE LINE



IMAGE 2: STORED REINFORCED CONCRETE PIPES NEXT TO WESTERN FENCE LINE



IMAGE 3: CONTAINER, REINFORCED CONCRETE PIPE, AND GENERATOR NEXT TO WESTERN FENCE LINE NEAR SOUTHERN GATE



IMAGE 4: MISCELLANEOUS STORED MATERIALS NEAR SOUTHERN FENCE LINE



IMAGE 5: VINES AND VEGETATION TO BE MANAGED ONLY TO REMOVE EXISTING FENCE (PHOTO FROM ADJACENT PROPERTY) ALONG FENCE AT PROPERTY LINE, SEE SHEET C-04



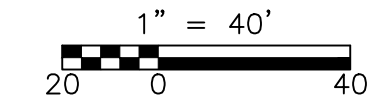
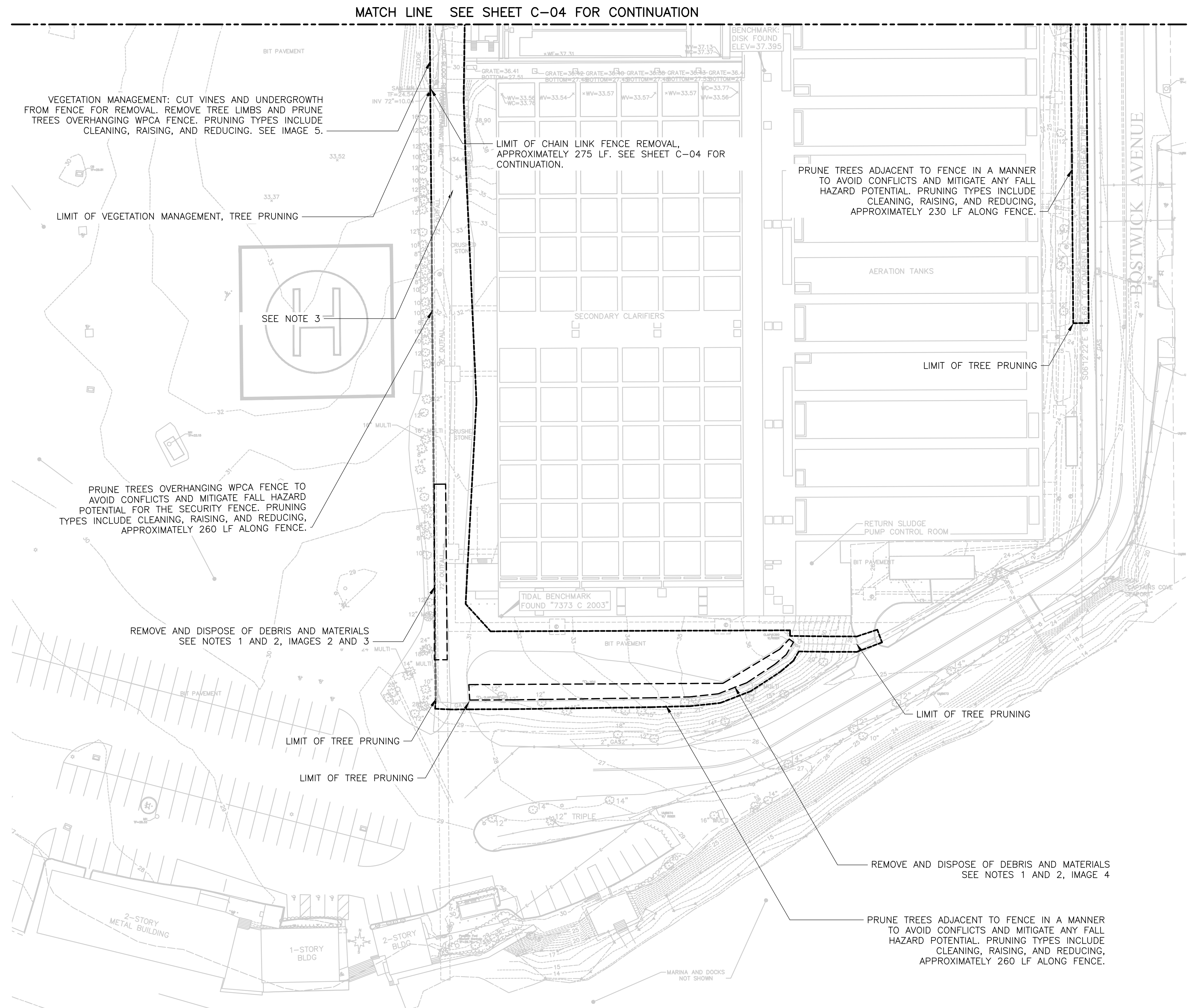
IMAGE 6: EXISTING VEGETATION TO BE CLEARED; SEE SHEET C-04

**LEGEND:**

- · — · — · LIMIT OF WORK
- - - - - APPROXIMATE LOCATION OF DEBRIS AND/OR STORED MATERIALS FOR REMOVAL
- ▨ VEGETATION MANAGEMENT
- ▩ TREE PRUNING

**NOTES:**

1. ALL DEBRIS SHALL BE REMOVED FROM THE LIMIT OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO MULCH, CONCRETE DEBRIS, BITUMINOUS CONCRETE DEBRIS, WOOD DEBRIS, DUMPSTERS, AND TRASH.
2. ALL STORED MATERIALS WITHIN THE LIMIT OF WORK SHALL BE REMOVED AND RELOCATED OR PROPERLY DISPOSED OF OFFSITE.
3. THE FENCELINE MAY ONLY BE ACCESSED FROM WPCA PROPERTY. ACCESS TO THE SITE FOR DEBRIS AND MATERIALS REMOVAL, TREE PRUNING, AND VEGETATION MANAGEMENT SHALL NOT INTERFERE WITH WPCA PLANT OPERATIONS.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	S. WARNER
DRAWN BY:	S. WARNER
SHEET CHK'D BY:	J. HEIL
CROSS CHK'D BY:	X
APPROVED BY:	X
DATE:	MARCH 2024

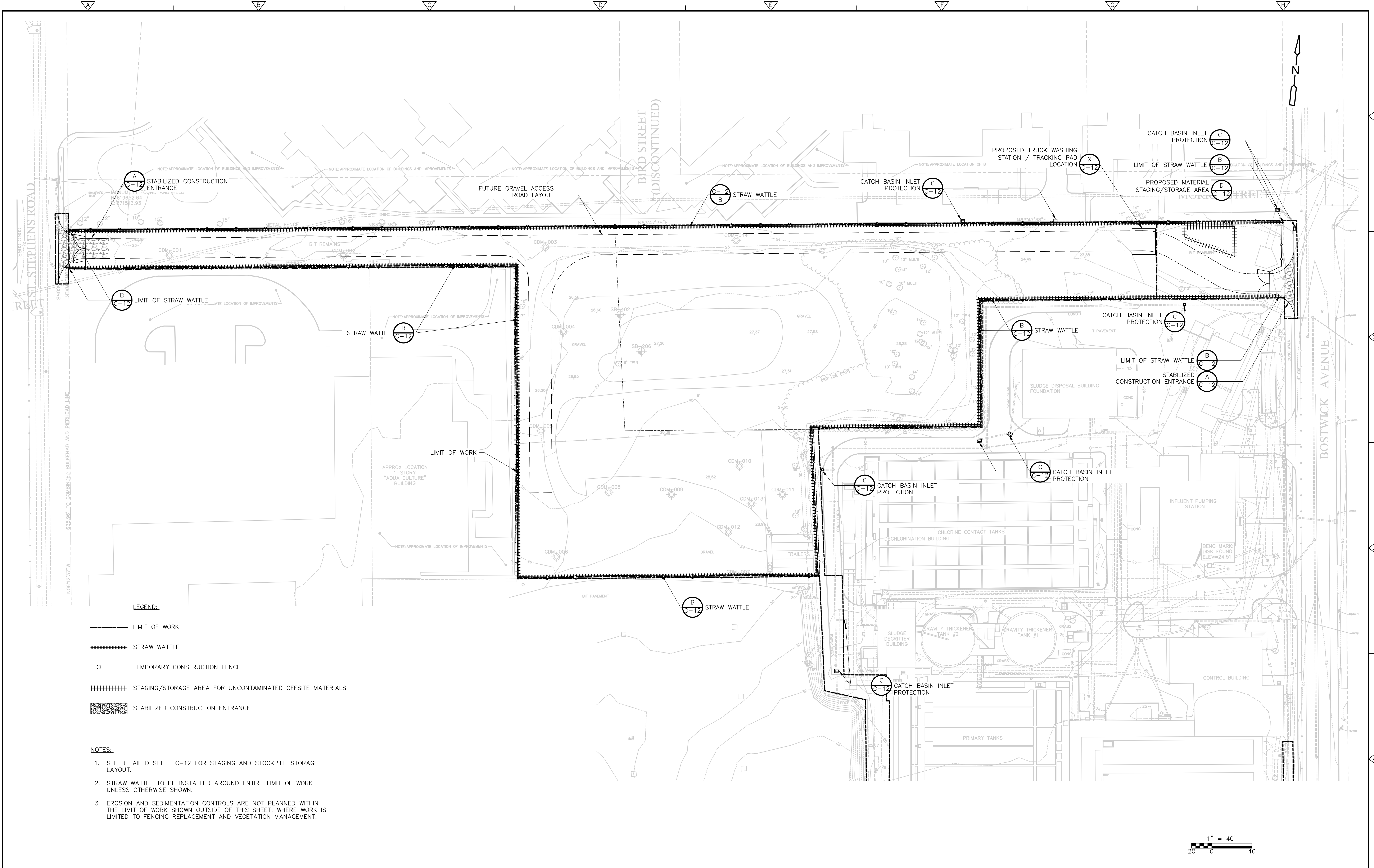
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WATER POLLUTION CONTROL AUTHORITY (WPCA)  
 CITY OF BRIDGEPORT, CT  
**WEST SIDE WWTP IMPROVEMENTS  
 PHASE 1 - SITE PREPARATION**

**REMOVALS PLAN II**

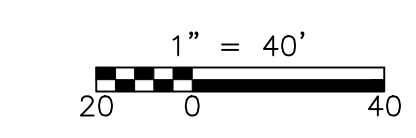
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FILE NAME: C004P1PL.dwg
SHEET NO. C-05

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- LEGEND:**
- LIMIT OF WORK
  - ||||| STRAW WATTLE
  - TEMPORARY CONSTRUCTION FENCE
  - ||||| STAGING/STORAGE AREA FOR UNCONTAMINATED OFFSITE MATERIALS
  - ▨ STABILIZED CONSTRUCTION ENTRANCE

- NOTES:**
1. SEE DETAIL D SHEET C-12 FOR STAGING AND STOCKPILE STORAGE LAYOUT.
  2. STRAW WATTLE TO BE INSTALLED AROUND ENTIRE LIMIT OF WORK UNLESS OTHERWISE SHOWN.
  3. EROSION AND SEDIMENTATION CONTROLS ARE NOT PLANNED WITHIN THE LIMIT OF WORK SHOWN OUTSIDE OF THIS SHEET, WHERE WORK IS LIMITED TO FENCING REPLACEMENT AND VEGETATION MANAGEMENT.



REV. NO.	DATE	DRWN	CHKD	REMARKS

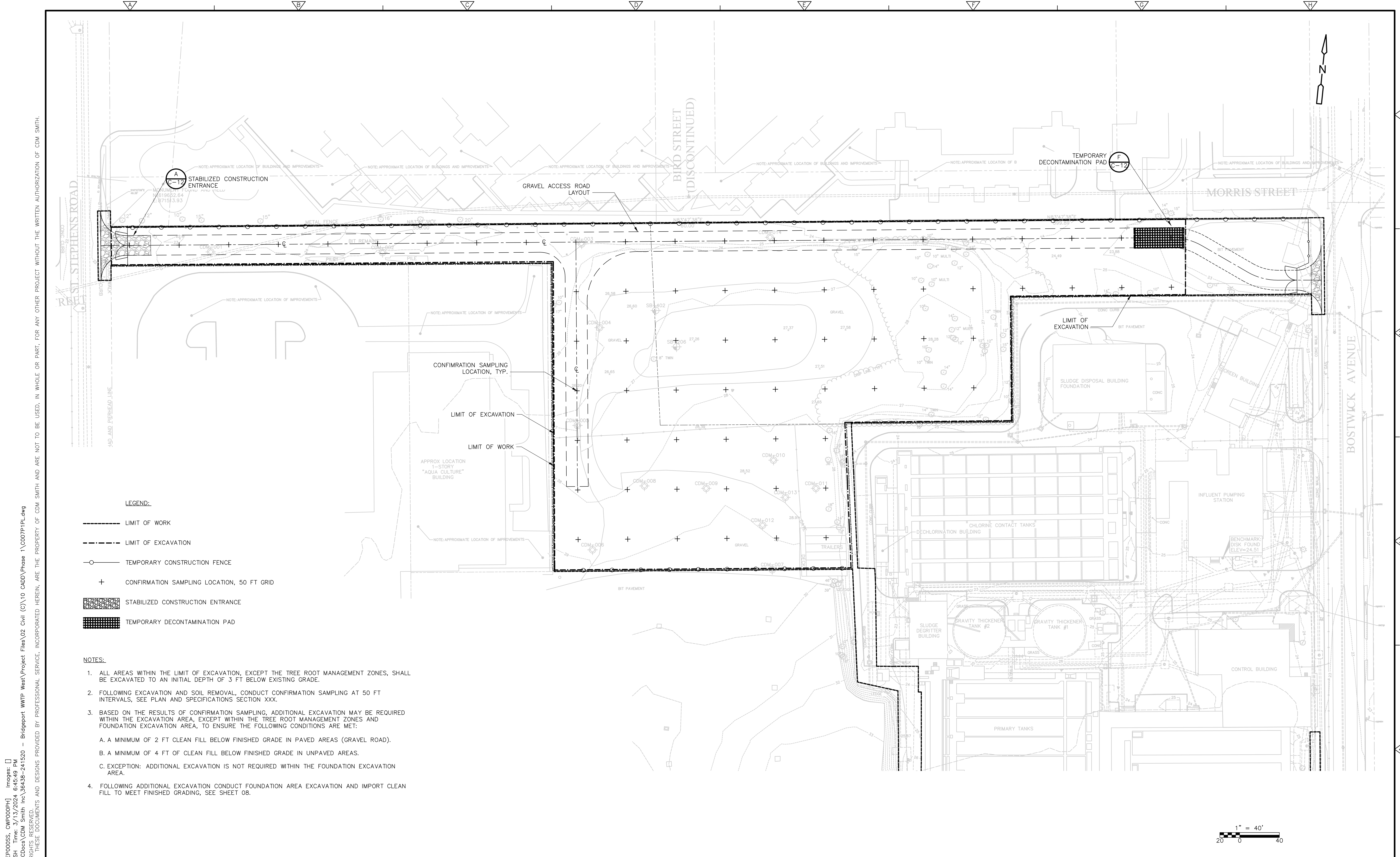
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DRAWN BY:	S. WARNER
SHEET CHK'D BY:	J. HEIL
CROSS CHK'D BY:	X
APPROVED BY:	X
DATE:	MARCH 2024

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**WEST SIDE WWTW IMPROVEMENTS**  
**PHASE 1 - SITE PREPARATION**

**EROSION AND SEDIMENTATION CONTROL PLAN**

PROJECT NO. 36438-241520
FILE NAME: C006P1PL.dwg
SHEET NO.
<b>C-06</b>

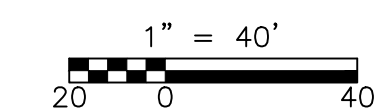


**LEGEND:**

- LIMIT OF WORK
- LIMIT OF EXCAVATION
- TEMPORARY CONSTRUCTION FENCE
- +----- CONFIRMATION SAMPLING LOCATION, 50 FT GRID
- ▨----- STABILIZED CONSTRUCTION ENTRANCE
- ▩----- TEMPORARY DECONTAMINATION PAD

**NOTES:**

1. ALL AREAS WITHIN THE LIMIT OF EXCAVATION, EXCEPT THE TREE ROOT MANAGEMENT ZONES, SHALL BE EXCAVATED TO AN INITIAL DEPTH OF 3 FT BELOW EXISTING GRADE.
2. FOLLOWING EXCAVATION AND SOIL REMOVAL, CONDUCT CONFIRMATION SAMPLING AT 50 FT INTERVALS, SEE PLAN AND SPECIFICATIONS SECTION XXX.
3. BASED ON THE RESULTS OF CONFIRMATION SAMPLING, ADDITIONAL EXCAVATION MAY BE REQUIRED WITHIN THE EXCAVATION AREA, EXCEPT WITHIN THE TREE ROOT MANAGEMENT ZONES AND FOUNDATION EXCAVATION AREA, TO ENSURE THE FOLLOWING CONDITIONS ARE MET:
  - A. A MINIMUM OF 2 FT CLEAN FILL BELOW FINISHED GRADE IN PAVED AREAS (GRAVEL ROAD).
  - B. A MINIMUM OF 4 FT OF CLEAN FILL BELOW FINISHED GRADE IN UNPAVED AREAS.
  - C. EXCEPTION: ADDITIONAL EXCAVATION IS NOT REQUIRED WITHIN THE FOUNDATION EXCAVATION AREA.
4. FOLLOWING ADDITIONAL EXCAVATION CONDUCT FOUNDATION AREA EXCAVATION AND IMPORT CLEAN FILL TO MEET FINISHED GRADING, SEE SHEET 08.



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 DRAWN BY: S. WARNER  
 SHEET CHK'D BY: J. LAWRENCE  
 CROSS CHK'D BY: X  
 APPROVED BY: X  
 DATE: MARCH 2024

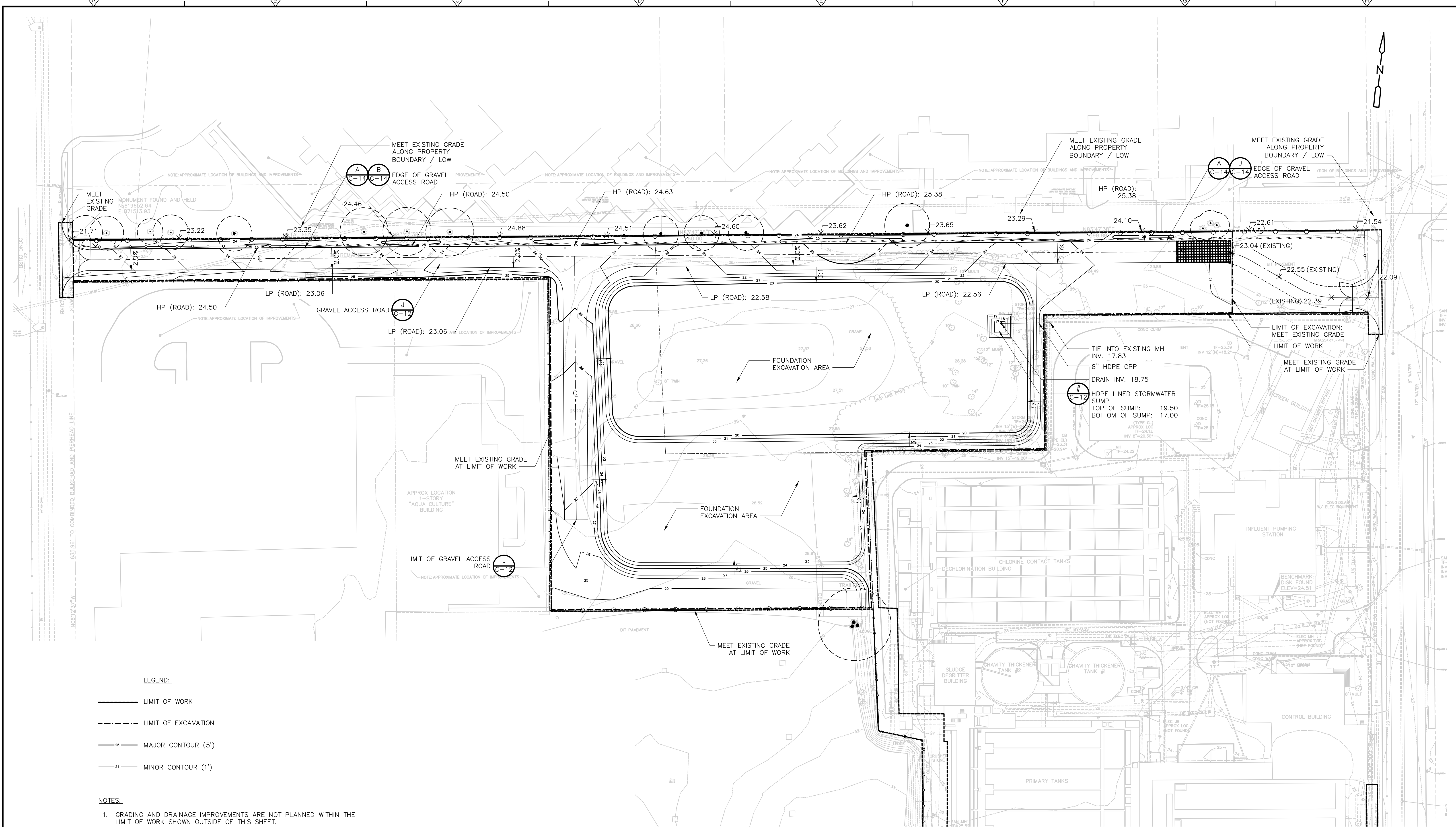


WATER POLLUTION CONTROL AUTHORITY (WPCA)  
 CITY OF BRIDGEPORT, CT  
 WEST SIDE WWTP IMPROVEMENTS  
 PHASE 1 - SITE PREPARATION

CONFIRMATION SAMPLING PLAN

PROJECT NO. 36438-241520  
 FILE NAME: CO07P1PL.dwg  
 SHEET NO.  
**C-07**

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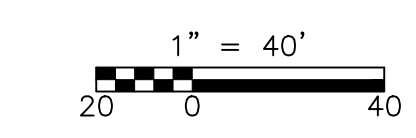


**LEGEND:**

- LIMIT OF WORK
- LIMIT OF EXCAVATION
- MAJOR CONTOUR (5')
- MINOR CONTOUR (1')

**NOTES:**

1. GRADING AND DRAINAGE IMPROVEMENTS ARE NOT PLANNED WITHIN THE LIMIT OF WORK SHOWN OUTSIDE OF THIS SHEET.



REV. NO.	DATE	DRWN	CHKD	REMARKS

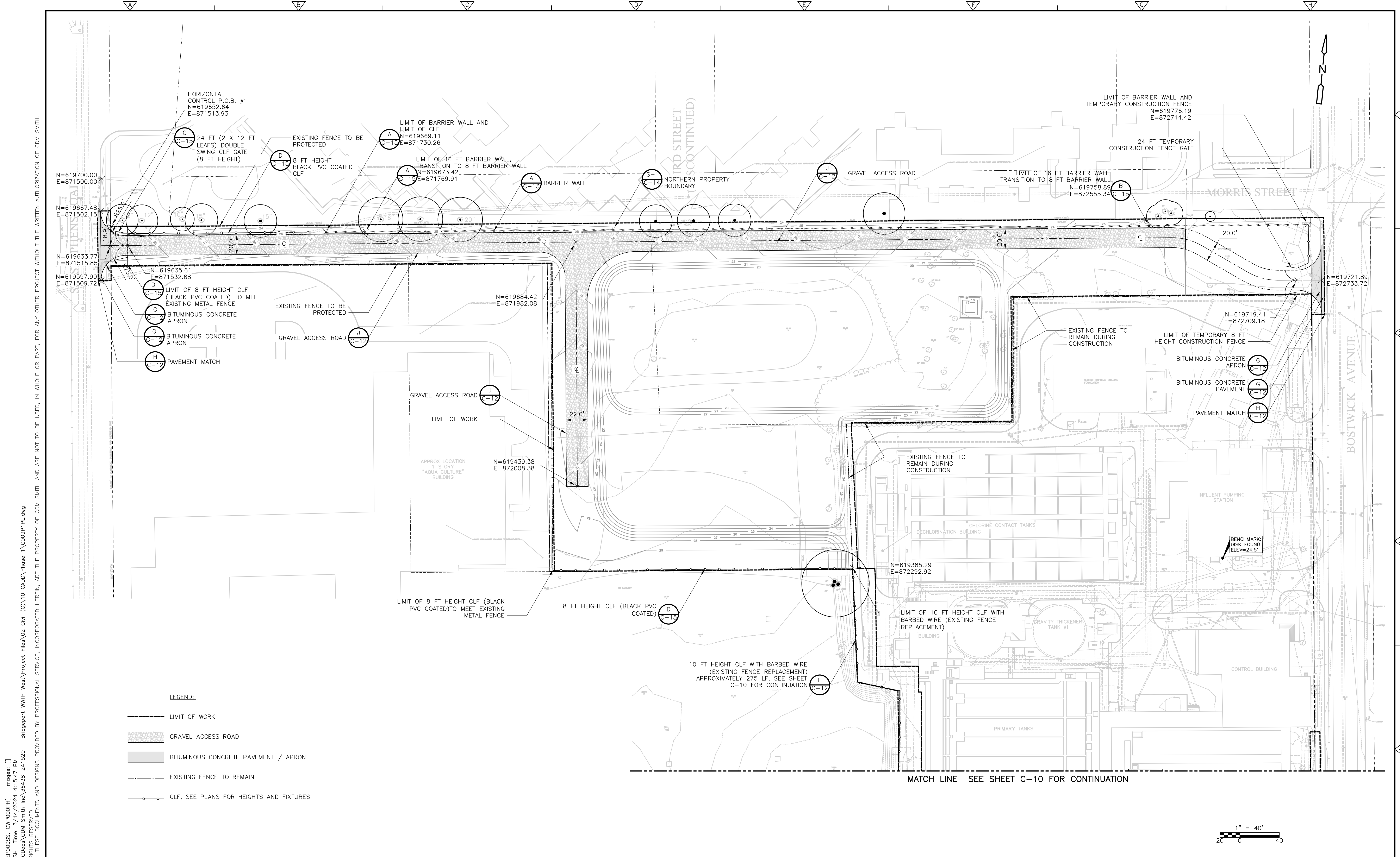
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**WATER POLLUTION CONTROL AUTHORITY (WPCA)**  
**CITY OF BRIDGEPORT, CT**  
**WEST SIDE WWTP IMPROVEMENTS**  
**PHASE 1 - SITE PREPARATION**

**GRADING AND DRAINAGE PLAN**  
**C-08**

PROJECT NO. 36438-241520  
 FILE NAME: CO08P1PL.dwg  
 SHEET NO. C-08



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- LEGEND:**
- LIMIT OF WORK
  - ▨ GRAVEL ACCESS ROAD
  - ▨ BITUMINOUS CONCRETE PAVEMENT / APRON
  - - - - - EXISTING FENCE TO REMAIN
  - ○ ○ ○ ○ CLF. SEE PLANS FOR HEIGHTS AND FIXTURES

REV. NO.	DATE	DRWN	CHKD	REMARKS

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 SHEET CHK'D BY: J. LAWRENCE  
 CROSS CHK'D BY: \_\_\_\_\_  
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**WEST SIDE WWTp IMPROVEMENTS**  
**PHASE 1 - SITE PREPARATION**

**PAVING AND FENCING PLAN I**  
 SHEET NO. **C-09**

PROJECT NO. 36438-241520  
 FILE NAME: C009P1PL.dwg  
 SHEET NO. **C-09**



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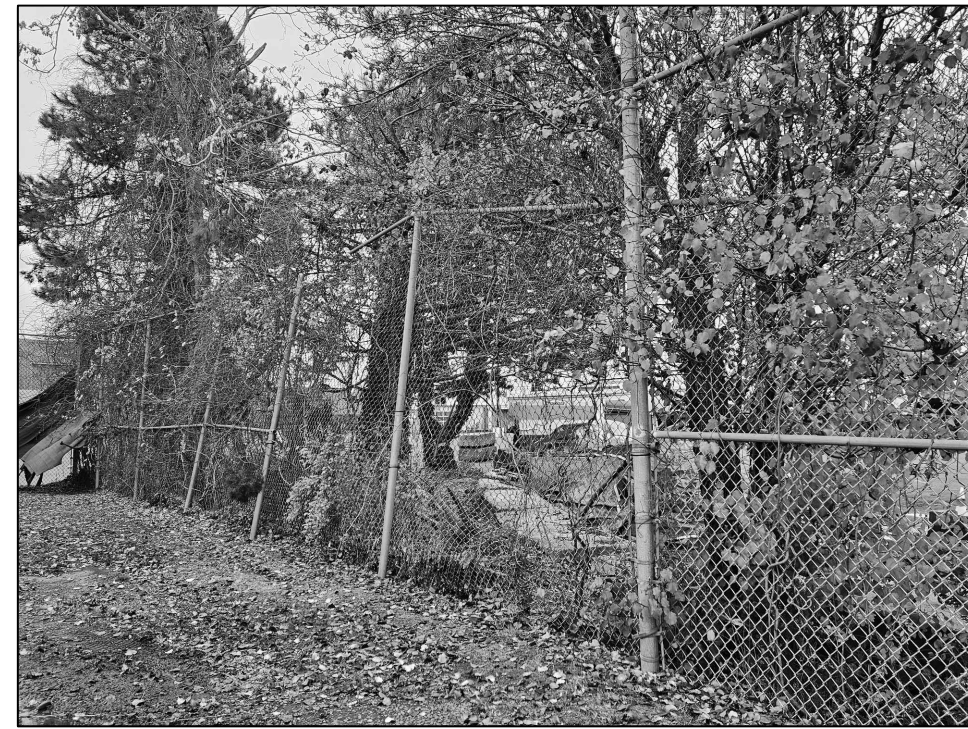


IMAGE 1: REPLACE FENCE POSTS, FABRIC, AND RAILS AS NECESSARY TO RESTORE FENCE INTEGRITY: APPROX. 40 LF



IMAGE 2: REPLACE TIES AT BOTTOM OF SLIDING GATE



IMAGE 3: REPLACE FENCE POSTS, FABRIC, AND RAILS TO RESTORE FENCE INTEGRITY: APPROX. 30 LF



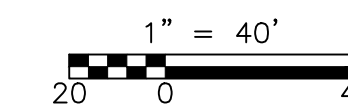
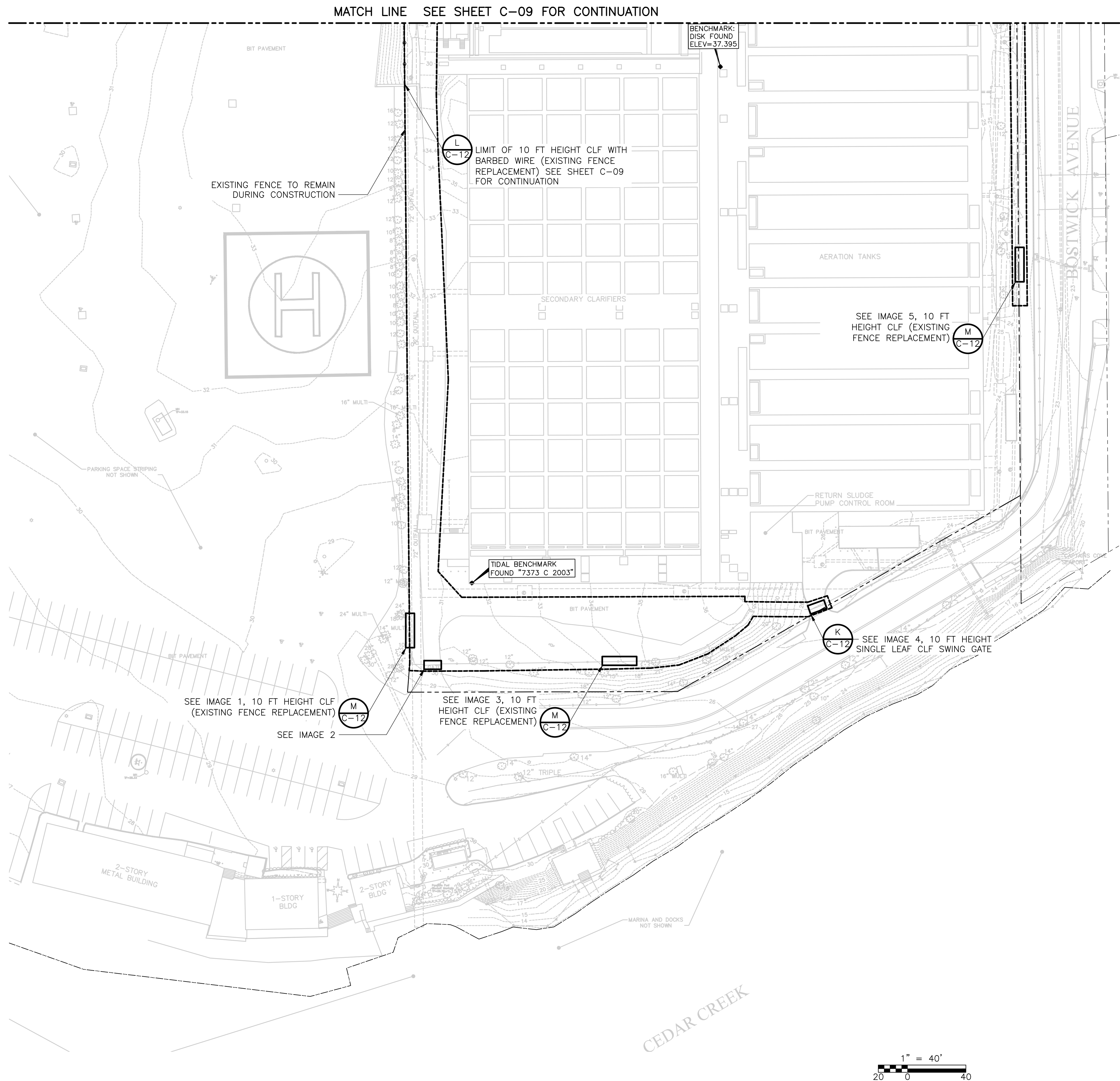
IMAGE 4: REPLACE SWING GATE TO REDUCE GAP TO PAVEMENT TO 6" MAXIMUM



IMAGE 5: REPLACE FENCE POSTS, FABRIC, AND RAILS TO RESTORE FENCE INTEGRITY: APPROX. 25 LF

- NOTES:**
- FENCE AND GATE REPAIRS LISTED ABOVE WITH THE CORRESPONDING IMAGE SHALL BE MADE TO MAINTAIN SITE SECURITY

- LEGEND:**
- LIMIT OF WORK
  - ▭ CHAIN LINK FENCE REPLACEMENT AREA



REV. NO.	DATE	DRWN	CHKD	REMARKS

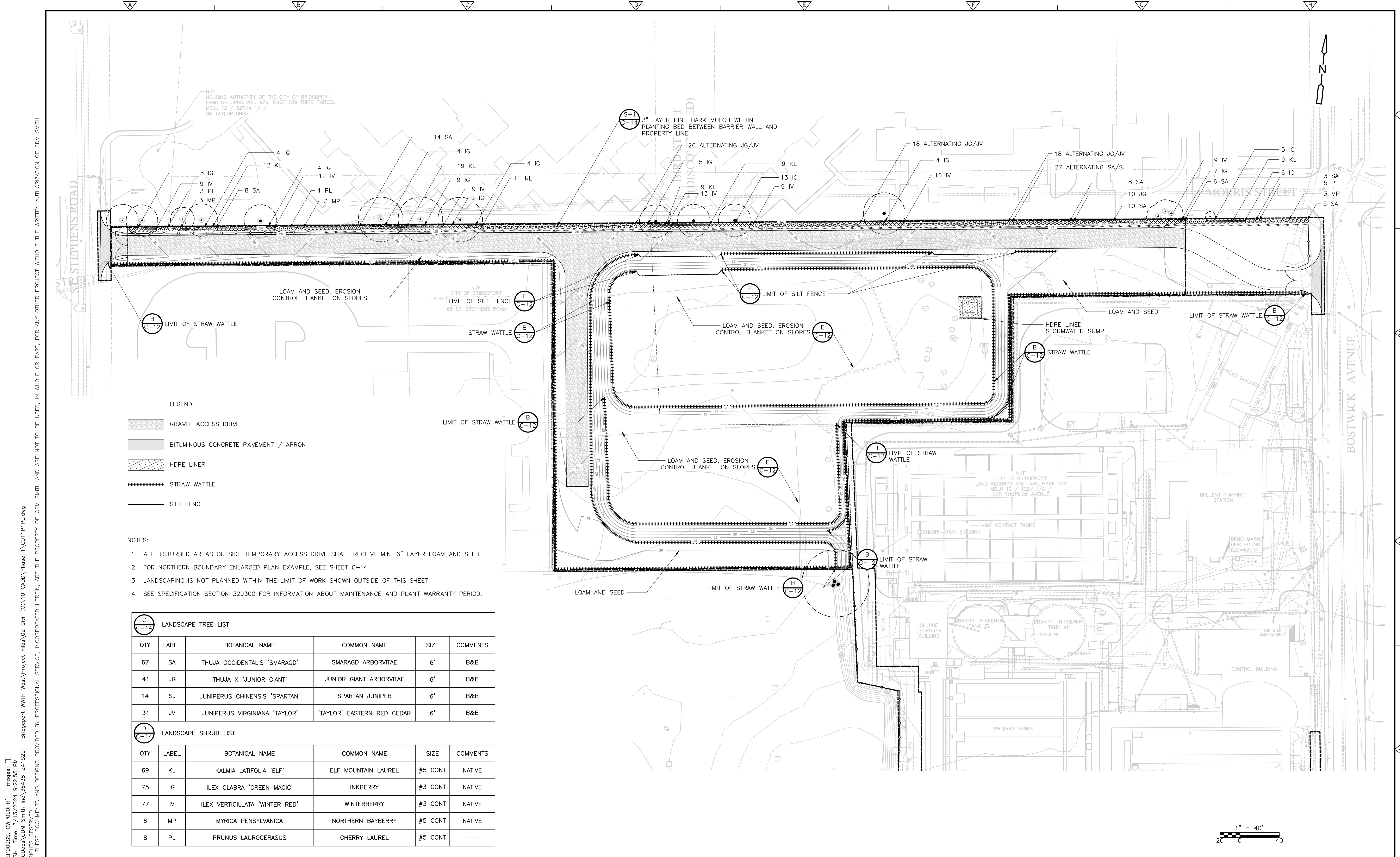
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 SHEET CHK'D BY: J. LAWRENCE  
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 PHASE 1 - SITE PREPARATION

PAVING AND FENCING PLAN II

PROJECT NO. 36438-241520  
 FILE NAME: C010P1PL.dwg  
 SHEET NO.  
**C-10**



**LEGEND:**

- GRAVEL ACCESS DRIVE
- BITUMINOUS CONCRETE PAVEMENT / APRON
- HDPE LINER
- STRAW WATTLE
- SILT FENCE

**NOTES:**

1. ALL DISTURBED AREAS OUTSIDE TEMPORARY ACCESS DRIVE SHALL RECEIVE MIN. 6" LAYER LOAM AND SEED.
2. FOR NORTHERN BOUNDARY ENLARGED PLAN EXAMPLE, SEE SHEET C-14.
3. LANDSCAPING IS NOT PLANNED WITHIN THE LIMIT OF WORK SHOWN OUTSIDE OF THIS SHEET.
4. SEE SPECIFICATION SECTION 329.300 FOR INFORMATION ABOUT MAINTENANCE AND PLANT WARRANTY PERIOD.

**C-14 LANDSCAPE TREE LIST**

QTY	LABEL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
67	SA	THUJA OCCIDENTALIS 'SMARAGD'	SMARAGD ARBORVITAE	6'	B&B
41	JG	THUJA X 'JUNIOR GIANT'	JUNIOR GIANT ARBORVITAE	6'	B&B
14	SJ	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6'	B&B
31	JV	JUNIPERUS VIRGINIANA 'TAYLOR'	'TAYLOR' EASTERN RED CEDAR	6'	B&B

**D-14 LANDSCAPE SHRUB LIST**

QTY	LABEL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
69	KL	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	#5 CONT	NATIVE
75	IG	ILEX GLABRA 'GREEN MAGIC'	INKBERRY	#3 CONT	NATIVE
77	IV	ILEX VERTICILLATA 'WINTER RED'	WINTERBERRY	#3 CONT	NATIVE
6	MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	#5 CONT	NATIVE
8	PL	PRUNUS LAUROCERASUS	CHERRY LAUREL	#5 CONT	---

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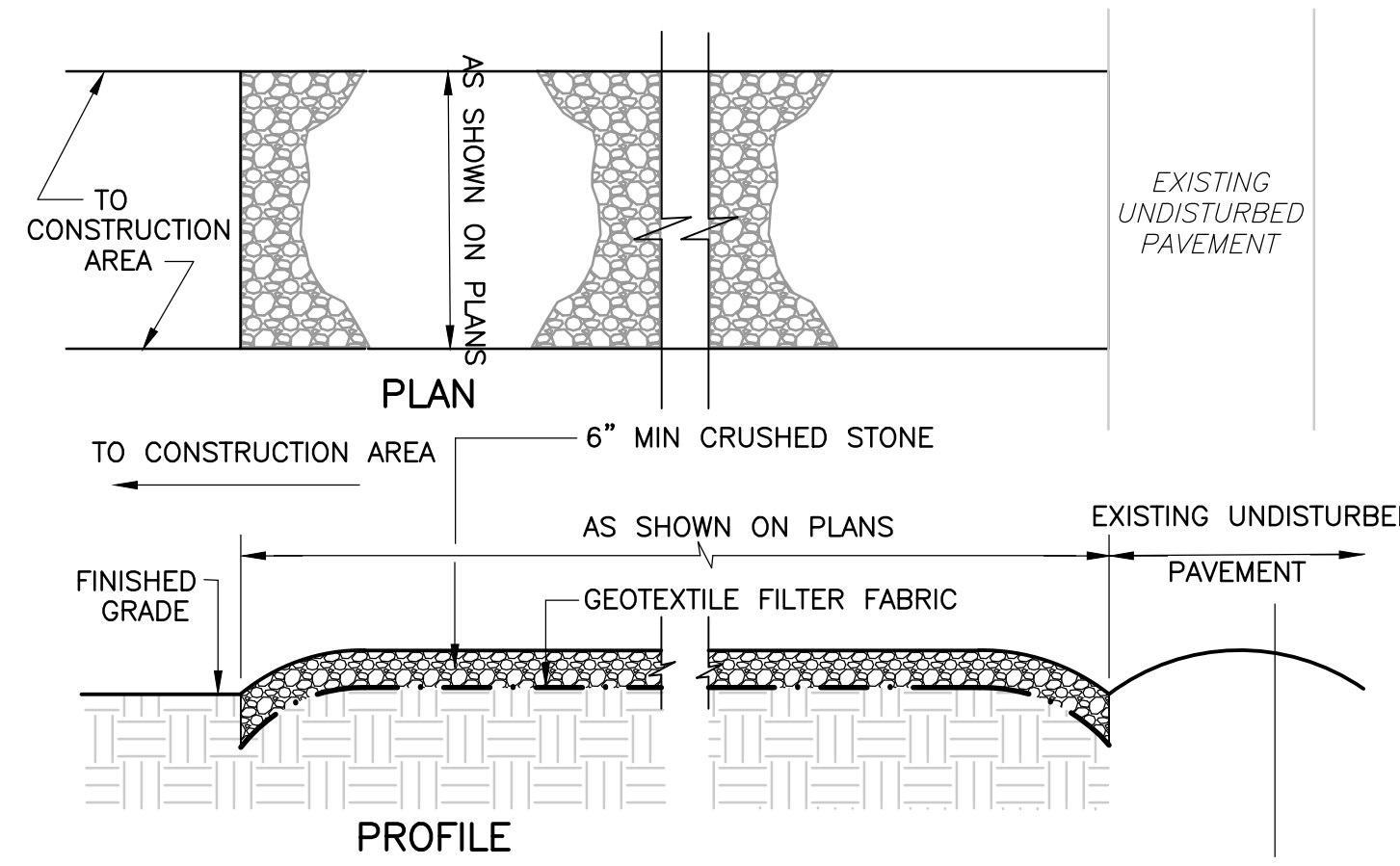
DESIGNED BY: S. WARNER  
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 SHEET CHK'D BY: X  
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WATER POLLUTION CONTROL AUTHORITY (WPCA)  
 CITY OF BRIDGEPORT, CT  
 WEST SIDE WWTTP IMPROVEMENTS  
 PHASE 1 - SITE PREPARATION

LANDSCAPING AND COMPLETION PLAN

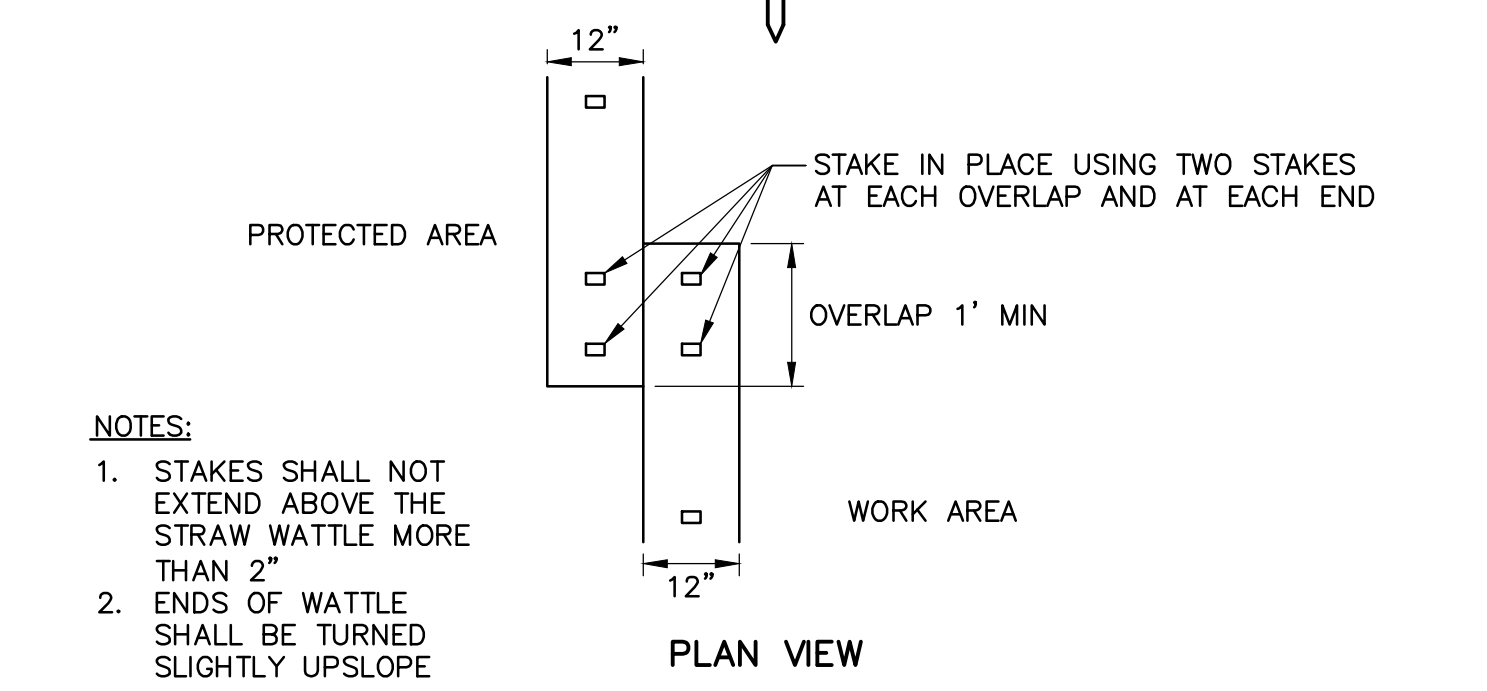
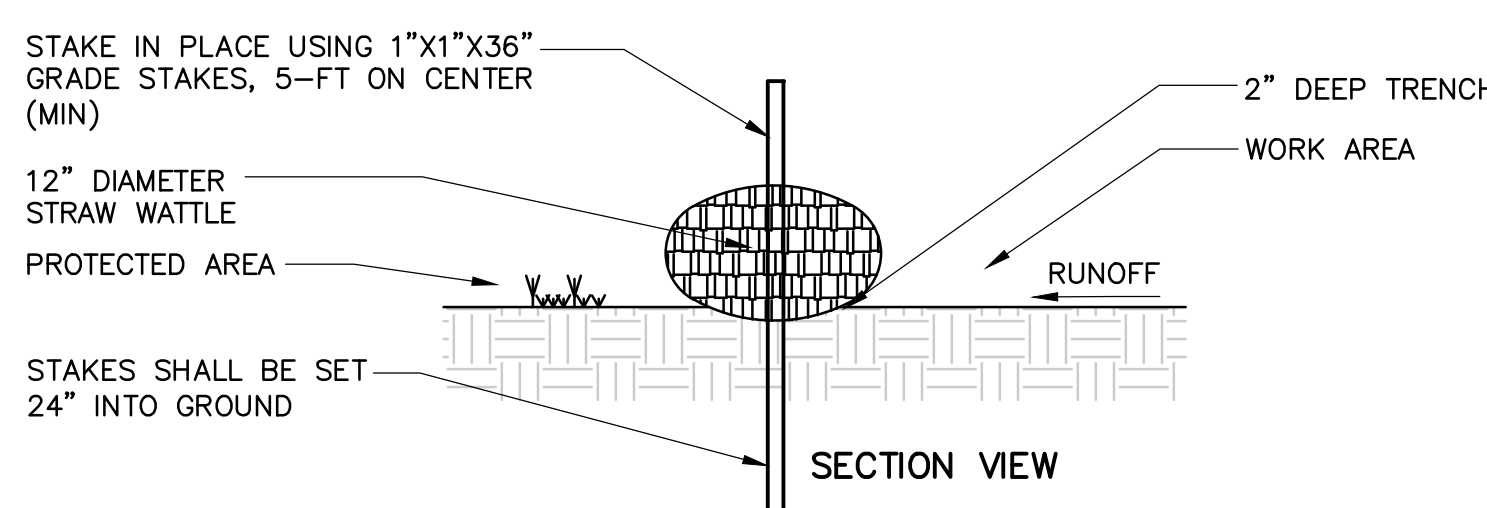
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 SHEET NO.  
**C-11**



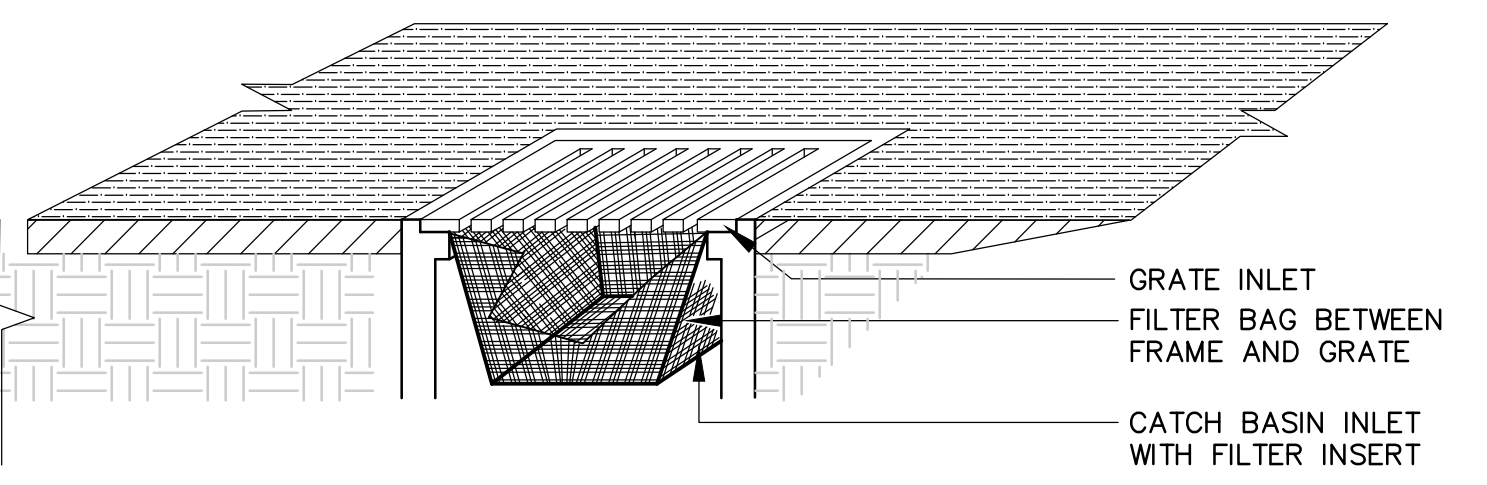
- NOTES:**
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED PAVEMENT.
  2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED PAVEMENT.
  3. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
  4. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
  5. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED PAVEMENT SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

**STABILIZED CONSTRUCTION ENTRANCE**

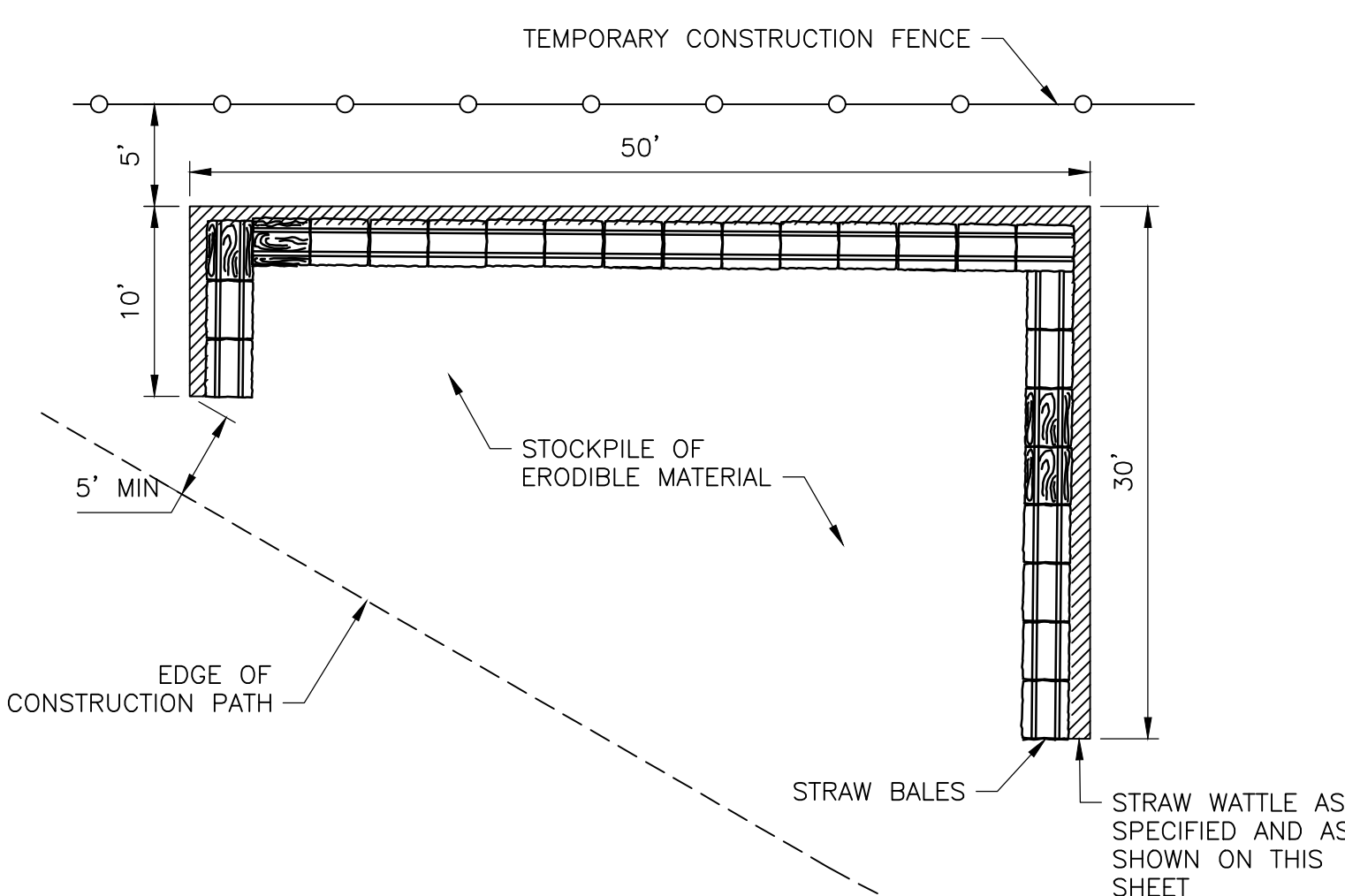
**DETAIL A**  
NTS



**12-IN STRAW WATTLE**  
**DETAIL B**  
NTS



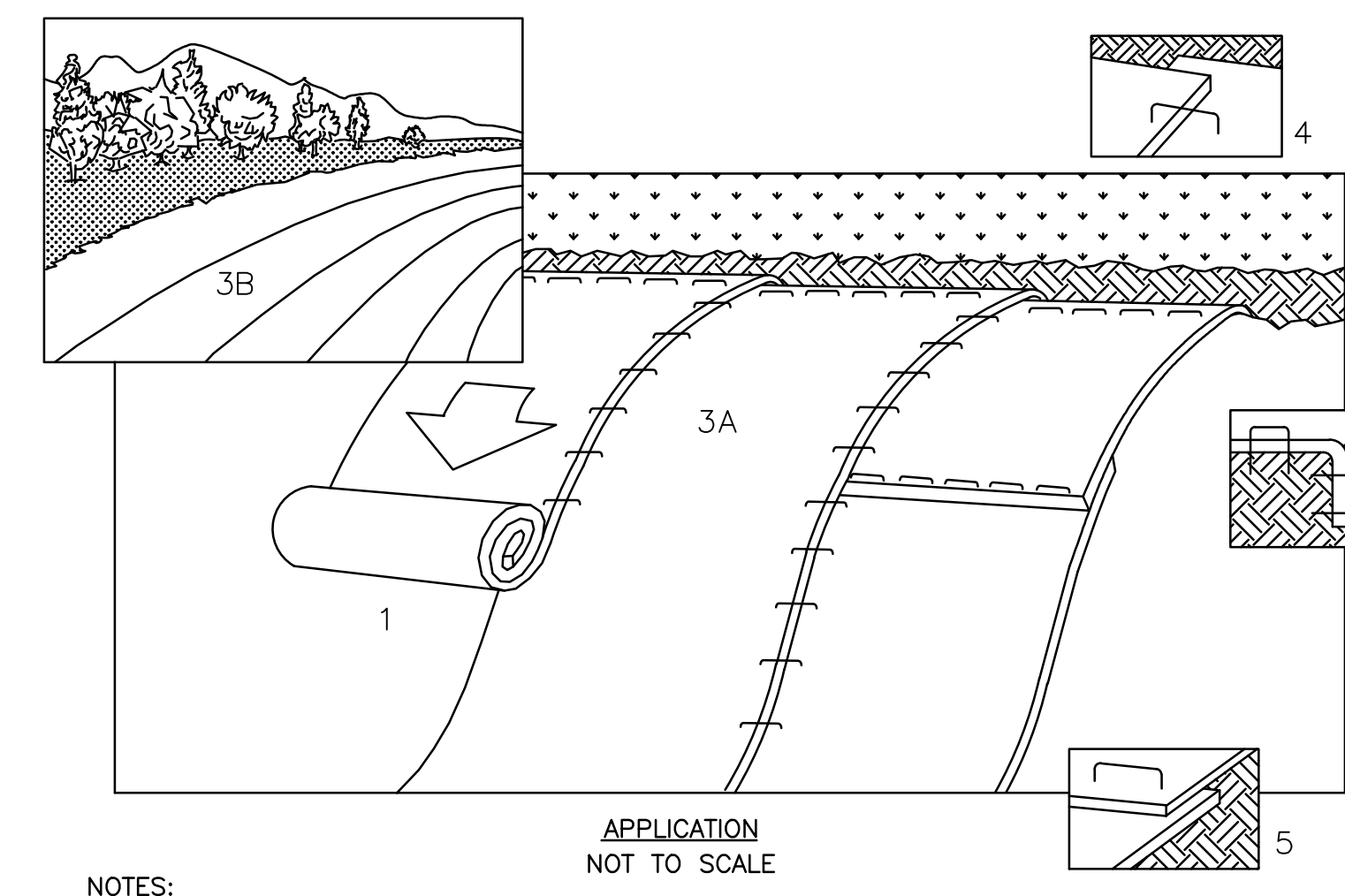
**TEMPORARY CATCH BASIN FILTER**  
**DETAIL C**  
NTS



- NOTES:**
1. DIMENSIONS ARE APPROXIMATE AND STOCKPILE AREA SHALL BE SIZED APPROPRIATELY FOR THE AMOUNT OF MATERIAL TO BE STOCKPILED
  2. SIDE SLOPES OF STOCKPILE SHALL BE A MAXIMUM OF 2:1.
  3. LIMIT OF DISTURBANCE SHALL NOT EXTEND BEYOND STRAW WATTLE
  4. THE STAGING AND STORAGE AREA SHALL NOT BE USED FOR CONTAMINATED SITE MATERIAL

**CONSTRUCTION MATERIALS STAGING AND STORAGE AREA**

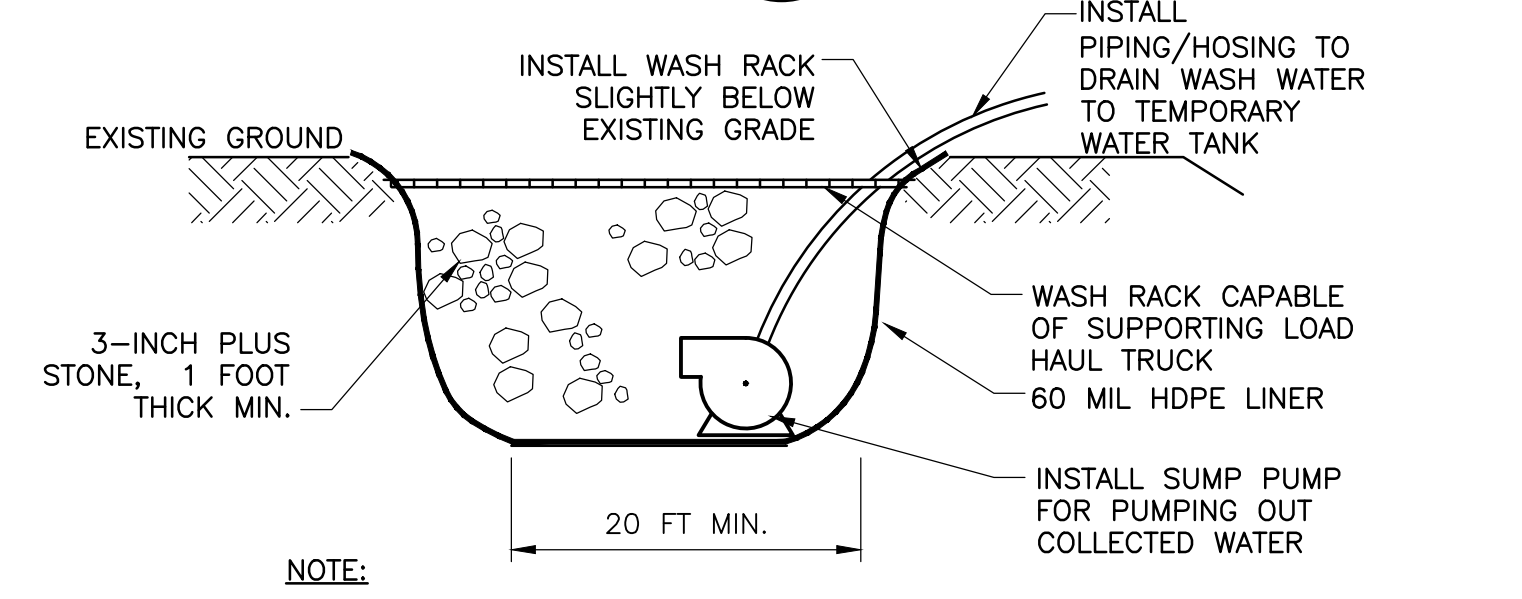
**DETAIL D**  
NTS



- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING MAT, INCLUDING APPLICATION OF MULCH, FERTILIZER, AND SEED.
  2. BEGIN BY ANCHORING THE MAT IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
  3. ROLL THE MAT DOWN ACROSS THE SLOPE AND/OR ACROSS BASIN FLOOR.
  4. THE EDGES OF PARALLEL MATS MUST BE STAPLED WITH APPROXIMATELY 4" OVERLAP.
  5. WHEN MATS MUST BE SPLICED, PLACE MATS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

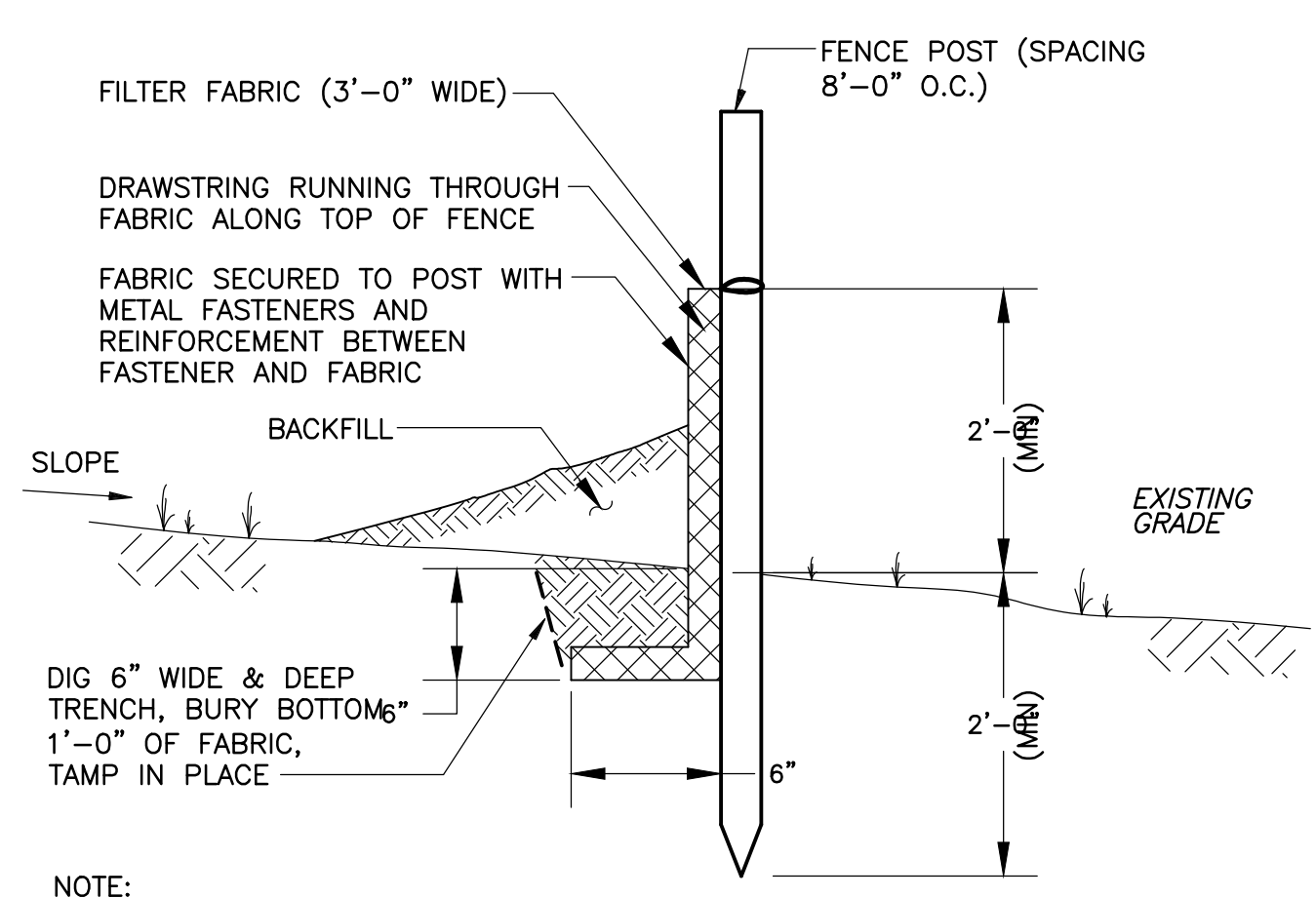
**EROSION CONTROL BLANKET**

**DETAIL E**  
NTS



- NOTE:**
- TEMPORARY DECONTAMINATION PAD TO BE INSTALLED BY CONTRACTOR IN ACCORDANCE WITH SECTION 01100-DECONTAMINATION STATION.

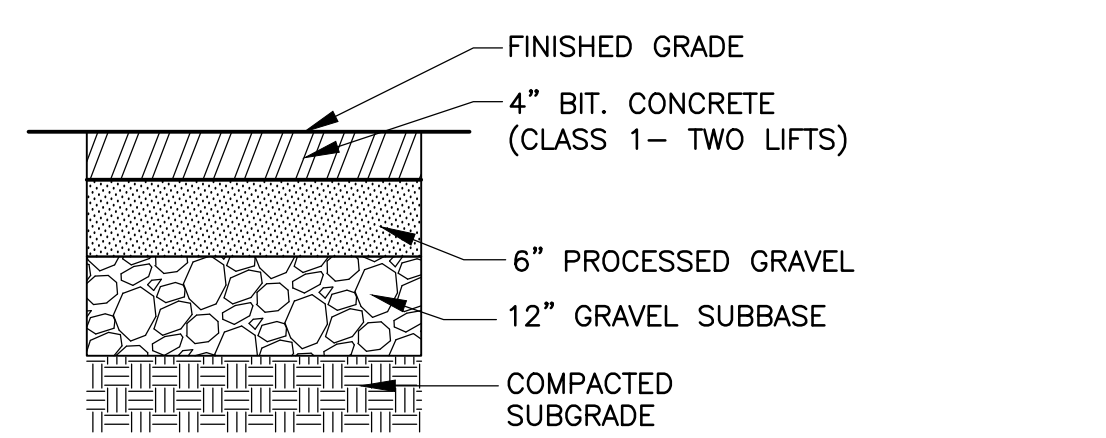
**TEMPORARY DECONTAMINATION PAD**  
**DETAIL F**  
NTS



- NOTE:**
1. ALL SILT FENCES SHALL BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH RAIN.

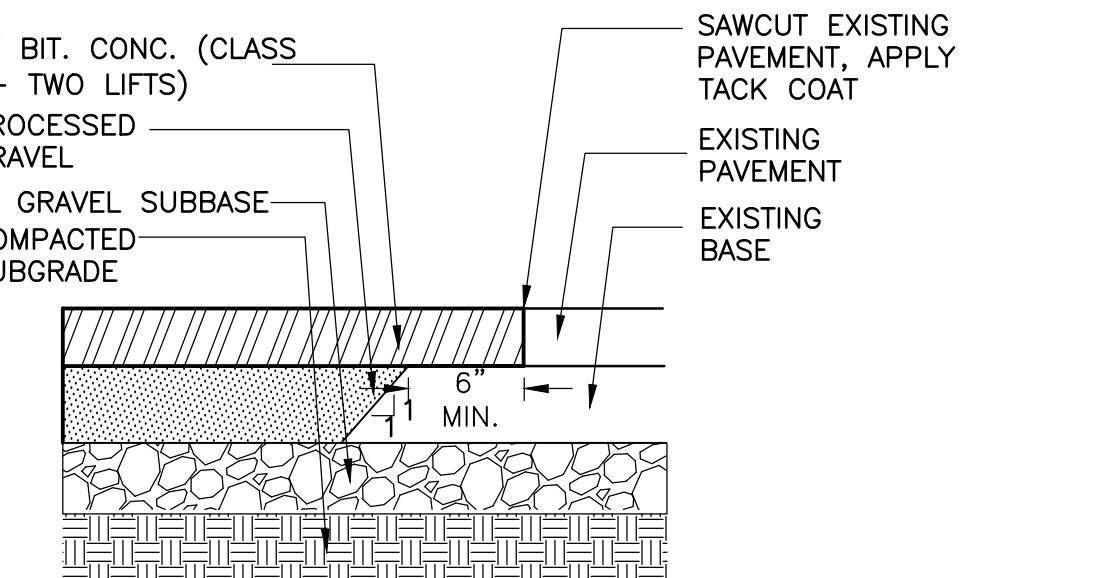
**SEDIMENTATION / SILT FENCE**

**DETAIL F**  
NTS

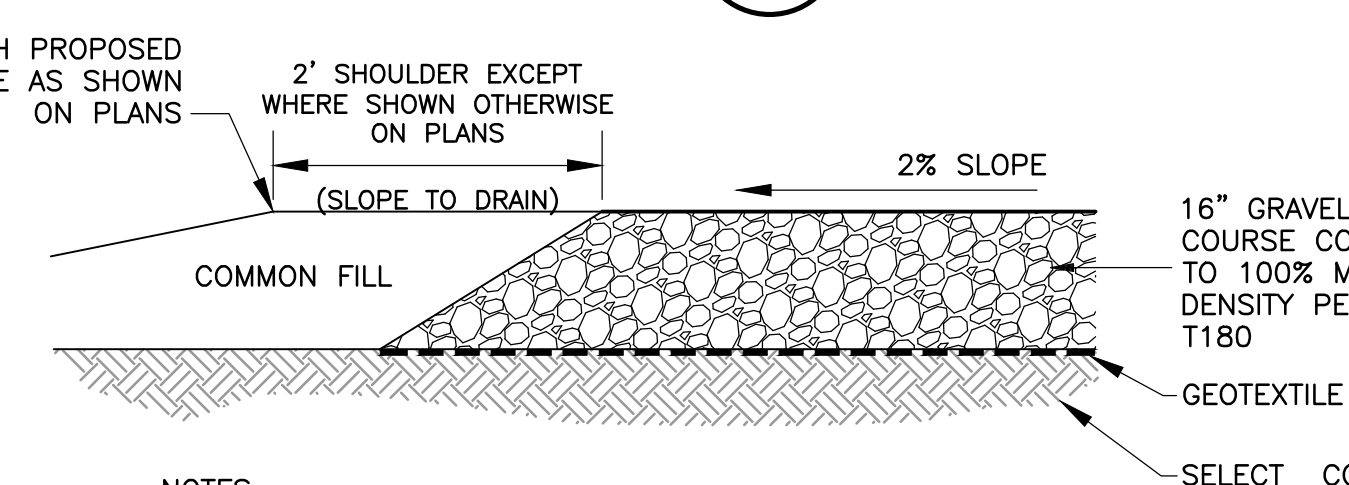


**BIT. CONC. PAVEMENT**  
**DETAIL G**  
NTS

- 1.) BASE COURSE SHALL EXTEND 3" MIN. BEYOND EDGE OF PAVEMENT

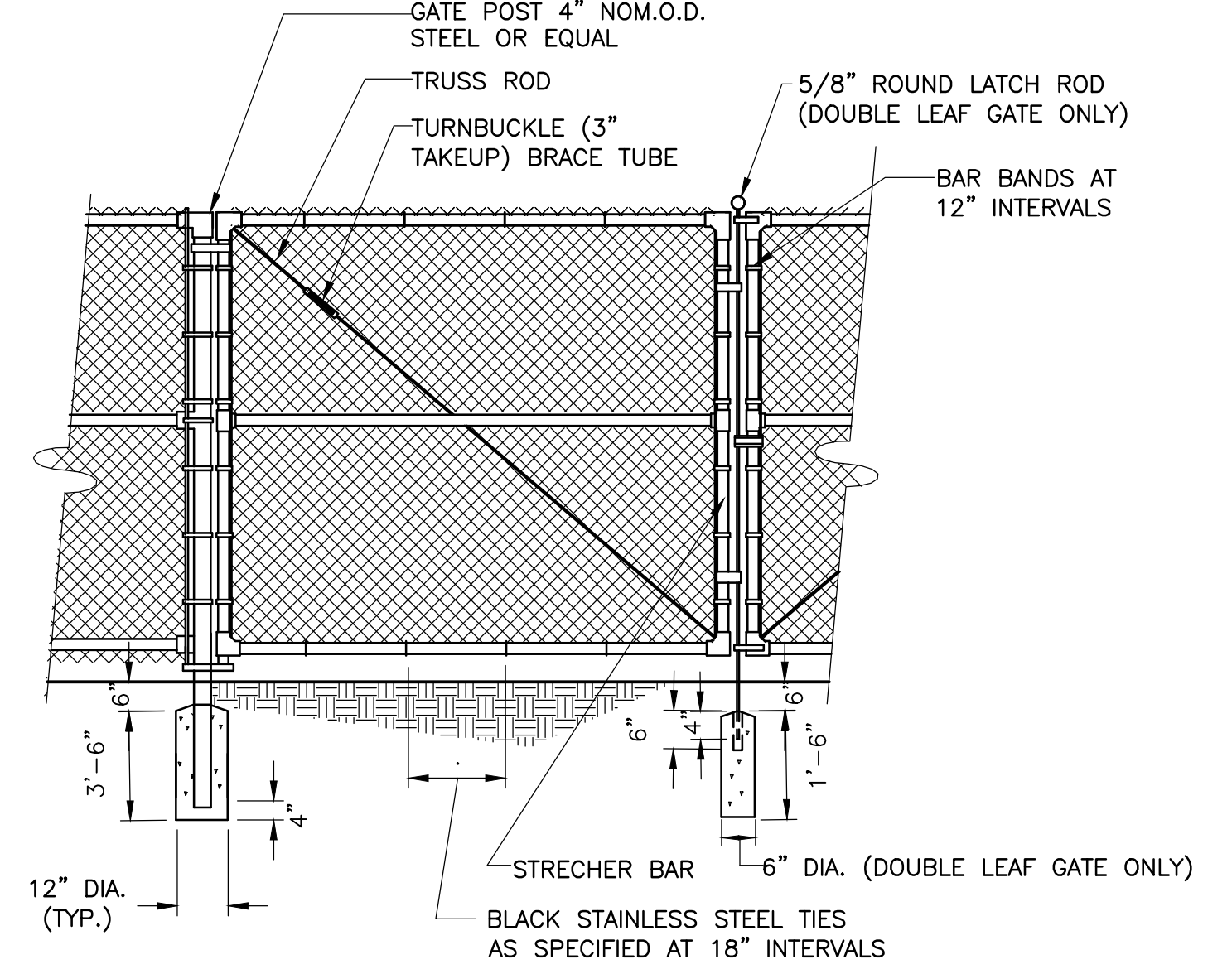


**PAVEMENT MATCH**  
**DETAIL H**  
NTS



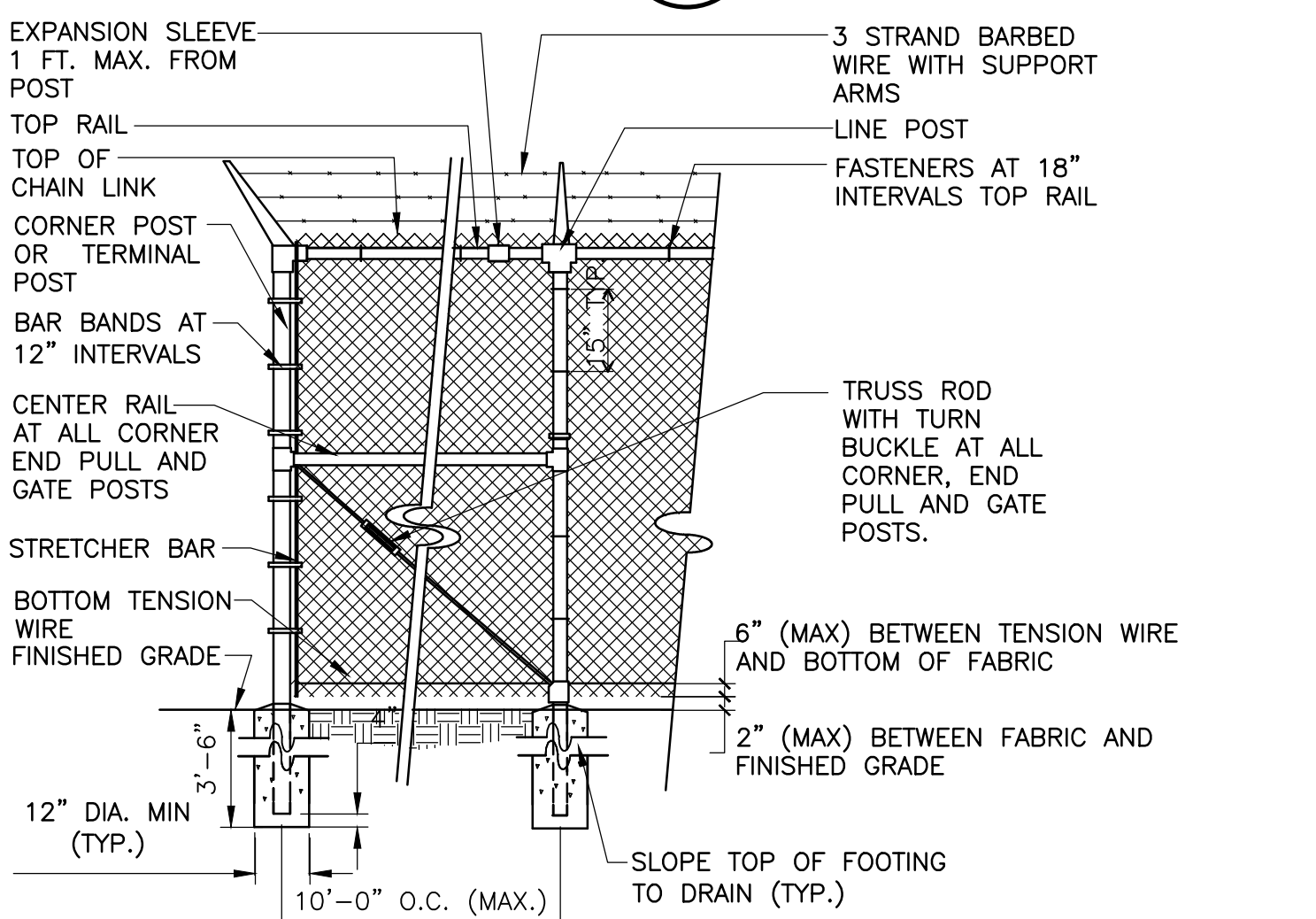
- NOTES:**
1. LOAM AND SEED SHOULDER AS REQUIRED IN SPECS.
  2. IN UNSUITABLE SOIL LOCATIONS ADD ADDITIONAL UNDER CUT OF 18" ABC STONE WITH PLACEMENT OF TENSAR BX-1100 GEOGRID (OR EQUAL)

**GRAVEL ACCESS ROAD**  
**DETAIL J**  
NTS



**CHAIN LINK FENCE SWING GATE REPLACEMENT**

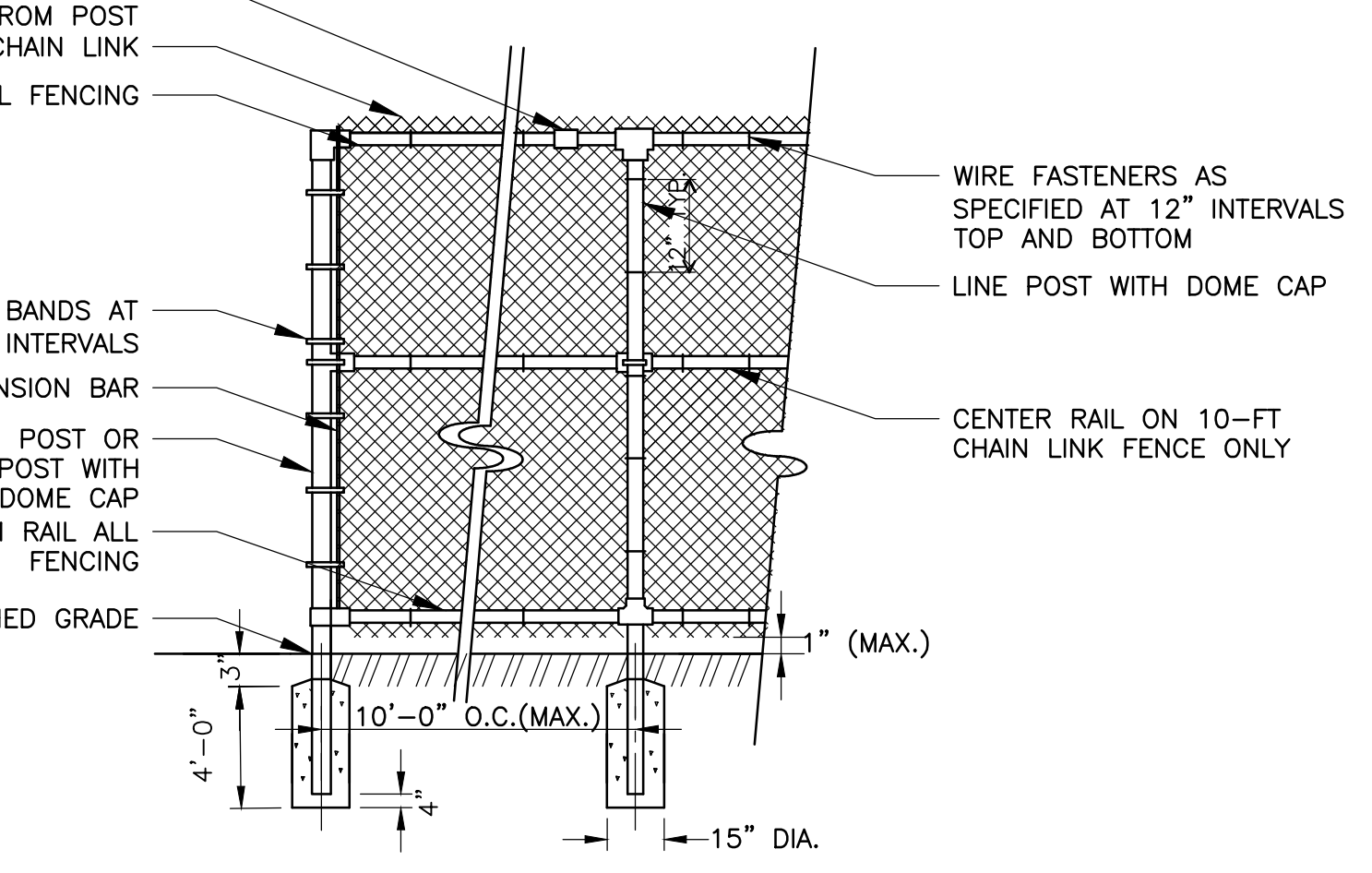
**DETAIL K**  
NTS



- NOTES:**
1. FENCE HEIGHT SHALL BE AS INDICATED ON THE PLANS.
  2. FABRIC SHALL BE ON OUTSIDE OF FENCE.
  3. FABRIC SHALL HAVE KNUCKLED SELVAGES ALONG TOP EDGES BOTTOM TWISTED

**CHAIN LINK FENCE WITH BARBED WIRE REPLACEMENT**

**DETAIL L**  
NTS



**CHAIN LINK FENCE REPLACEMENT**

**DETAIL M**  
NTS

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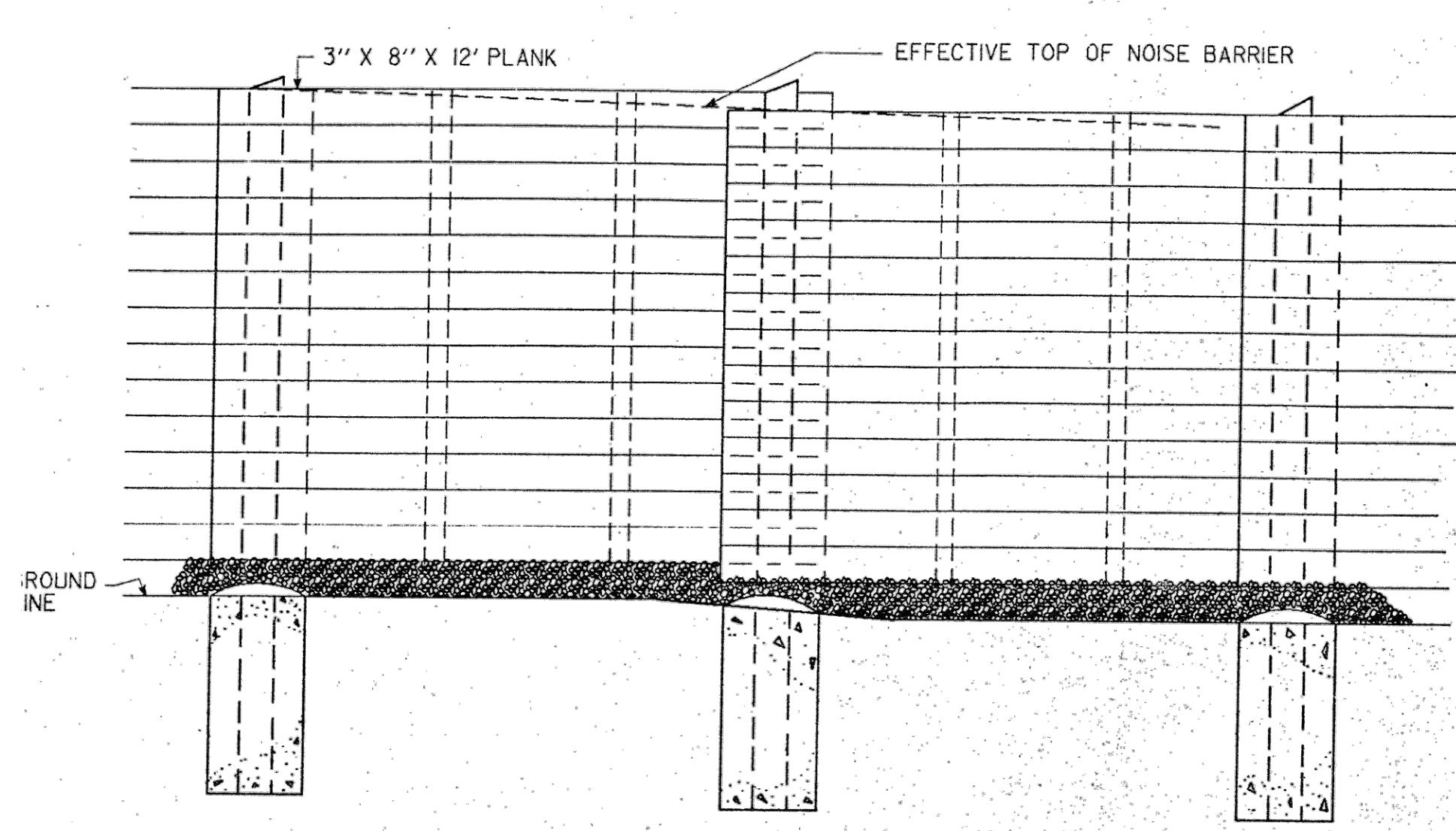
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DRAWN BY:	S. WARNER
SHEET CHK'D BY:	X
CROSS CHK'D BY:	X
APPROVED BY:	X
DATE:	MARCH 2024



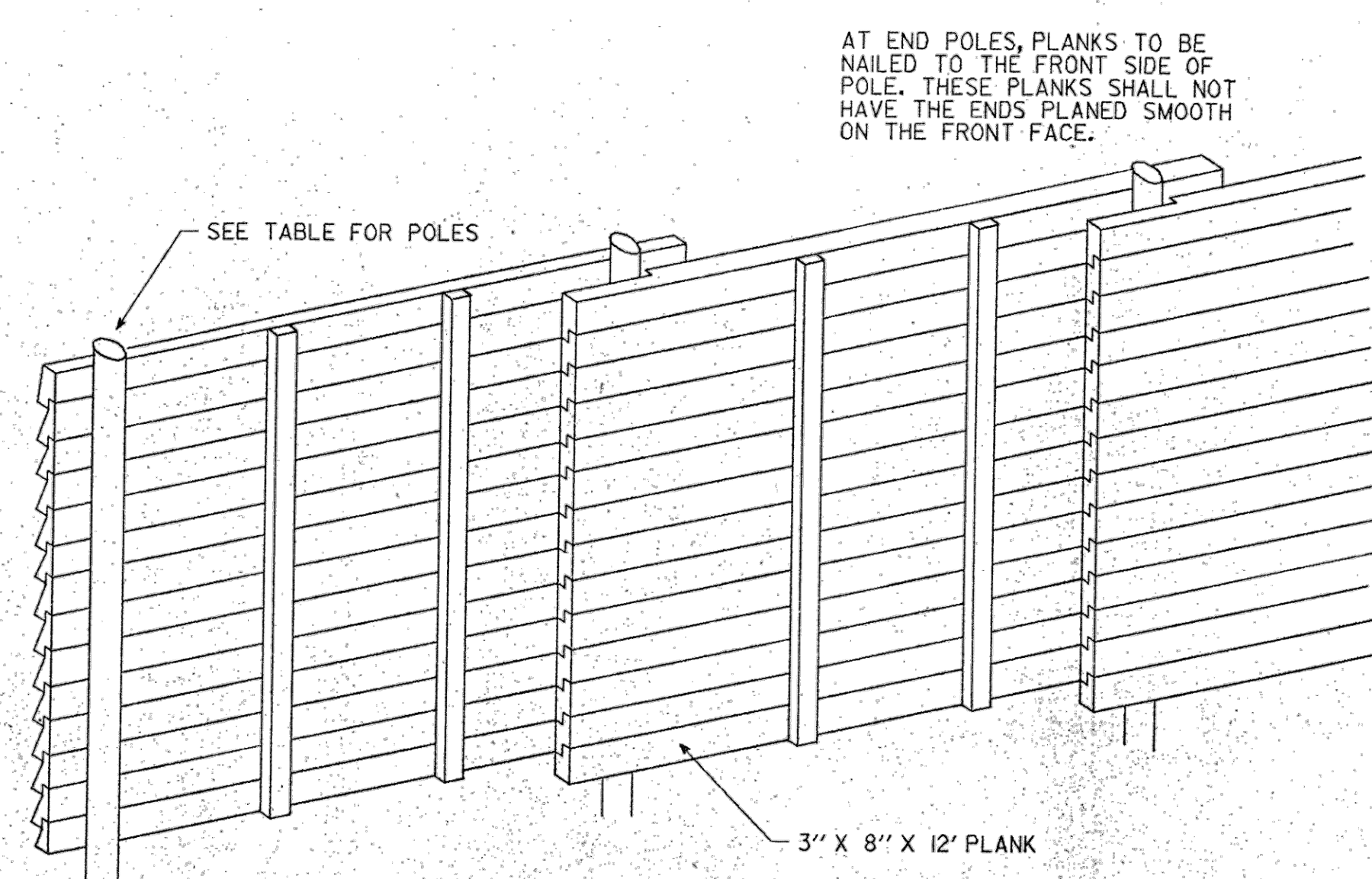
WATER POLLUTION CONTROL AUTHORITY (WPCA)  
 CITY OF BRIDGEPORT, CT  
 WEST SIDE WWTP IMPROVEMENTS  
 PHASE 1 - SITE PREPARATION

**SITE DETAILS I**

PROJECT NO.	36438-241520
FILE NAME:	C012P1D1.dwg
SHEET NO.	C-12

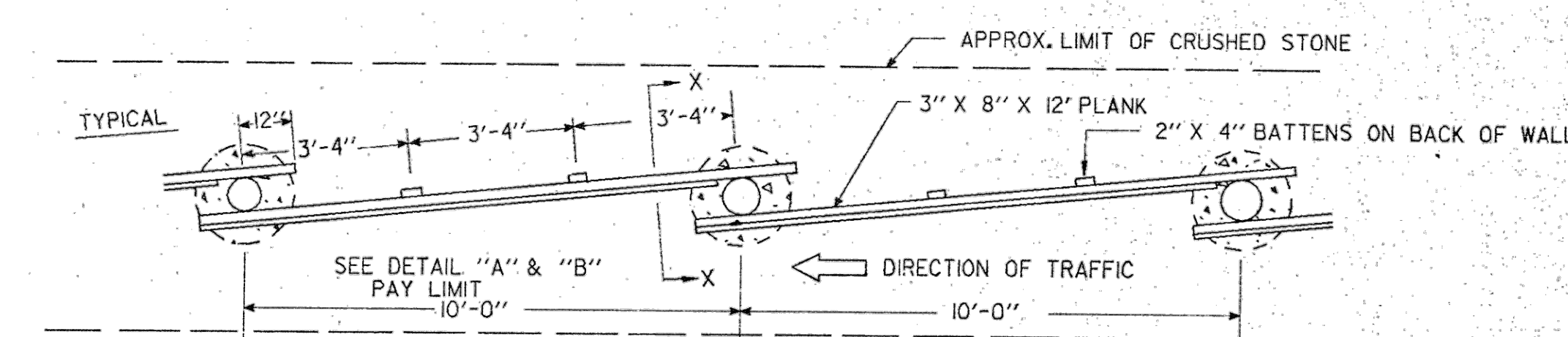


ELEVATION



ISOMETRIC VIEW-SIDE AWAY FROM HIGHWAY

AT END POLES, PLANKS TO BE NAILED TO THE FRONT SIDE OF POLE. THESE PLANKS SHALL NOT HAVE THE ENDS PLANED SMOOTH ON THE FRONT FACE.

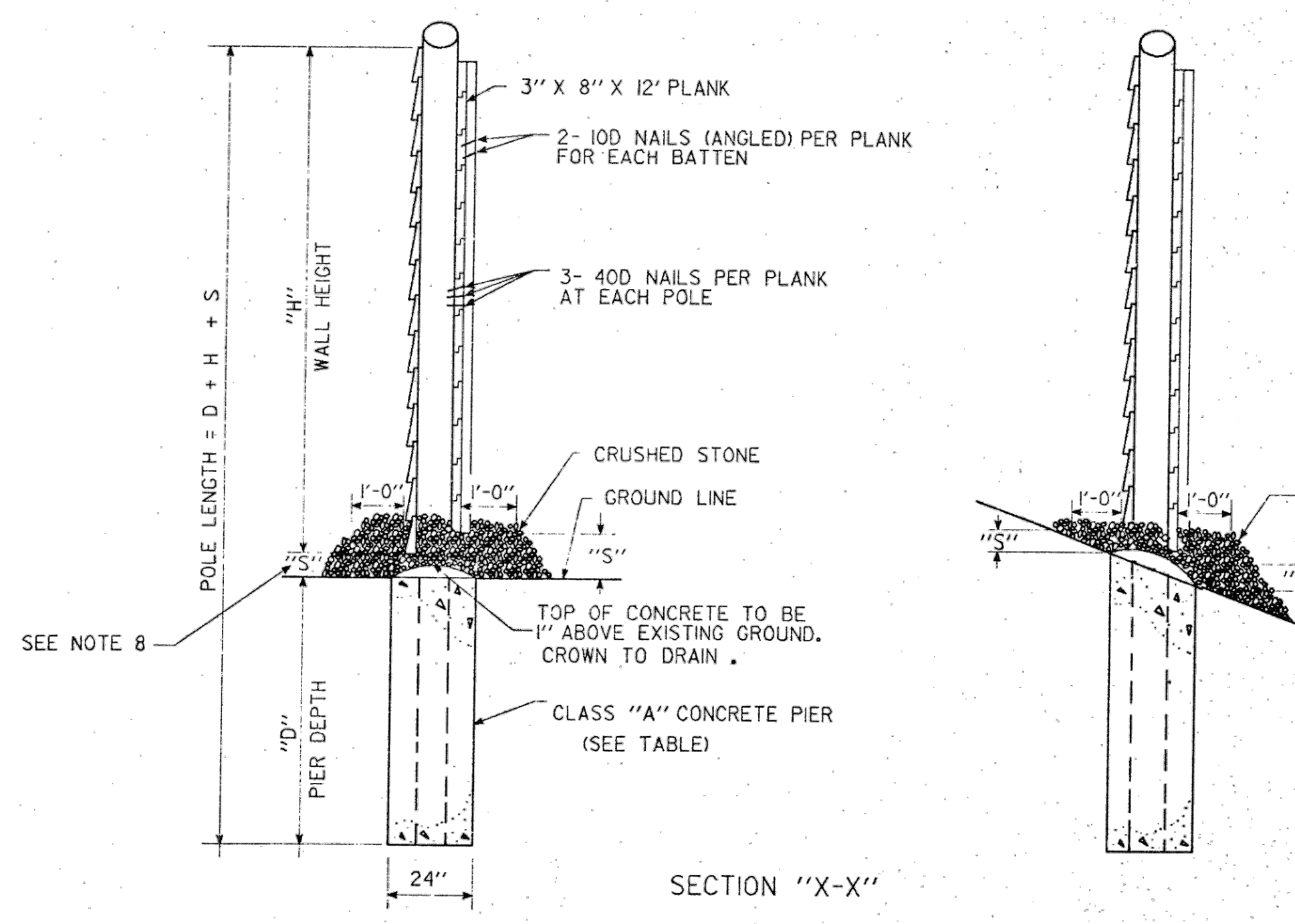


PLAN VIEW

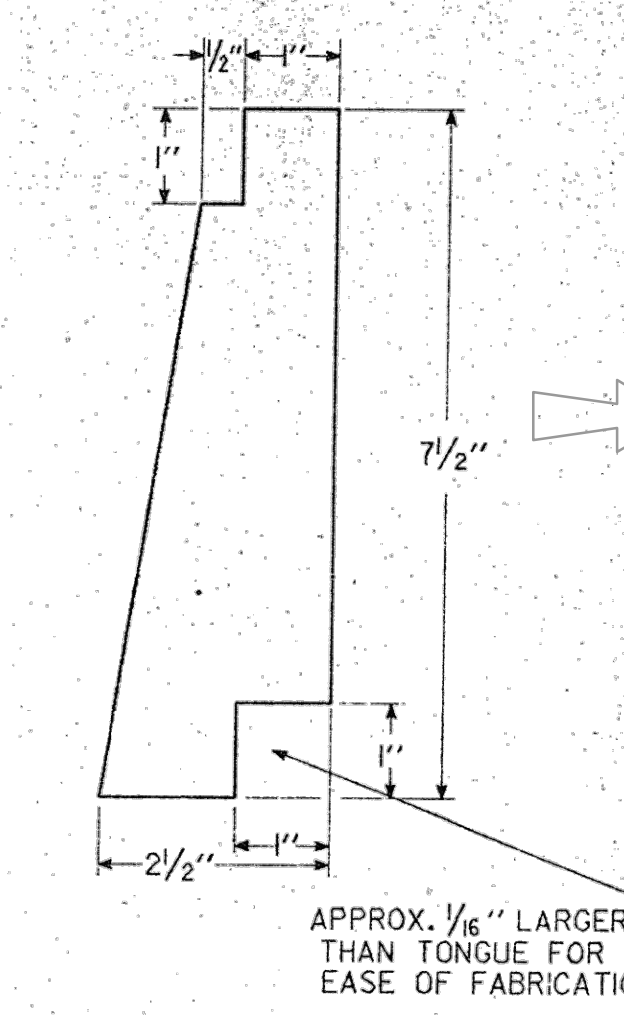
TABLE - PIER DEPTH-"D"--FT. (GRANULAR SOIL ONLY)

WALL HGT. "H"	POLE DIA. AT TOP OF PIER	MIN. ALLOWABLE DIA. AT TOP OF POLE	PIER DEPTH "D"		
			CASE # 1	CASE # 2	CASE # 3
6'	7"	5.5"	4'	6'	6'
8'	8"	6"	5'	6'	7'
10'	9"	6.5"	5'	7'	8'
12'	10"	7"	6'	8'	9'
14'	11"	7.5"	7'	9'	10'
16'	12"	8"	7'	10'	10'
18'	13"	8.5"	8'	10'	11'
20'	14"	9"	8'	11'	12'
22'	15"	9.5"	9'	12'	12'

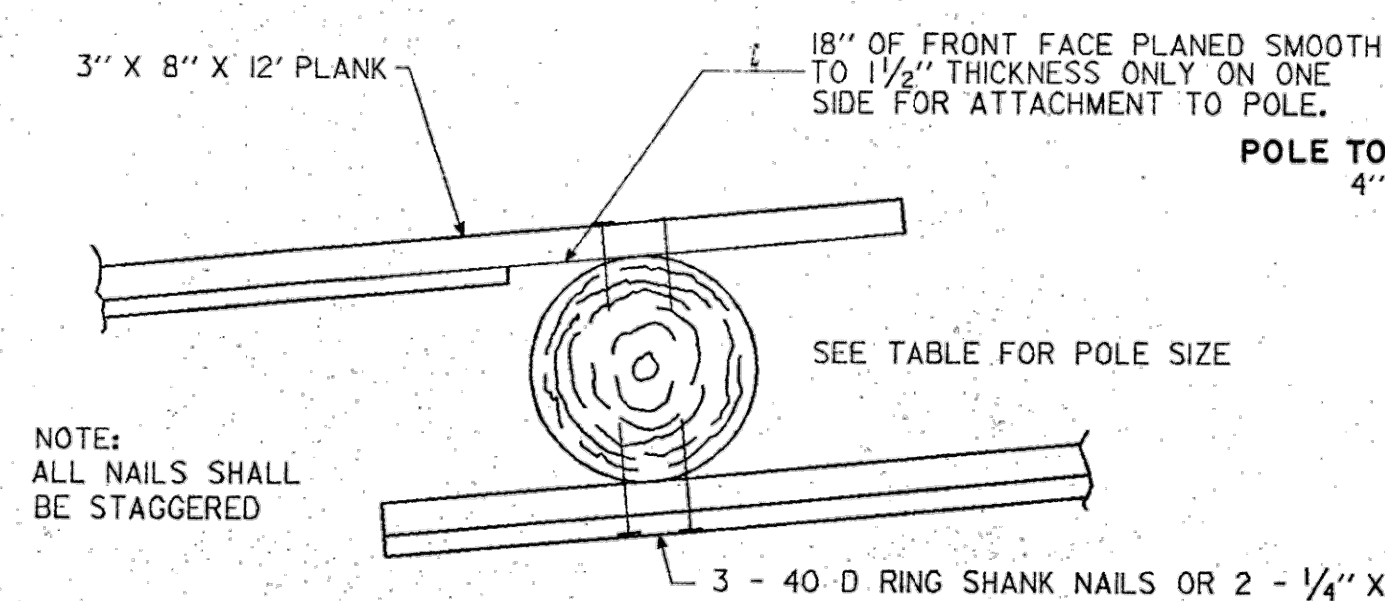
CASE #1 FLAT SURFACE WITH WATER TABLE BELOW BOTTOM OF HOLE.  
 CASE #2 FLAT SURFACE WITH WATER TABLE ABOVE BOTTOM OF HOLE.  
 CASE #3 A SIDE SLOPE OF 2 : 1 WITH WATER TABLE BELOW BOTTOM OF HOLE.



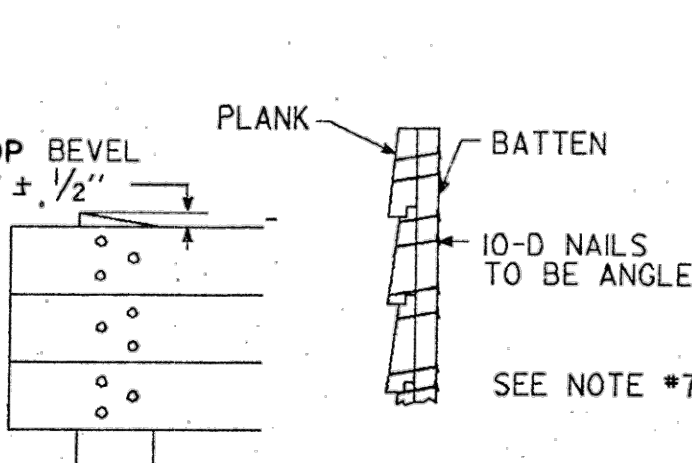
SECTION "X-X"



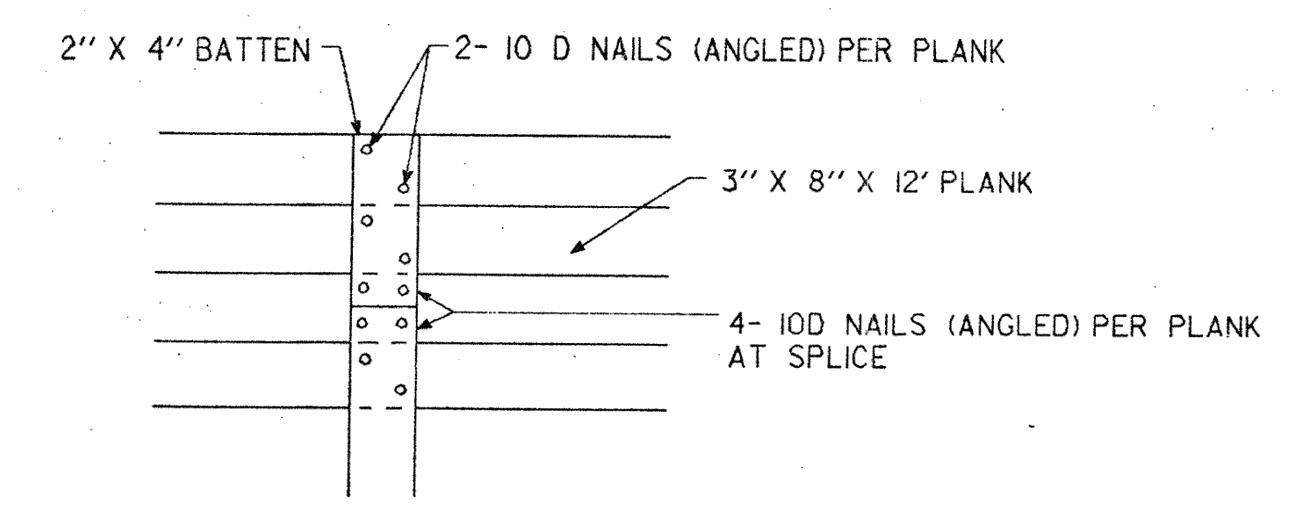
NOTE: TOP PLANK SHALL NOT HAVE TONGUE. BOTTOM PLANK MAY HAVE GROOVE. NOMINAL LUMBER DIMENSIONS WILL BE SATISFACTORY.



DETAIL "A"



DETAIL "B"



16 FT BARRIER WALL  
 DETAIL A  
 NTS

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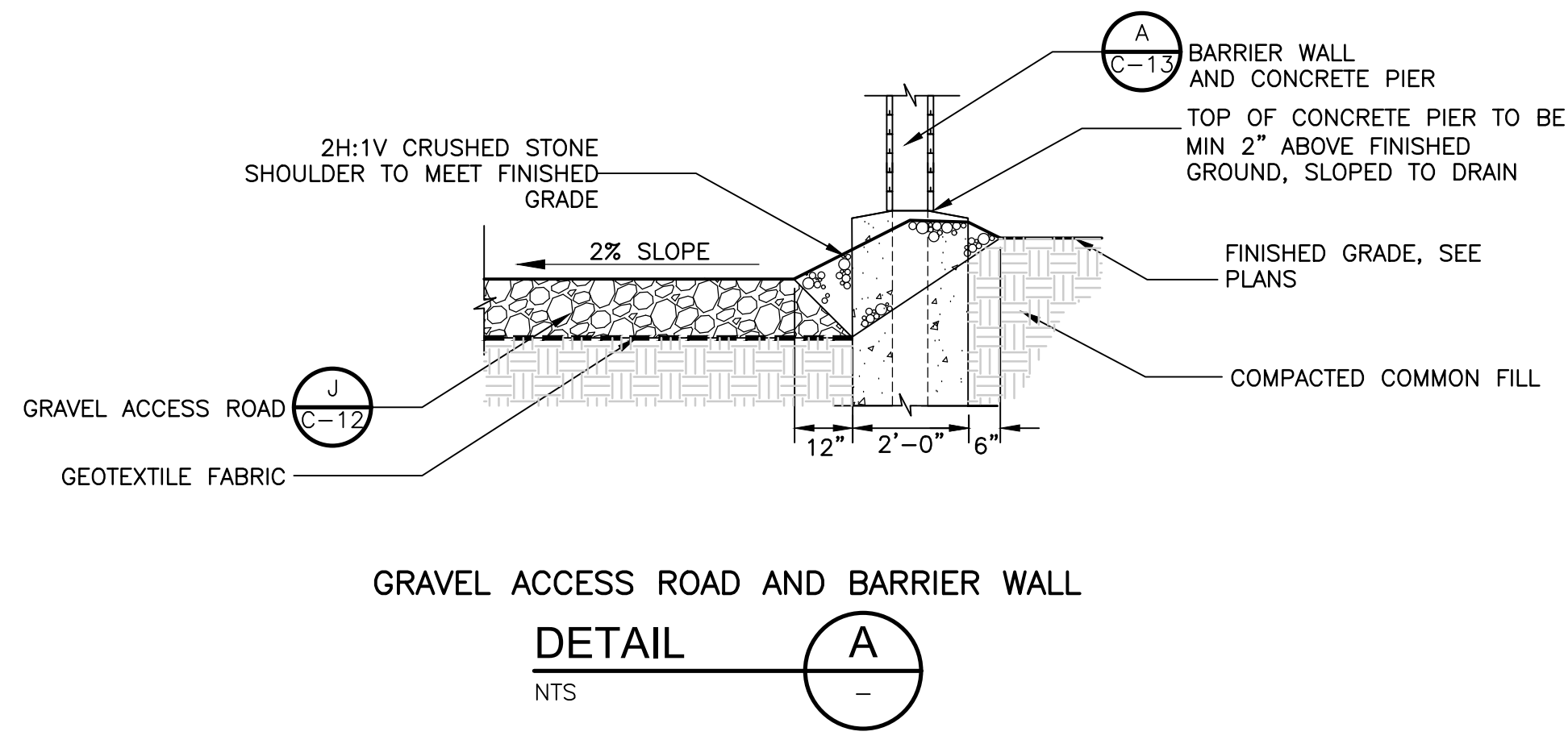
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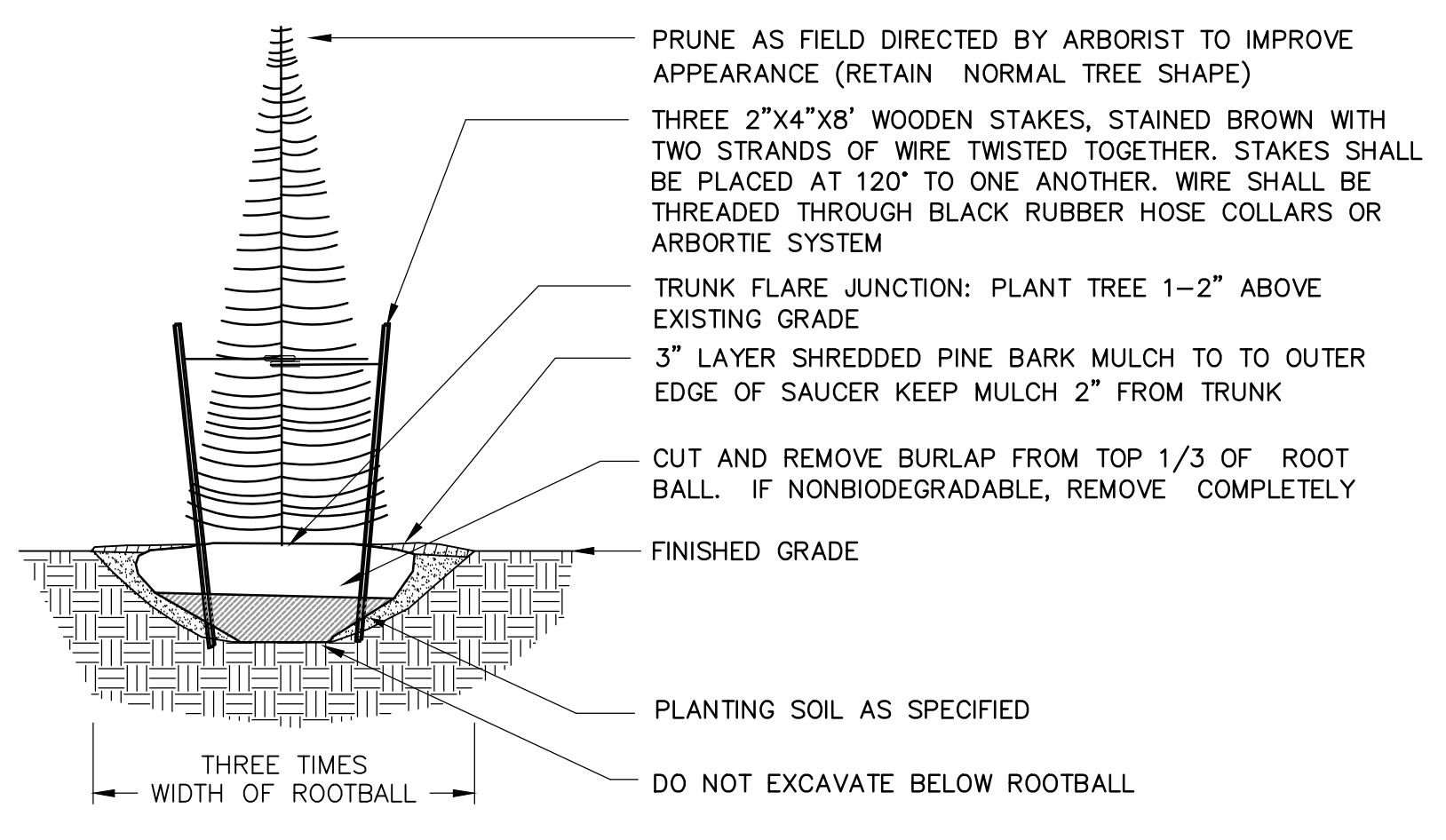
WATER POLLUTION CONTROL AUTHORITY (WPCA)  
 CITY OF BRIDGEPORT, CT  
 WEST SIDE WWTP IMPROVEMENTS  
 PHASE 1 - SITE PREPARATION

SITE DETAILS II  
 SHEET NO. C-13

PROJECT NO.	36438-241520
FILE NAME:	C012P1DT.dwg
SHEET NO.	C-13

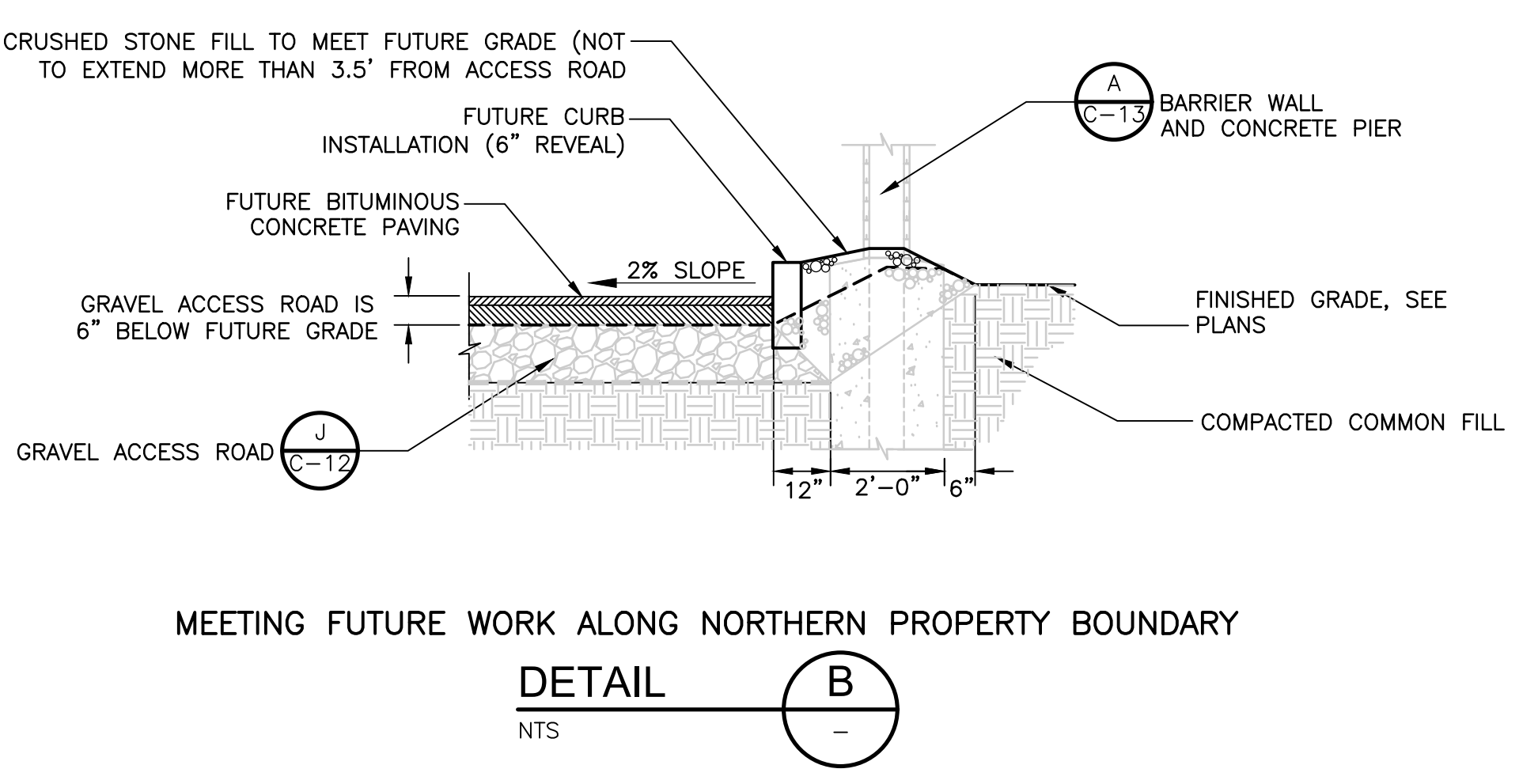
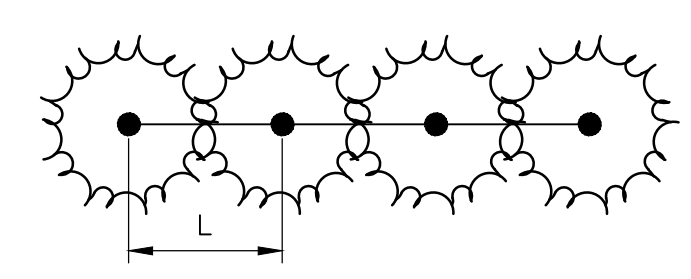


GRAVEL ACCESS ROAD AND BARRIER WALL  
**DETAIL A**  
 NTS

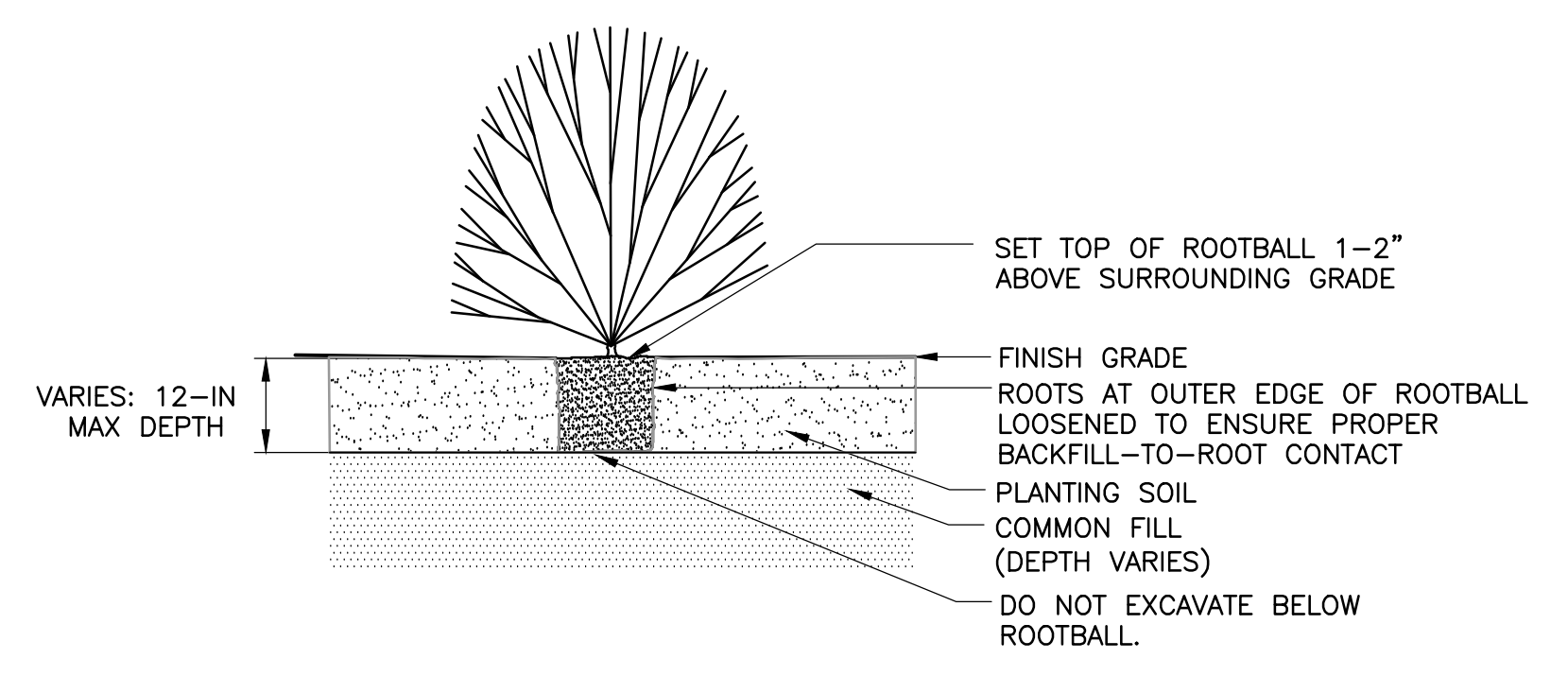


EVERGREEN TREE PLANTING  
**DETAIL C**  
 NTS

TREE SPACING				
LABEL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING (L)
SA/SJ	THUJA OCCIDENTALIS 'SMARAGD' / JUNIPERUS CHINENSIS 'SPARTAN'	SMARAGD ARBORVITAE	6'	4'
JG/JV	THUJA X 'JUNIOR GIANT' / JUNIPERUS VIRGINIANA 'SPARTAN'	JUNIOR GIANT ARBORVITAE	6'	6'

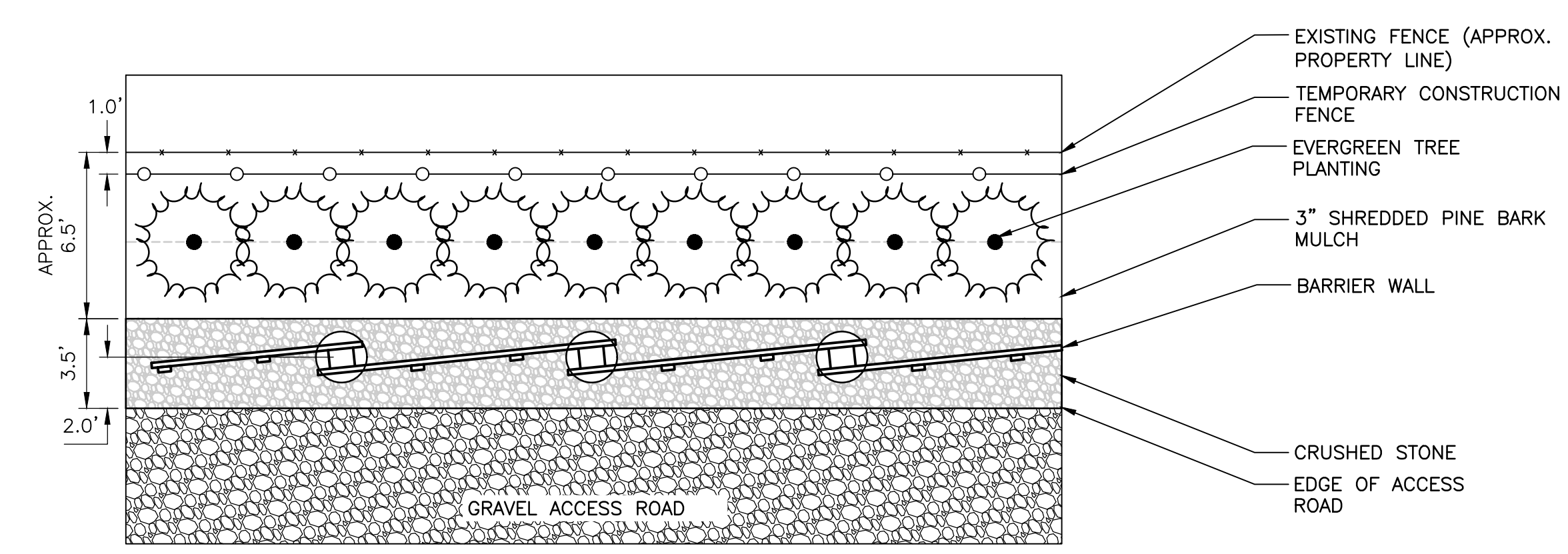
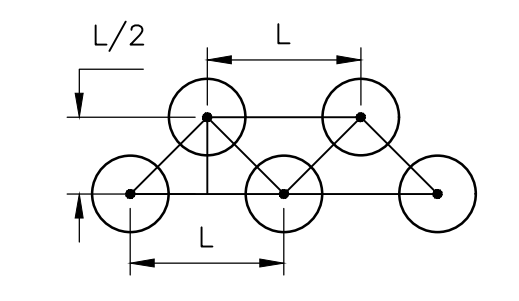


MEETING FUTURE WORK ALONG NORTHERN PROPERTY BOUNDARY  
**DETAIL B**  
 NTS

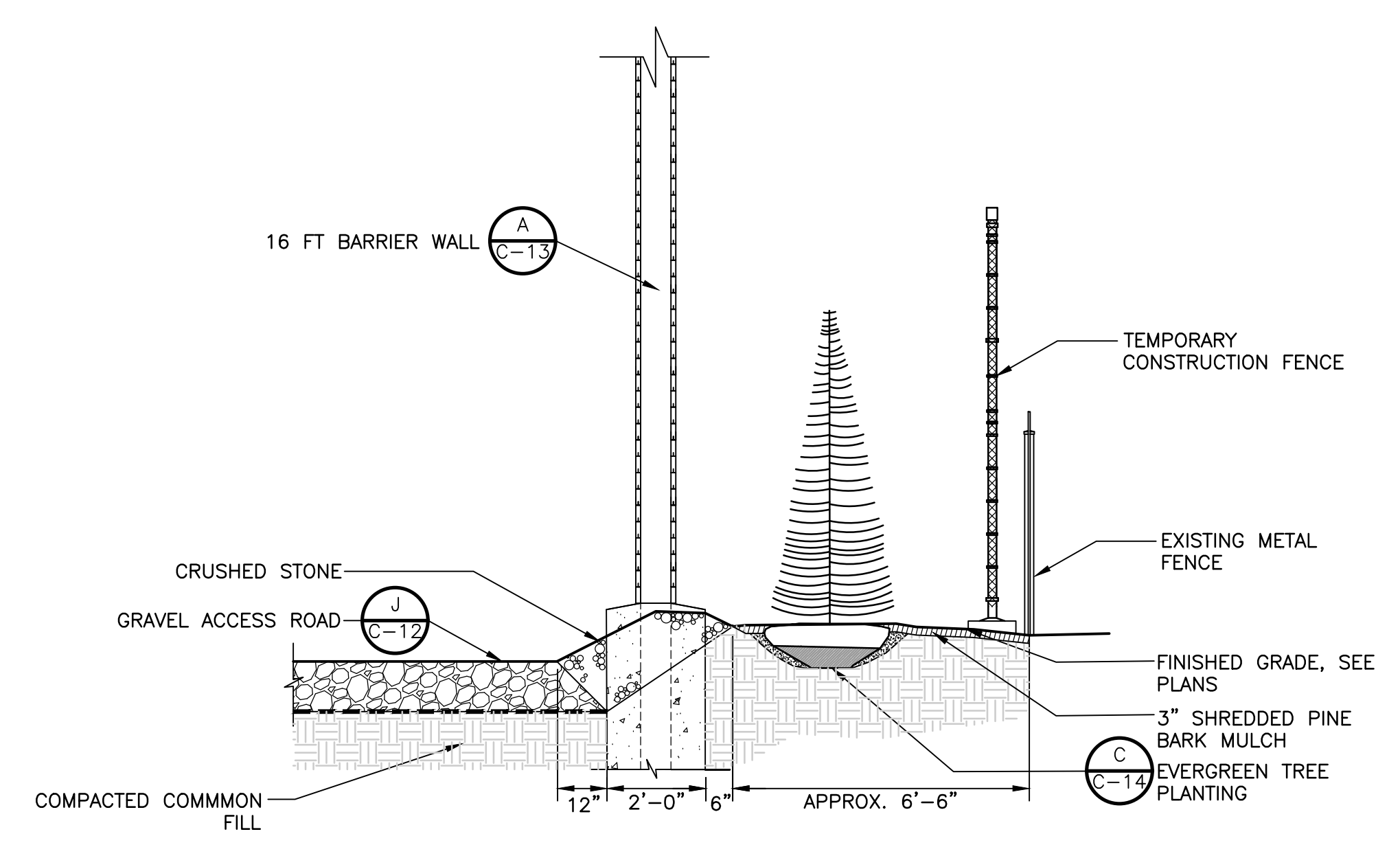


SHRUB PLANTING  
**DETAIL D**  
 NTS

SHRUB SPACING					
LABEL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROWS
KL	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	#5 CONT	4'	2
IG	ILEX GLABRA 'GREEN MAGIC'	'GREEN MAGIC' INKBERRY	#3 CONT	4'	2
IV	ILEX VERTICILLATA	WINTERBERRY	#3 CONT	4'	2
MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	#5 CONT	4'	1
PL	PRUNUS LAUROCERASUS	CHERRY LAUREL	#5 CONT	4'	1



DETAILED PLAN - NORTHERN PROPERTY BOUNDARY (TYP.)  
**PLAN**  
 1" = 5'0"



NORTHERN PROPERTY BOUNDARY (TYP.)  
**SECTION 1**  
 NTS

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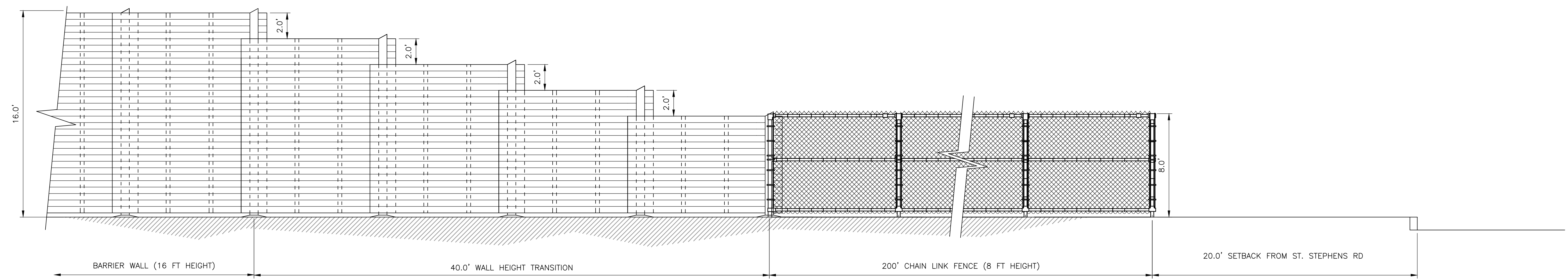
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CROSS CHK'D BY:	X
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WATER POLLUTION CONTROL AUTHORITY (WPCA)  
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 PHASE 1 - SITE PREPARATION

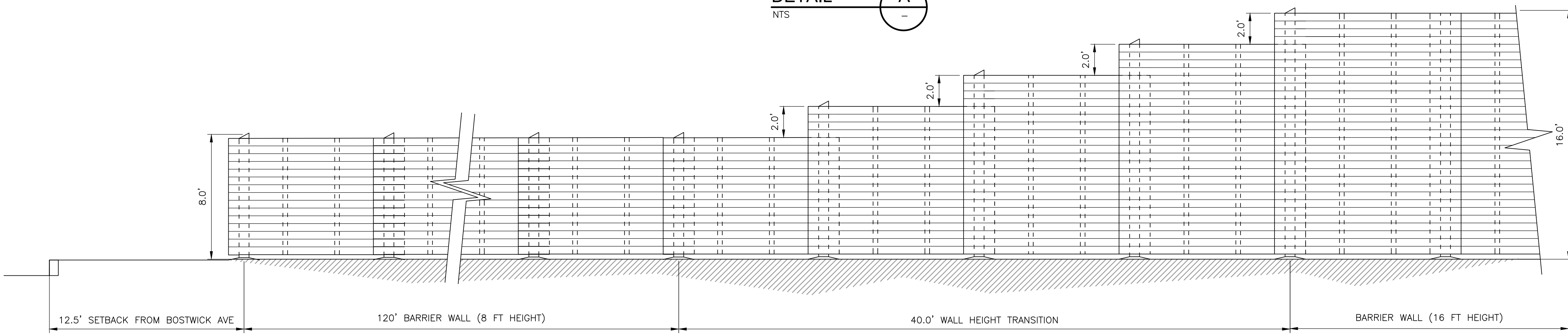
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**C-14**

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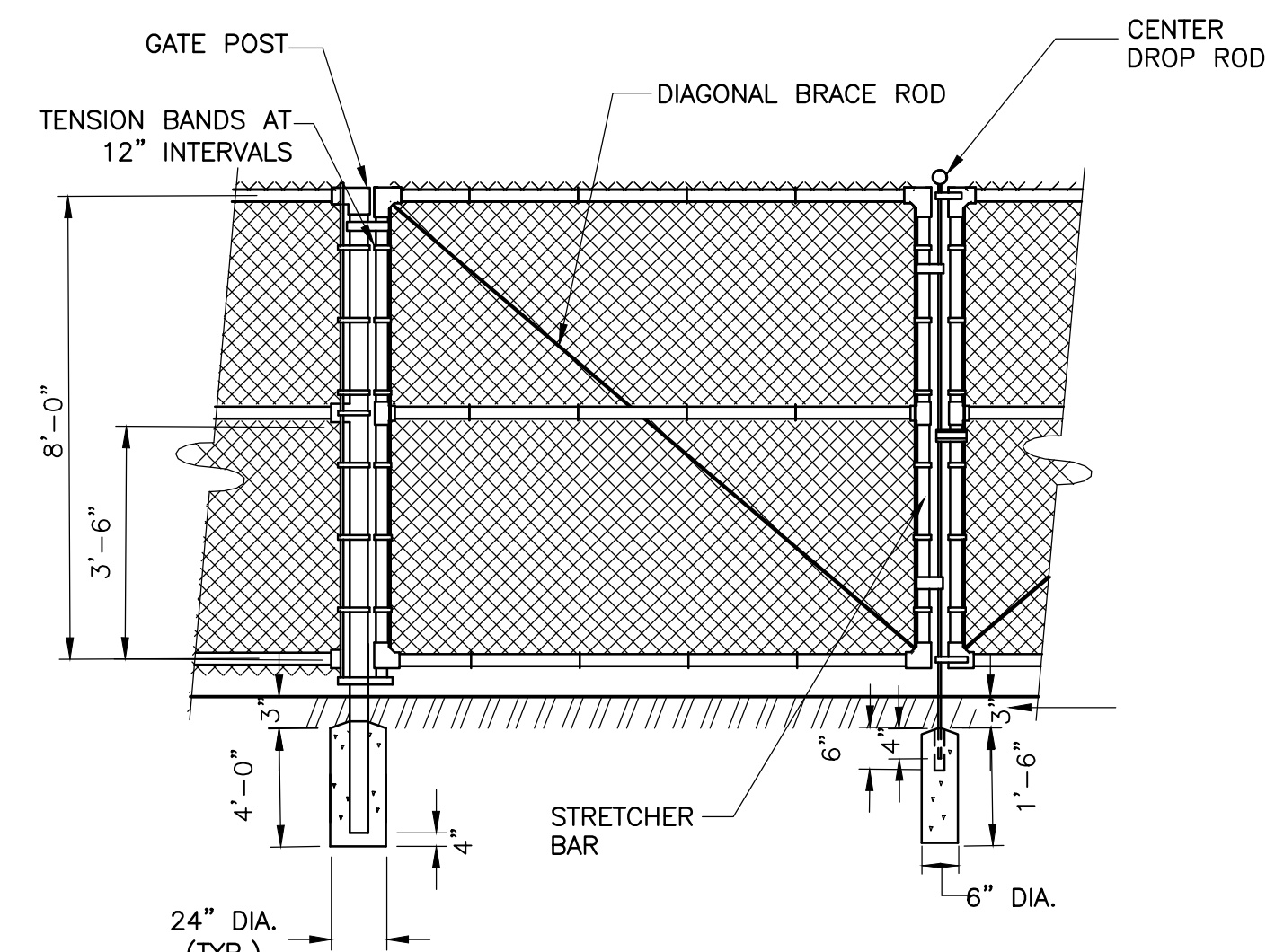
WALL TRANSITION ST STEPHENS RD

DETAIL A  
NTS



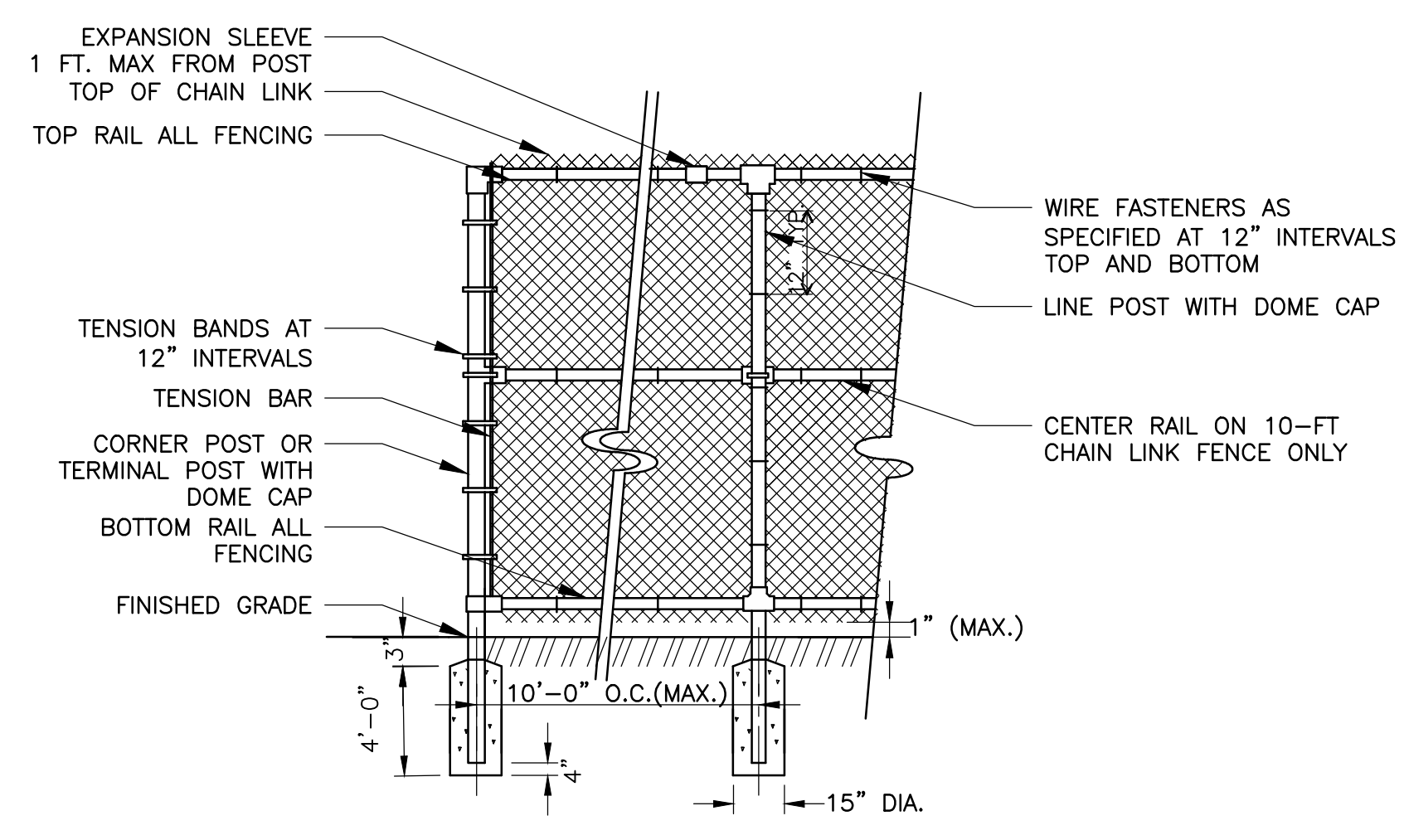
WALL TRANSITION BOSTWICK AVE

DETAIL B  
NTS



8-FT HEIGHT CHAIN LINK FENCE DOUBLE LEAF (12') SWING GATE

DETAIL C  
NTS



8-FT HEIGHT CHAIN LINK FENCE

DETAIL D  
NTS

REV. NO.	DATE	DRWN	CHKD	REMARKS

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 DRAWN BY: S. WARNER  
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 APPROVED BY: \_\_\_\_\_  
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WATER POLLUTION CONTROL AUTHORITY (WPCA)  
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 PHASE 1 - SITE PREPARATION

PROJECT NO. 36438-241520  
 FILE NAME: C012P1DT.DWG  
 SHEET NO.  
**C-15**

**ABBREVIATIONS**

&	AND	GB	GLASS BLOCK	REF	ROOF EXHAUST FAN
<	ANGLE	GRT	GRATING	REFINF	REINFORCE (D. ING)
@	ANCHOR BOLT	GYP	GYPSUM	REQD	REQUIRED
AB	ABOVE	GWB	GYPSUM WALL BOARD	REV	REVISED
ACMU	ACOUSTICAL CONCRETE MASONRY UNIT	HARD	HARDENER	RF	ROOF FAN
AFF	ABOVE FINISHED FLOOR	HD	HEAVY DUTY	RFNG	ROOFING
AFG	ABOVE FINISHED GRADE	HDWD	HARDWOOD	RGH	ROUGH
AL_ALUM	ALUMINUM	HDWR	HARDWARE	RJ	REVEAL/RUSTICATION JOINT
AMP	ACOUSTICAL METAL PANELS	HGR	HANGER	RL	RAIN LEADER
ANOD	ANODIZED	HGT	HEIGHT	RLG	RAILING
ASSY	ASSEMBLY	HM	HOLLOW METAL	RM	ROOM
BBT	BIOSBASED TILE	HOR	HORIZONTAL	RO	ROUGH OPENING
BD	BOARD	HP	HIGH POINT	RT	RUBBER TILE
BEV	BEVEL(ED)	HR	HANDRAIL	RWL	RAIN WATER LEADER
BLDG	BUILDING	IN	INCH	S	STEEL S-SHAPED DESIGNATION
BLK	BLOCK	INST	INSTRUMENTATION	SAT	SUSPENDED ACOUSTICAL TILE
BLKG	BLOCKING	INSUL	INSULATION	SB	SEAMLESS BASE
BRG	BEARING	JC	JANITOR'S CLOSET	SCHD	SCHEDULE
BRK	BRICK	JT	JOINT	SCRN	SCREENED, (ING)
BRS	BRASS	JT FLR	JOINT FILLER	SECT	SECTION
BRZ	BRONZE	L	LINE OF STRUCTURAL ANGLE DESIGNATION	SF	SEAMLESS FLOORING
BTM	BOTTOM	LAB	LABORATORY	SGFT	STRUCTURAL GLAZED FACING TILE
C TO C	CENTER TO CENTER	LAD	LADDER	SHT	SHEET
CAB	CABINET	LAM	LAMINATED	SIM	SIMILAR
CEM	CEMENT	LAV	LAVATORY	SK	SINK
CF	COMPRESSIBLE FILLER	LG	LAMINATED GLASS	SL	SLOPE
CGFB	CEMENTITIOUS GLASS FIBER BOARD	LINO	LINOLEUM	S/LNT	SEALANT
CH	CONCRETE HARDENER	LKR	LOCKER	SPEC	SPECIFICATION, SPECIFIED
CHAM	CHAMFER	LNTL	LINTEL	SST	STAINLESS STEEL
CHAN	CHANNEL	LP	LOW POINT	STD	STANDARD
CIP	CAST IN PLACE	LT	LIGHT(S)	STL	STEEL
CJ	CONTROL JOINT	MAS	MASONRY	STOR	STORAGE
CL OR	CENTERLINE	MATL	MATERIAL	STRU	STRUCTURE(S), URAL
CLG	CEILING	MAX	MAXIMUM	STWY	STAIRWAY
CLKG	CAULKING	MEMB	MEMBRANE	SUPT	SUPERINTENDENT
CMU	CONCRETE MASONRY UNIT	MFR	MANUFACTURER	SUSP	SUSPENDED
COL	COLUMN	MIN	MINIMUM	T	TREAD(S)
COMP	COMPRESSIBLE	MISC	MISCELLANEOUS	TBM	TRAFFIC BEARING MEMBRANE
CONC	CONCRETE	MO	MASONRY OPENING	T&G	TONGUE AND GROOVE
CONT	CONTINUOUS	MR	MOISTURE RESISTANT	TEMP	TEMPERATURE
CRPT	CARPET, CARPET TILE	MRAT	MOISTURE RESISTANT ACOUSTICAL TILE	TEMP	TEMPERED
CRS	COURSE(S)	MTD	MOUNTED	TEMP	TEMPORARY
CT	CERAMIC TILE	MTG	MOUNTING	TER	TERRAZZO
CET	DETAIL	MTL	METAL	TERB	TERRAZZO BASE
DF	DRINKING FOUNTAIN	NIC	NOT IN CONTRACT	THK	THICKNESS
DIA	DIAMETER	NOM	NONINAL	THR	THRESHOLD
DIAG	DIAGONAL	NTS	NOT TO SCALE	TKBD	TACKBOARD
DM	DIMENSION	OC	ON CENTER	TOB	TOP OF BRICK
DISP	DISPENSER	OH	OVERHANG	TOC	TOP OF CONCRETE
DN	DOWN	OPNG	OPENING	TOIL	TOILET
DP	DAMP/PROOFING	OPP HD	OPPOSITE HAND	TOM	TOP OF MASONRY
DR	DRAIN	ORD	OVERFLOW ROOF DRAIN	TOPG	TOPPING
ELEC	ELECTRICAL	OSB	ORIENTED STRAND BOARD	TOS	TOP OF STEEL
ELEV	ELEVATION	OY	OVER	TS	STRUCTURAL TUBING (STEEL UNLESS NOTED)
EQ	EQUAL(LY)	OVD	OVERHEAD	TSL	TOP OF SLAB
EQPT	EQUIPMENT	PERIM	PERIMETER	TWF	THROUGH WALL FLASHING
EWC	ELECTRICAL WATER COOLER	PL	PLATE	TYP	TYPICAL
EXP	EXPOSED	PL	PROPERTY LINE	UC	UNDERCUT
EJ	EXPANSION JOINT	PLAS	PLASTER	UON	UNLESS OTHERWISE NOTED
EXIST. (E)	EXISTING	PLK	PLANK	UR	URINAL
FD	FLOOR DRAIN	PLYWD	PLYWOOD	VB	VAPOR BARRIER
FE	FIRE EXTINGUISHER	PM	PRESSED METAL	VCT	VINYL COMPOSITE TILE
FF	FACTORY FINISH	PR	PAIR	VERT	VERTICAL
FL	FIBERGLASS	PRD	PROMENADE ROOF DRAIN	VEST	VESTIBULE
FLG	FLASHING	PRCST	PRECAST	VTR	VENT THRU ROOF
FL	FLOORING	PREFAB	PRE-FABRICATED	W	WITH
FLR	FILLER	PT	PRESSURE TREATED	W	WITH
FR	FRAME	PRMLD	PREMOLDED	W/A	WHERE APPLICABLE
FRP	FIBERGLASS REINFORCED PLASTIC	PSF	POUNDS PER SQUARE FOOT	W/O	WITHOUT
FO	FRAME OPENING	PTD	PAINTED	WC	WATER CLOSET
FV	FIELD VERIFY	QT	QUARRY TILE	WD	WOOD
FXD	FIXED	QTB	QUARRY TILE BASE	W/DW	WINDOW
GA	GAGE, GAUGE	R	RISER(S)	WF	WIDE FLANGE
GALV	GALVANIZED	R-S	BACKER ROD & SEALANT	WPG	WATERPROOFING
GL	GLASS	RB	RUBBER BASE	WT	WELDED WIRE FABRIC
		RD	ROOF DRAIN	WWF	WELDED WIRE FABRIC
		RECT	RECEPTACLE		

**GENERAL NOTES**

- HEIGHT OF INTERIOR STUD AND CMU PARTITIONS ARE FROM FLOOR TO THE UNDERSIDE OF ROOF DECK UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION HEADS AT TOP OF WALL (TYPICAL).
- NOT ALL EQUIPMENT IS SHOWN FOR CLARITY. REFER TO THE APPROPRIATE DISCIPLINE SHEETS FOR SPECIFIC EQUIPMENT LAYOUT AND OTHER REQUIREMENTS.
- SEE CIVIL SHEETS FOR SIDEWALK, ROAD PAVING AND FINISH GRADE ELEVATIONS.
- SEE STRUCTURAL SHEETS FOR SIZE AND LOCATION OF CONCRETE PADS, TRENCHES, VAULTS, SUMPS, ETC.
- SEE STRUCTURAL SHEETS FOR CONCRETE AND MASONRY REINFORCEMENT.
- ALL INTERIOR CMU WALLS SHALL BE PROVIDED WITH INSULATION INSERTS (SEE SPEC 04200)
- PATCH AND REPAIR ANY MATERIALS OR SURFACES DAMAGED DURING THE CONSTRUCTION PROCESS TO MATCH THE EXISTING ADJACENT SURFACES.
- ALL ITEMS TO BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL JOINTS, VOIDS AND PENETRATIONS THROUGH FIRE-RATED WALL SYSTEMS ARE TO BE FILLED/SEALED WITH UL APPROVED FIRESAFING/FIRESTOPPING MATERIALS TO ACHIEVE THE REQUIRED FIRE-RATING (REFER TO CODE DRAWINGS FOR LOCATIONS).
- DO NOT SCALE FROM THE DRAWINGS.
- NOTIFY ARCHITECT IF CONSTRUCTION DOCUMENTS DIFFER FROM ACTUAL FIELD CONDITIONS PRIOR TO FABRICATION OR NEW CONSTRUCTION.
- THIS DRAWING CONTAINS A GENERAL LIST OF SYMBOLS AND ABBREVIATIONS. NOT ALL ITEMS SHOWN HERE APPEAR ON THE CONTRACT DRAWINGS.

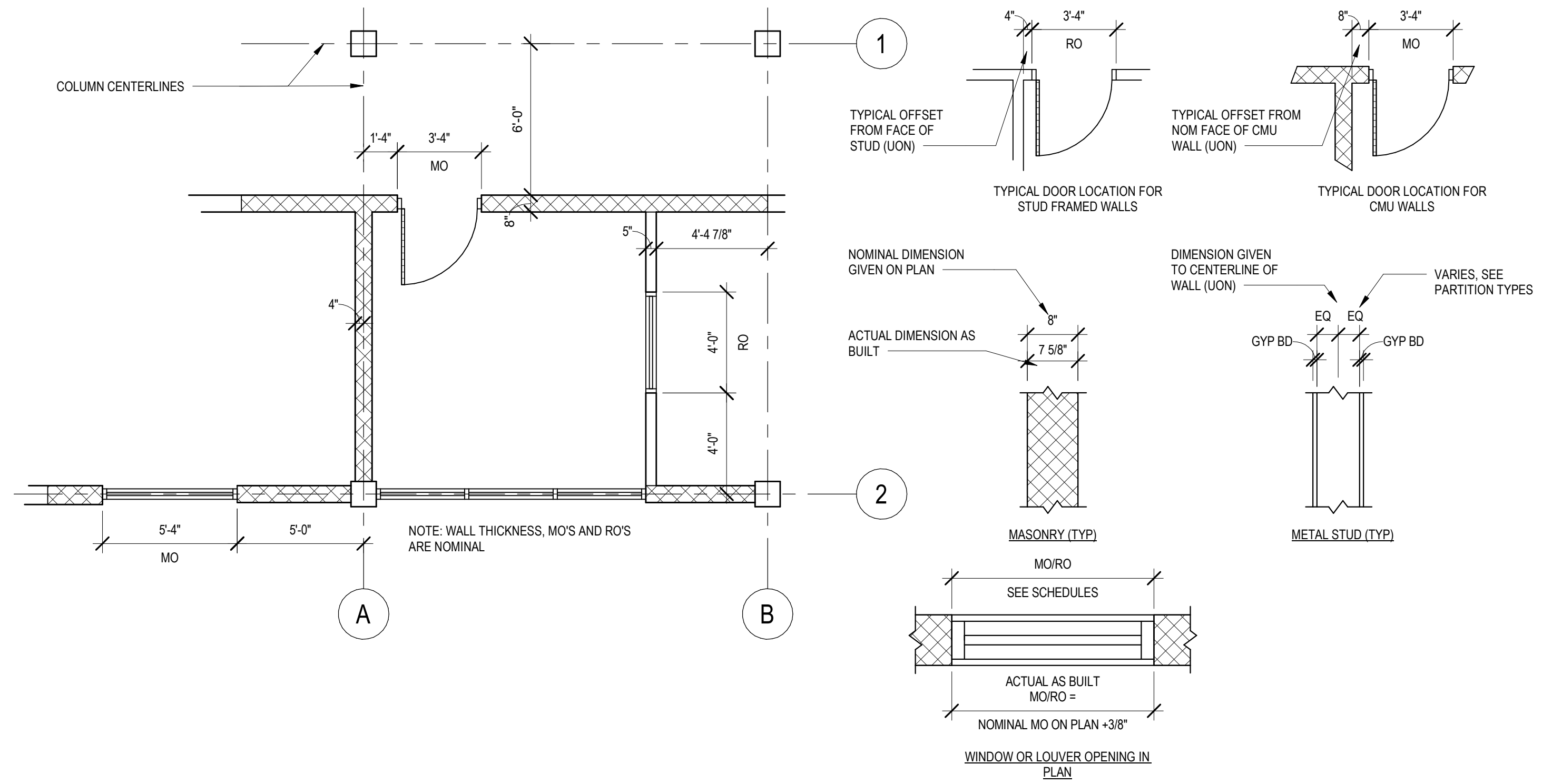
**LINE TYPES**

- CONTINUOUS - NEW CONSTRUCTION
- DASHED ON CONSTRUCTION PLAN/SHEETS - HIDDEN ELEMENTS BEYOND, ABOVE OR BELOW

**MATERIAL SYMBOLS**

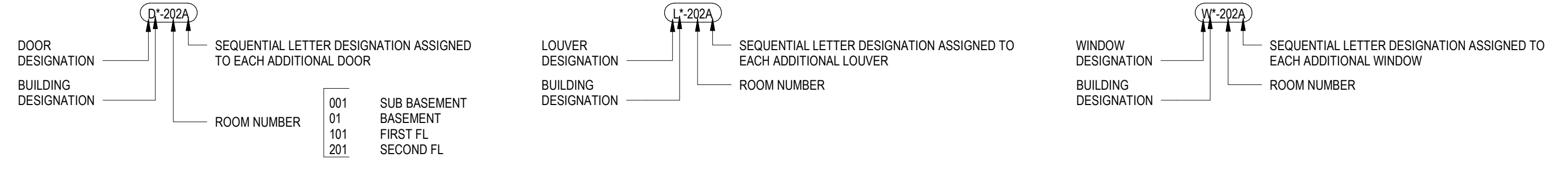
- EARTH
- GRAVEL
- BRICK
- CONCRETE MASONRY UNIT (CMU)
- PRECAST CONCRETE
- CAST-IN-PLACE CONCRETE
- WOOD BLOCKING
- WOOD FINISH
- PLYWOOD
- RIGID INSULATION
- BLANKET INSULATION
- STEEL
- ALUMINUM
- STUCCO / GROUT
- CAULK

**DIMENSIONING SYSTEM**

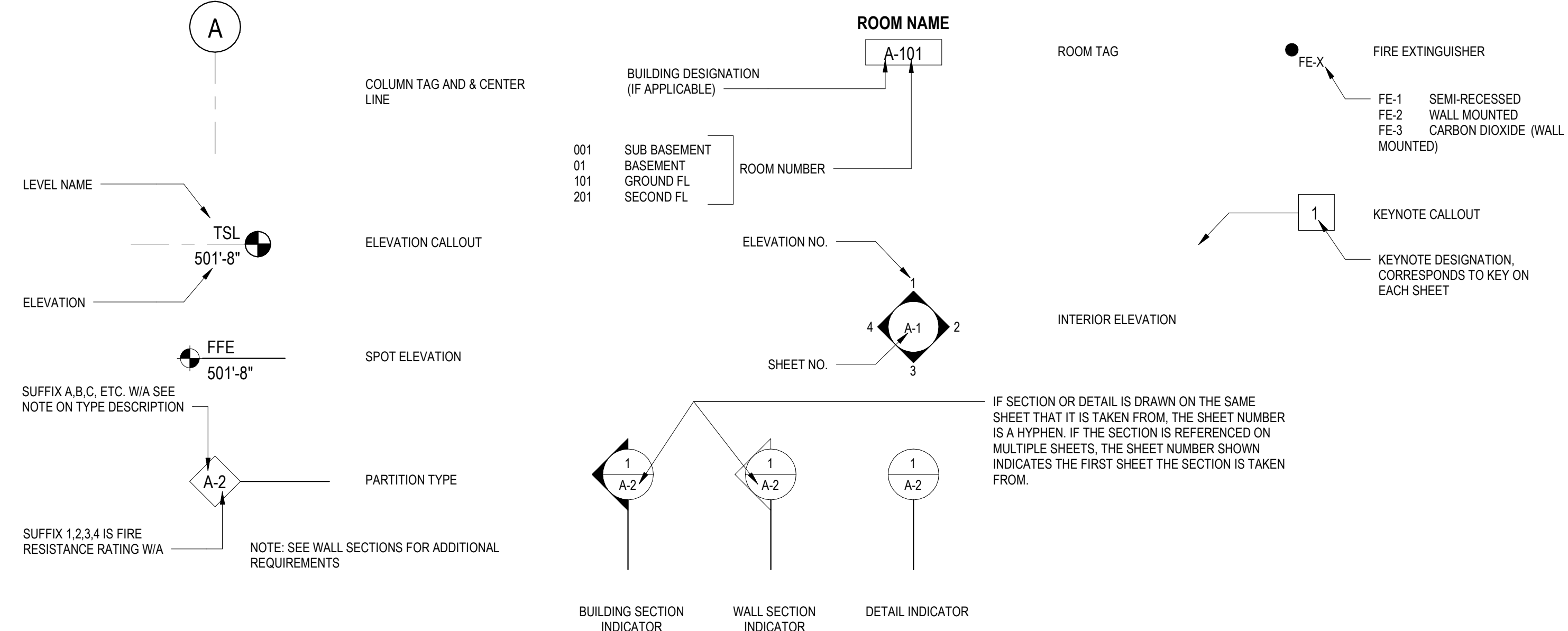


**OPENINGS**

USUALLY LABELED IN PLAN VIEW; HOWEVER, OPENINGS NOT SHOWN IN PLAN ARE LABELED ON ELEVATIONS



**SYMBOLS**



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DRAWN BY:	Author
SHEET CHKD BY:	Checker
CROSS CHKD BY:	
APPROVED BY:	Approver
DATE:	DECEMBER 2023

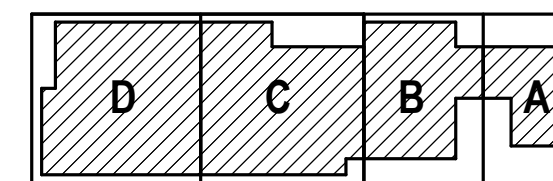
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WPCA - CITY OF BRIDGEPORT  
 205 BOSTWICK AVENUE, BRIDGEPORT CT 06605  
**WEST SIDE WWTP IMPROVEMENTS**

**ARCHITECTURAL ABBREVIATIONS AND SYMBOLS**

PROJECT NO.	36438-241520
FILE NAME:	AW2001HW
SHEET NO.	A-1

**KEY PLAN**



**KEYNOTE LEGEND**

VALUE	DESCRIPTION
23	PROCESS MECH EQUIPMENT, SEE "M" DWGS

PRIMARY TREATMENT

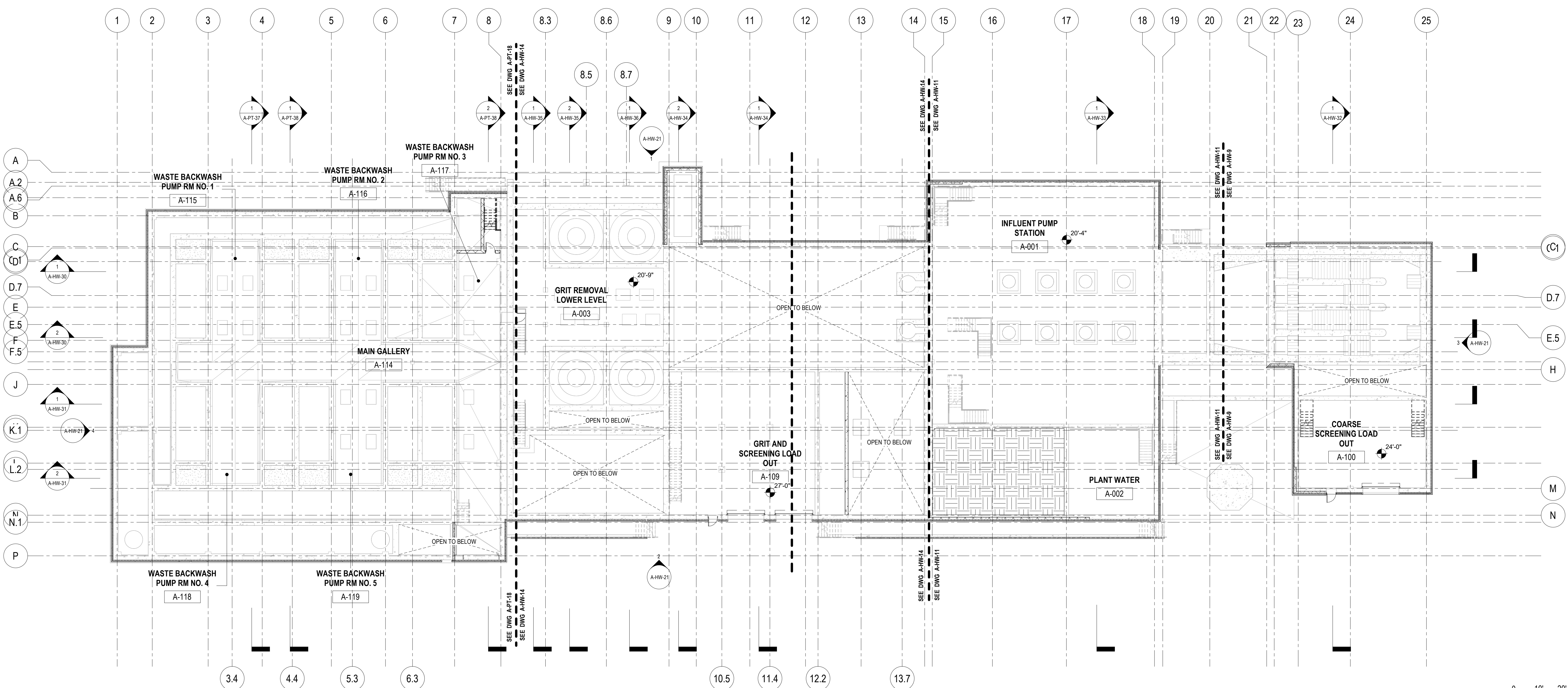
GRIT REMOVAL

FINE SCREENING

INFLUENT PUMPING

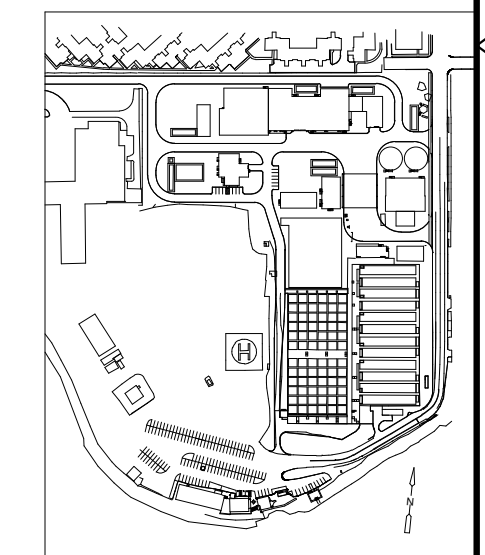
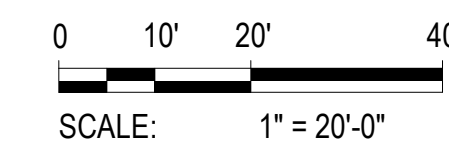
BREEZEWAY

COARSE SCREENING



HEADWORKS OVERALL FLOOR PLAN - EL 27.50

1/16" = 1'-0"



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DESIGNED BY:	E. ROSA
DRAWN BY:	R. DREESE
SHEET CHK'D BY:	B. GIORGI
CROSS CHK'D BY:	
APPROVED BY:	B. GIORGI
DATE:	DECEMBER 2023

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 East Hartford, CT 06108  
 Tel: (860) 529-7615

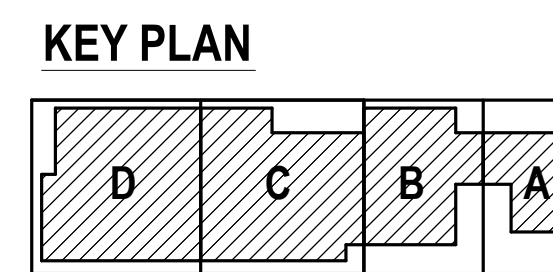
WPCA - CITY OF BRIDGEPORT  
 205 BOSTWICK AVENUE, BRIDGEPORT CT 06605  
 WEST SIDE WWTP IMPROVEMENTS

HEADWORKS BUILDING  
 OVERALL FLOOR PLAN I

PROJECT NO.	36438-241520
FILE NAME:	AWZ001HW
SHEET NO.	A-HW-4

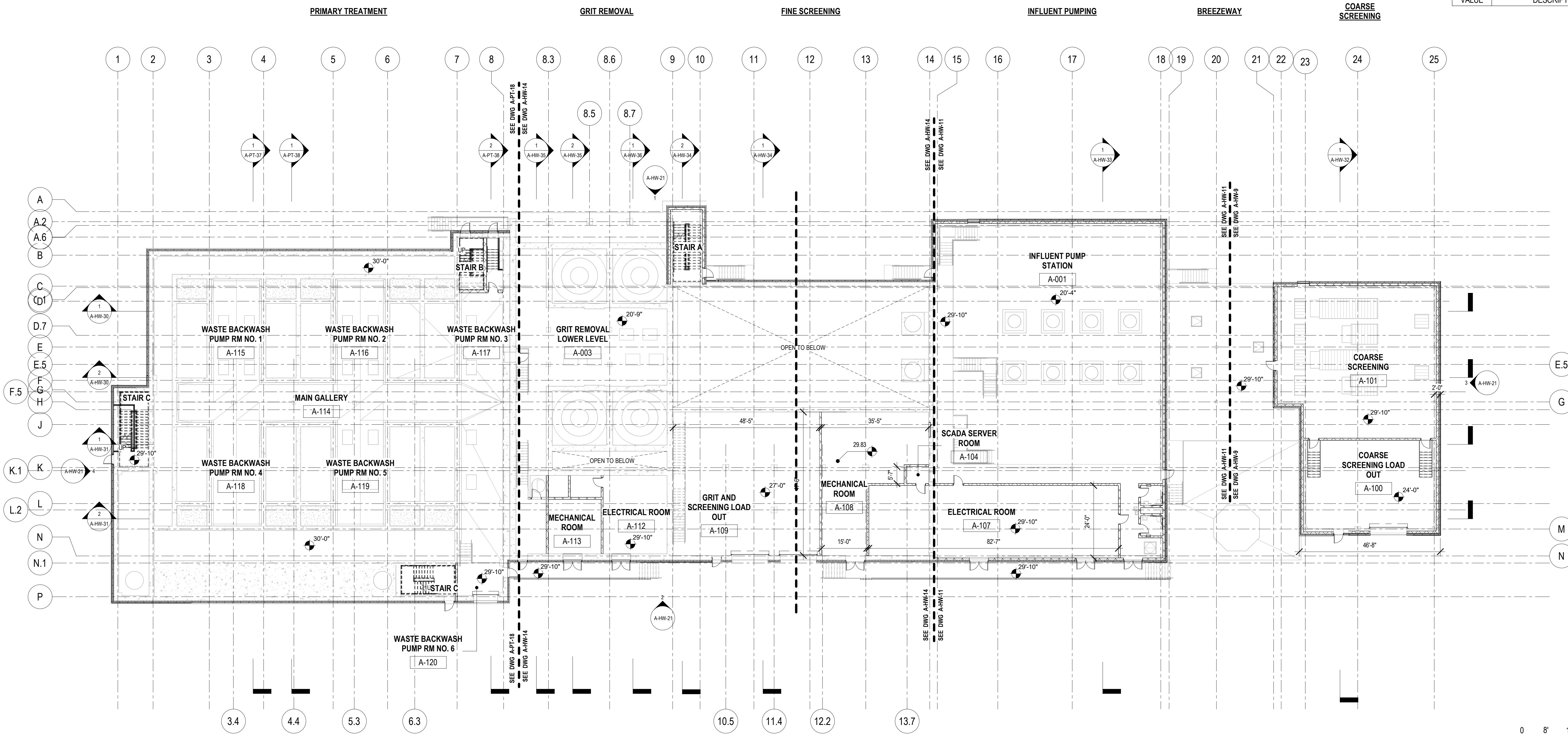
REV. NO.	DATE	DRWN	CHKD	REMARKS



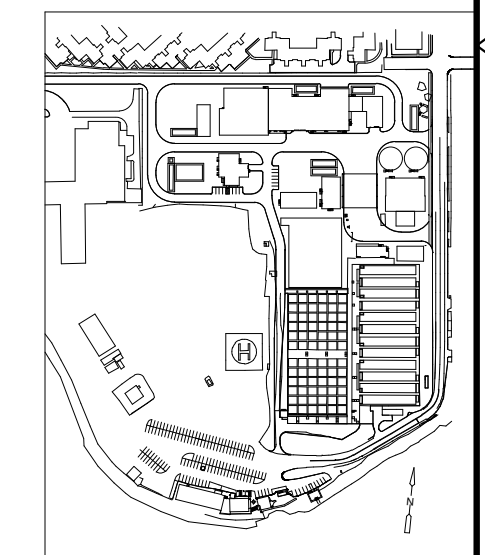
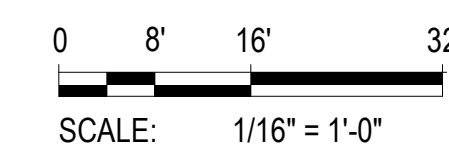


**KEYNOTE LEGEND**

VALUE	DESCRIPTION
1	
2	
3	



**HEADWORKS OVERALL FLOOR PLAN - EL 32.83**  
1/16" = 1'-0"



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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	E. ROSA
DRAWN BY:	R. DREESE
SHEET CHKD BY:	B. GIORGI
CROSS CHKD BY:	
APPROVED BY:	B. GIORGI
DATE:	DECEMBER 2023

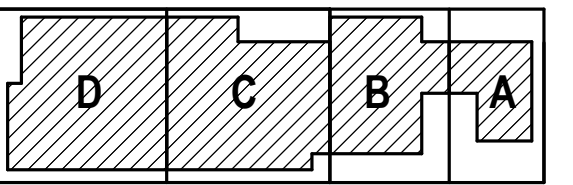
**CDM Smith**  
101 East River Drive, Suite 1A  
East Hartford, CT 06108  
Tel: (860) 529-7615

WPCA - CITY OF BRIDGEPORT  
205 BOSTWICK AVENUE, BRIDGEPORT CT 06605  
**WEST SIDE WWTP IMPROVEMENTS**

**HEADWORKS BUILDING  
OVERALL FLOOR PLAN II**

PROJECT NO.	36438-241520
FILE NAME:	AWZ001HW
SHEET NO.	<b>A-HW-5</b>

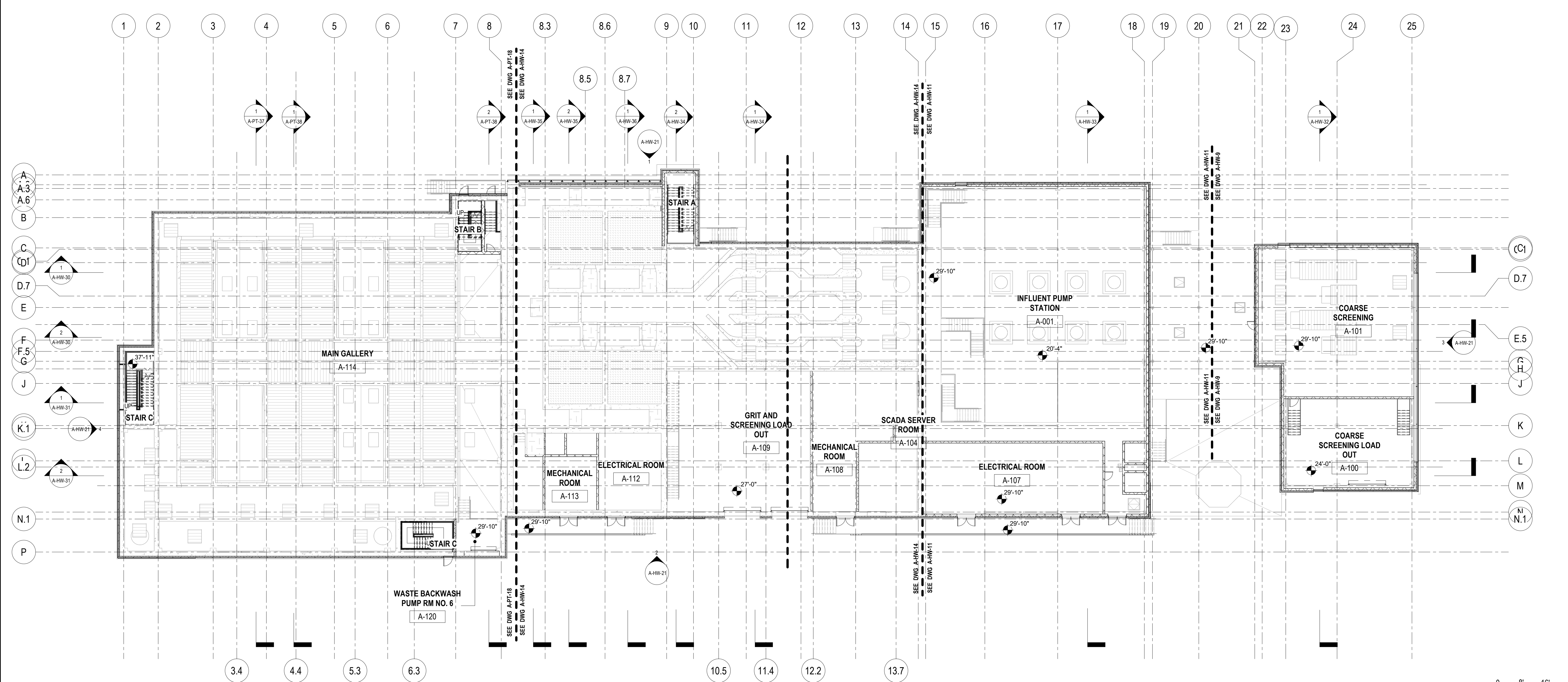
**KEY PLAN**



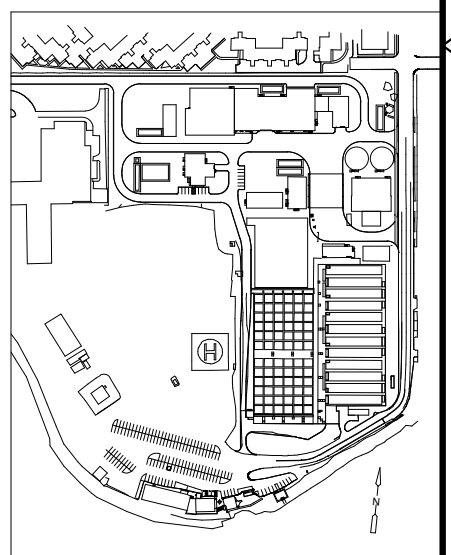
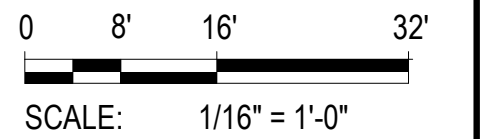
**KEYNOTE LEGEND**

VALUE	DESCRIPTION
-------	-------------

PRIMARY TREATMENT      GRIT REMOVAL      FINE SCREENING      INFLUENT PUMPING      BREEZEWAY      COARSE SCREENING



HEADWORKS OVERALL FLOOR PLAN - EL 40.00  
1/16" = 1'-0"



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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	E. ROSA
DRAWN BY:	R. DREESE
SHEET CHKD BY:	B. GIORGI
CROSS CHKD BY:	
APPROVED BY:	B. GIORGI
DATE:	DECEMBER 2023

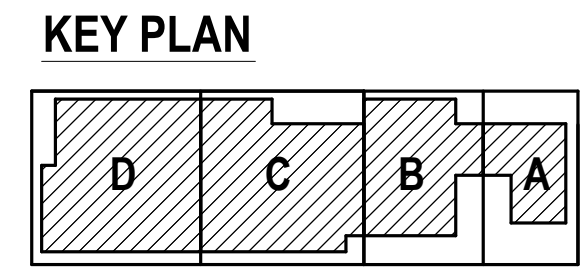
**CDM Smith**  
101 East River Drive, Suite 1A  
East Hartford, CT 06108  
Tel: (860) 529-7615

WPCA - CITY OF BRIDGEPORT  
205 BOSTWICK AVENUE, BRIDGEPORT CT 06605  
WEST SIDE WWTP IMPROVEMENTS

HEADWORKS BUILDING  
OVERALL FLOOR PLAN III

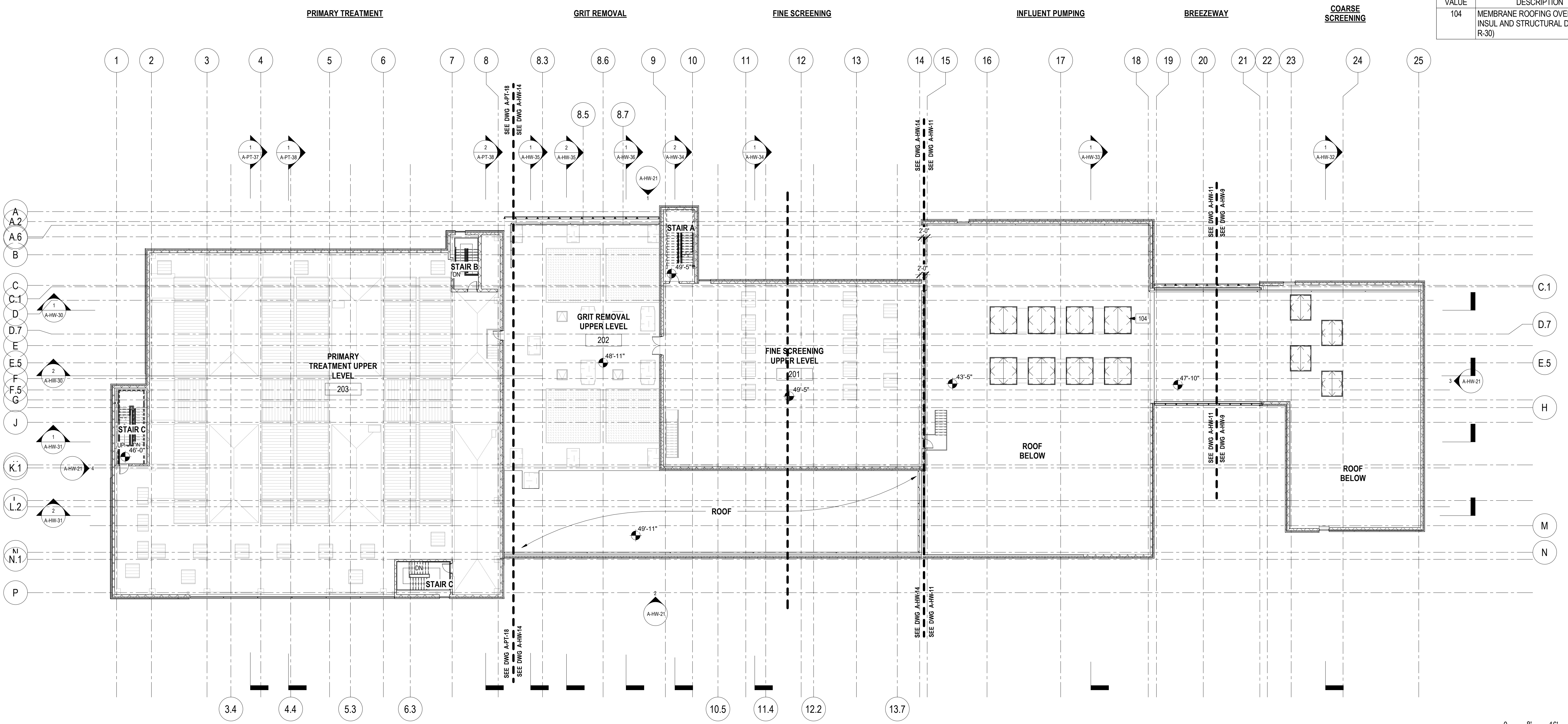
PROJECT NO.	36438-241520
FILE NAME:	AWZ001HW
SHEET NO.	A-HW-6

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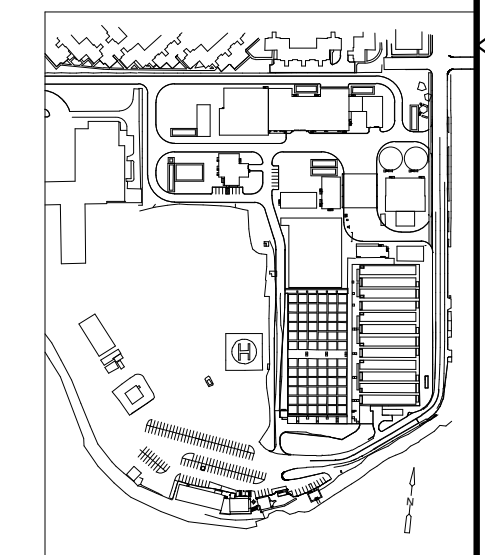
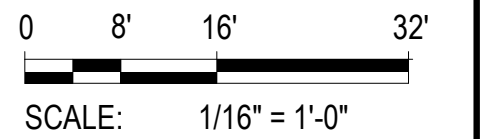


**KEYNOTE LEGEND**

VALUE	DESCRIPTION
104	MEMBRANE ROOFING OVER RIGID INSUL AND STRUCTURAL DECK (MIN R-30)



HEADWORKS OVERALL FLOOR PLAN - EL 52.39  
1/16" = 1'-0"



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: E ROSA	 101 East River Drive, Suite 1A East Hartford, CT 06108 Tel: (860) 529-7615
DRAWN BY: R DREESE	
SHEET CHK'D BY: B GIORGI	
CROSS CHK'D BY: B GIORGI	
APPROVED BY: B GIORGI	
DATE: DECEMBER 2023	

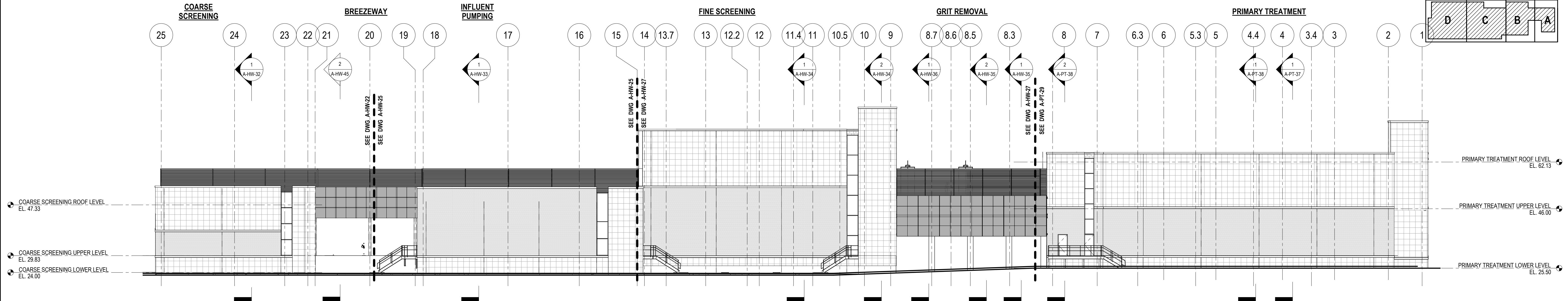
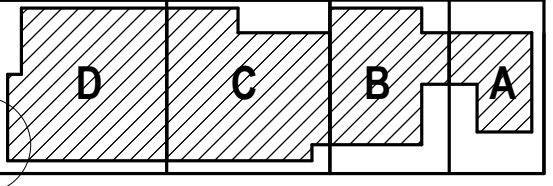
WPCA - CITY OF BRIDGEPORT  
205 BOSTWICK AVENUE, BRIDGEPORT CT 06605  
WEST SIDE WWTP IMPROVEMENTS

HEADWORKS BUILDING  
OVERALL FLOOR PLAN IV

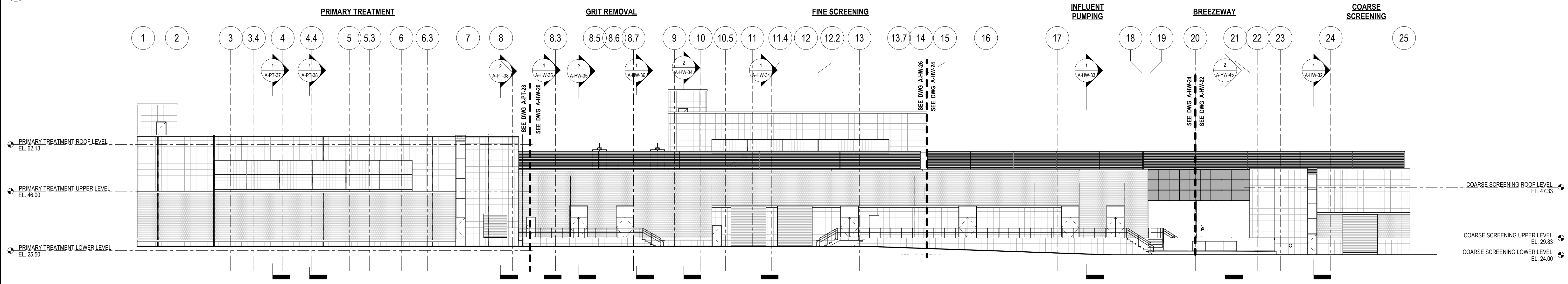
PROJECT NO. 36438-241520
FILE NAME: AWZ001HW
SHEET NO. A-HW-7

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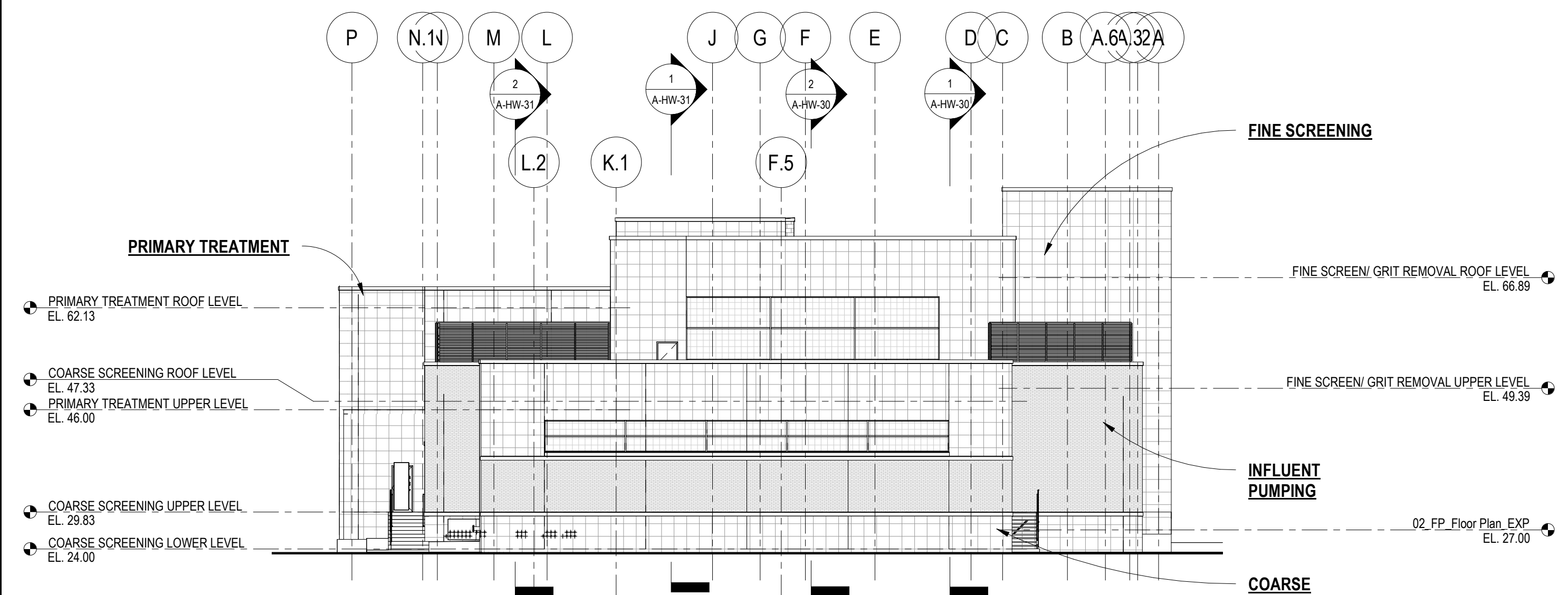
**KEY PLAN**



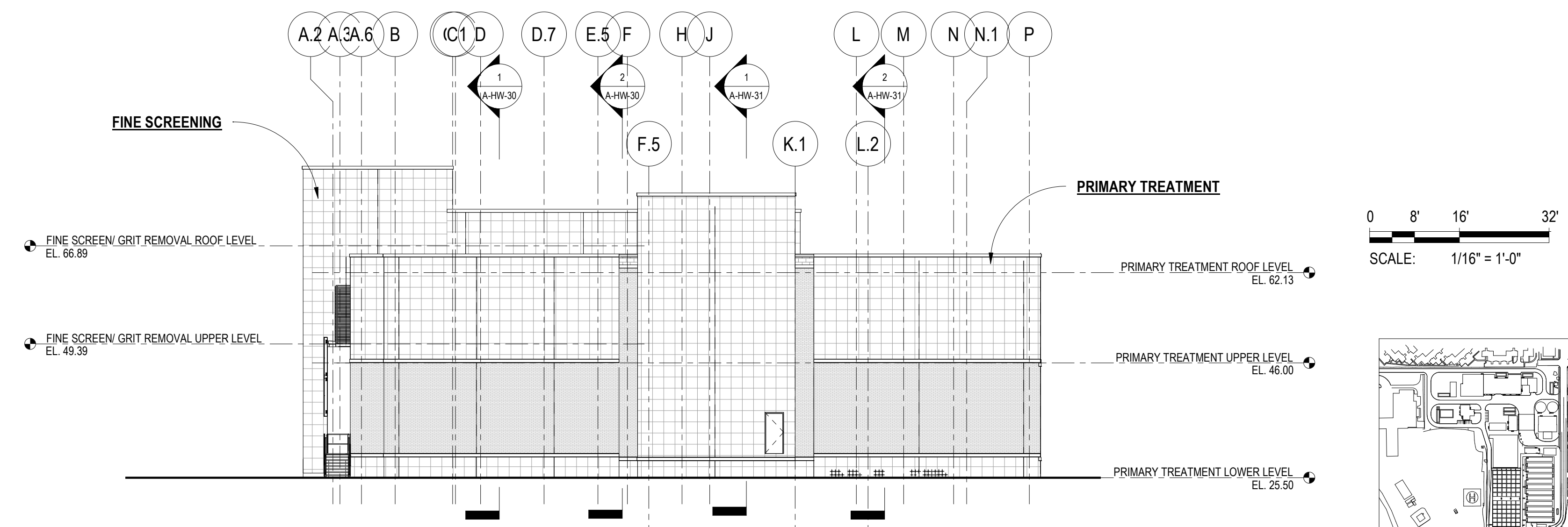
**1 EXTERIOR BUILDING ELEVATION - NORTH**  
A-HW-4 1/16" = 1'-0"



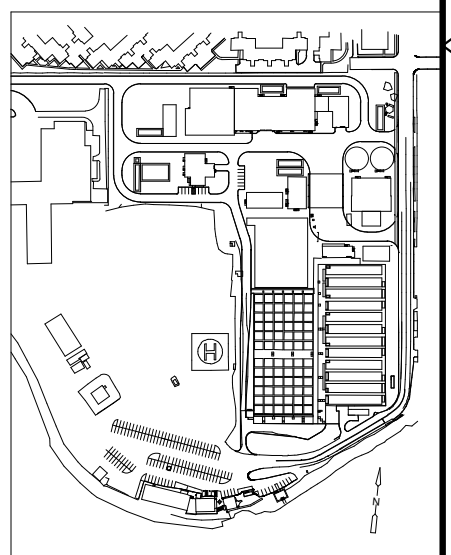
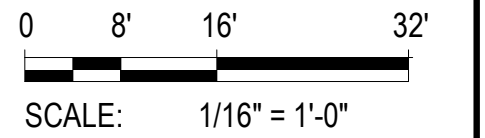
**2 OVERALL EXTERIOR BUILDING ELEVATION - SOUTH**  
A-HW-4 1/16" = 1'-0"



**3 OVERALL EXTERIOR BUILDING ELEVATION - EAST**  
A-HW-4 1/16" = 1'-0"



**4 OVERALL EXTERIOR BUILDING ELEVATION - WEST**  
A-HW-4 1/16" = 1'-0"



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: E ROSA  
 DRAWN BY: R DREESE  
 SHEET CHK'D BY: B GIORGI  
 CROSS CHK'D BY: \_\_\_\_\_  
 APPROVED BY: B GIORGI  
 DATE: DECEMBER 2023

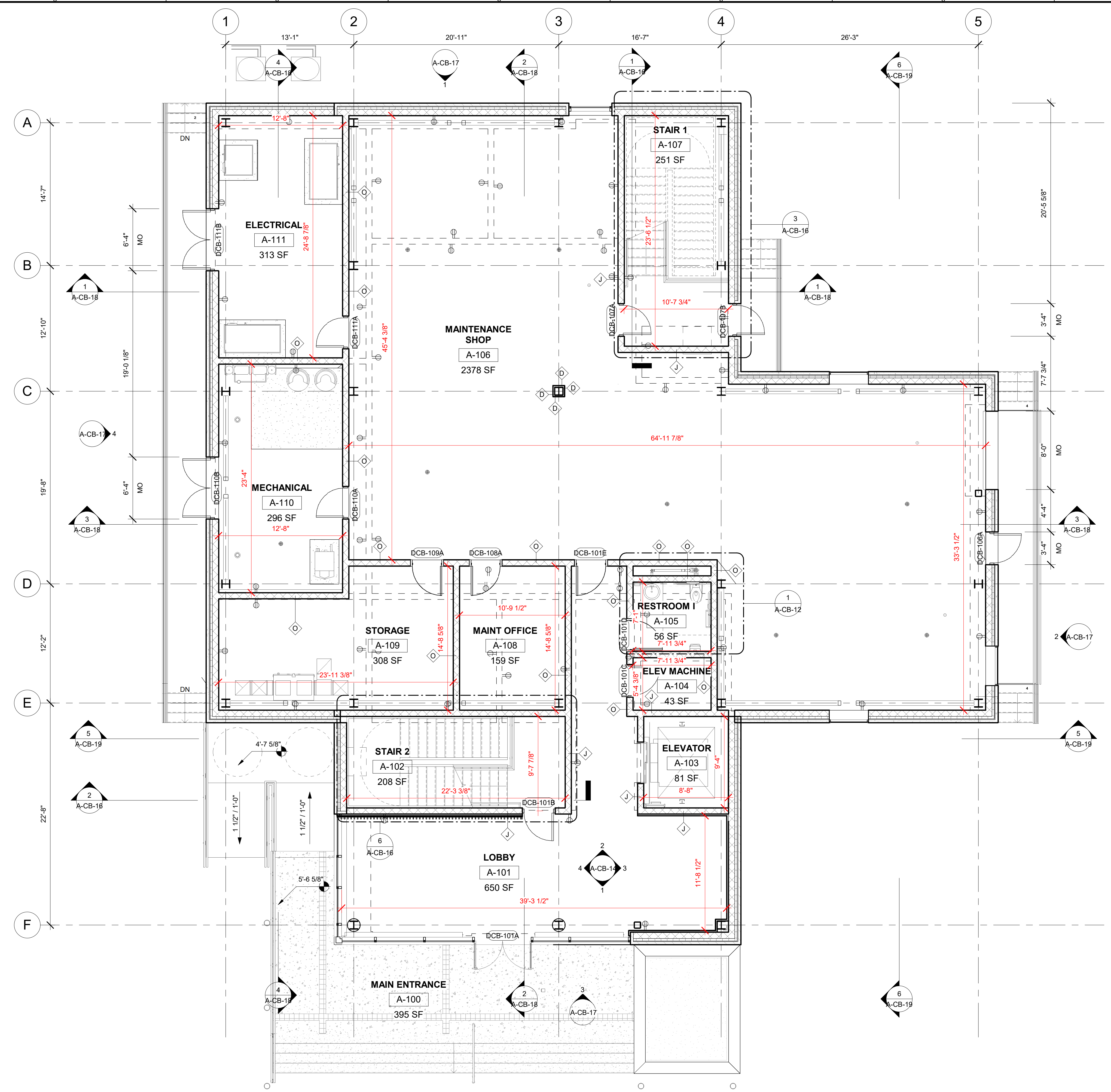
**CDM Smith**  
 101 East River Drive, Suite 1A  
 East Hartford, CT 06108  
 Tel: (860) 529-7615

WPCA - CITY OF BRIDGEPORT  
 205 BOSTWICK AVENUE, BRIDGEPORT CT 06605  
**WEST SIDE WWTP IMPROVEMENTS**

**HEADWORKS BUILDING  
 OVERALL BUILDING ELEVATIONS**

PROJECT NO. 36438-241520  
 FILE NAME: AWZ001HW  
 SHEET NO. **A-HW-21**

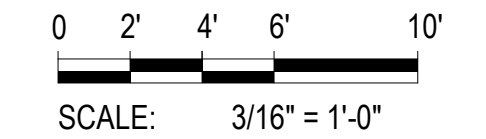
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**GENERAL NOTES**

- HEIGHT OF INTERIOR STUD AND CMU PARTITIONS ARE FROM FLOOR TO THE UNDERSIDE OF ROOF DECK UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION HEADS AT TOP OF WALL (TYPICAL).
- NOT ALL EQUIPMENT IS SHOWN FOR CLARITY. REFER TO THE APPROPRIATE DISCIPLINE SHEETS FOR SPECIFIC EQUIPMENT LAYOUT AND OTHER REQUIREMENTS
- SEE CIVIL SHEETS FOR SIDEWALK, ROAD PAVING AND FINISH GRADE ELEVATIONS.
- SEE STRUCTURAL SHEETS FOR SIZE AND LOCATION OF CONCRETE PADS, TRENCHES, VAULTS, SUMPS, ETC
- SEE STRUCTURAL SHEETS FOR CONCRETE AND MASONRY REINFORCEMENT
- ALL INTERIOR CMU WALLS SHALL BE PROVIDED WITH INSULATION INSERTS (SEE SPEC 04200)
- PATCH AND REPAIR ANY MATERIALS OR SURFACES DAMAGED DURING THE CONSTRUCTION PROCESS TO MATCH THE EXISTING ADJACENT SURFACES.
- ALL ITEMS TO BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL JOINTS, VOIDS AND PENETRATIONS THROUGH FIRE-RATED WALL SYSTEMS ARE TO BE FILLED/SEALED WITH UL APPROVED FIRESAFING/FIRESTOPPING MATERIALS TO ACHIEVE THE REQUIRED FIRE-RATING (REFER TO CODE DRAWINGS FOR LOCATIONS).
- DO NOT SCALE FROM THE DRAWINGS
- NOTIFY ARCHITECT IF CONSTRUCTION DOCUMENTS DIFFER FROM ACTUAL FIELD CONDITIONS PRIOR TO FABRICATION OR NEW CONSTRUCTION
- THIS DRAWING CONTAINS A GENERAL LIST OF SYMBOLS AND ABBREVIATIONS. NOT ALL ITEMS SHOWN HERE APPEAR ON THE CONTRACT DRAWINGS.

**1 CONTROL BUILDING -FIRST FLOOR PLAN**  
A-CB-16 3/16" = 1'-0"



REV. NO.	DATE	DRWN	CHKD	REMARKS

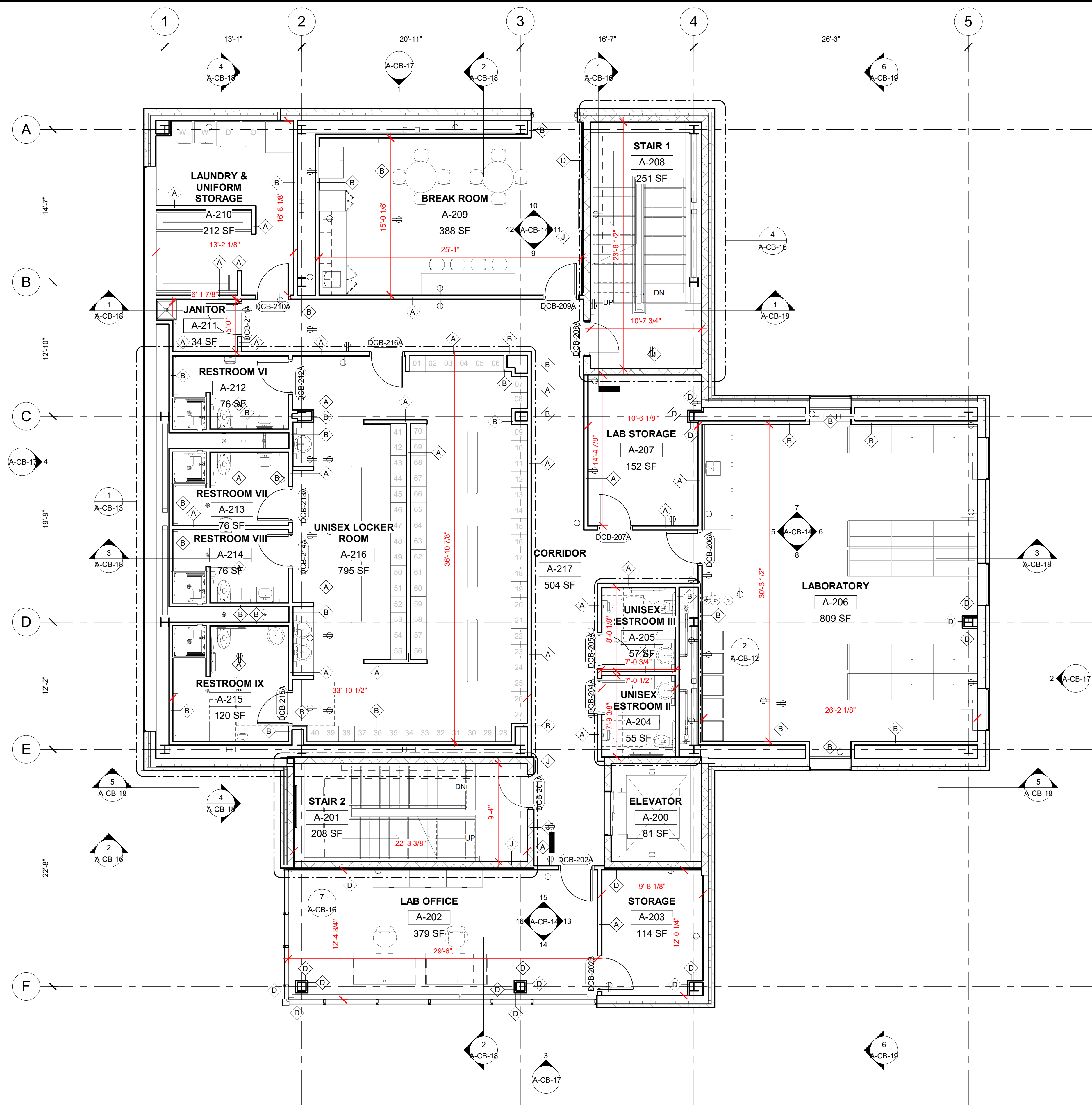
DESIGNED BY: Z KANE  
 DRAWN BY: R.DREESE  
 SHEET CHK'D BY: E.ROSA  
 CROSS CHK'D BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: MARCH 2024



WPCA - CITY OF BRIDGEPORT  
 205 BOSTWICK AVENUE, BRIDGEPORT CT 06605  
 WEST SIDE WWTP IMPROVEMENTS

**CONTROL BUILDING  
 FIRST FLOOR PLAN**

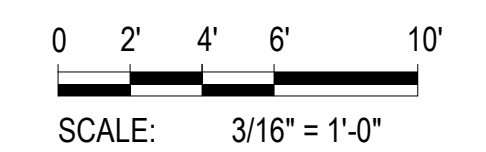
PROJECT NO. 36438-241520  
 FILE NAME:  
 SHEET NO. **A-CB-2**



**GENERAL NOTES**

- HEIGHT OF INTERIOR STUD AND CMU PARTITIONS ARE FROM FLOOR TO THE UNDERSIDE OF ROOF DECK UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION HEADS AT TOP OF WALL (TYPICAL).
- NOT ALL EQUIPMENT IS SHOWN FOR CLARITY. REFER TO THE APPROPRIATE DISCIPLINE SHEETS FOR SPECIFIC EQUIPMENT LAYOUT AND OTHER REQUIREMENTS.
- SEE CIVIL SHEETS FOR SIDEWALK, ROAD PAVING AND FINISH GRADE ELEVATIONS.
- SEE STRUCTURAL SHEETS FOR SIZE AND LOCATION OF CONCRETE PADS, TRENCHES, VAULTS, SUMPS, ETC.
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- DO NOT SCALE FROM THE DRAWINGS.
- NOTIFY ARCHITECT IF CONSTRUCTION DOCUMENTS DIFFER FROM ACTUAL FIELD CONDITIONS PRIOR TO FABRICATION OR NEW CONSTRUCTION.
- THIS DRAWING CONTAINS A GENERAL LIST OF SYMBOLS AND ABBREVIATIONS. NOT ALL ITEMS SHOWN HERE APPEAR ON THE CONTRACT DRAWINGS.

**1 CONTROL BUILDING - SECOND FLOOR PLAN**  
A-CB-16 3/16" = 1'-0"



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REV. NO.	DATE	DRWN	CHKD	REMARKS

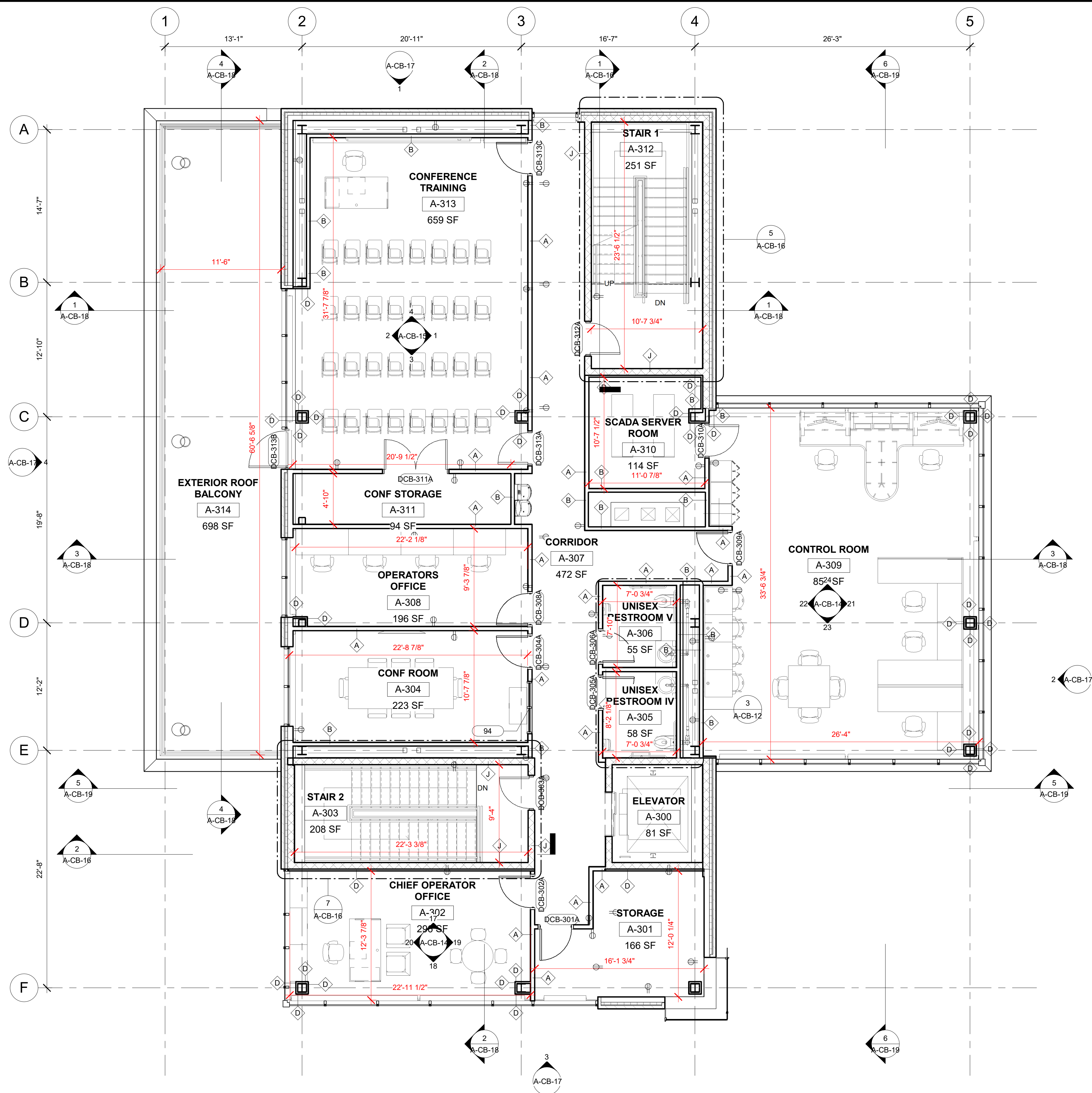
DESIGNED BY: Z. KANE  
 DRAWN BY: R. DREESE  
 SHEET CHKD BY: E. ROSA  
 CROSS CHKD BY:  
 APPROVED BY: [Signature]  
 DATE: MARCH 2024



WPCA - CITY OF BRIDGEPORT  
 205 BOSTWICK AVENUE, BRIDGEPORT CT 06605  
 WEST SIDE WWTP IMPROVEMENTS

**CONTROL BUILDING  
 SECOND FLOOR PLAN**

PROJECT NO. 36438-241520  
 FILE NAME:  
 SHEET NO. A-CB-3

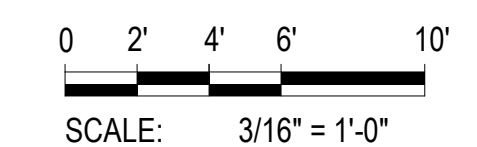


**GENERAL NOTES**

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- DO NOT SCALE FROM THE DRAWINGS
- NOTIFY ARCHITECT IF CONSTRUCTION DOCUMENTS DIFFER FROM ACTUAL FIELD CONDITIONS PRIOR TO FABRICATION OR NEW CONSTRUCTION
- THIS DRAWING CONTAINS A GENERAL LIST OF SYMBOLS AND ABBREVIATIONS. NOT ALL ITEMS SHOWN HERE APPEAR ON THE CONTRACT DRAWINGS.



**1 CONTROL BUILDING - THIRD FLOOR PLAN**  
A-CB-16 3/16" = 1'-0"



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DESIGNED BY: Z. KANE  
 DRAWN BY: R. DREESE  
 SHEET CHK'D BY: E. ROSA  
 CROSS CHK'D BY:  
 APPROVED BY: [Signature]  
 DATE: MARCH 2024



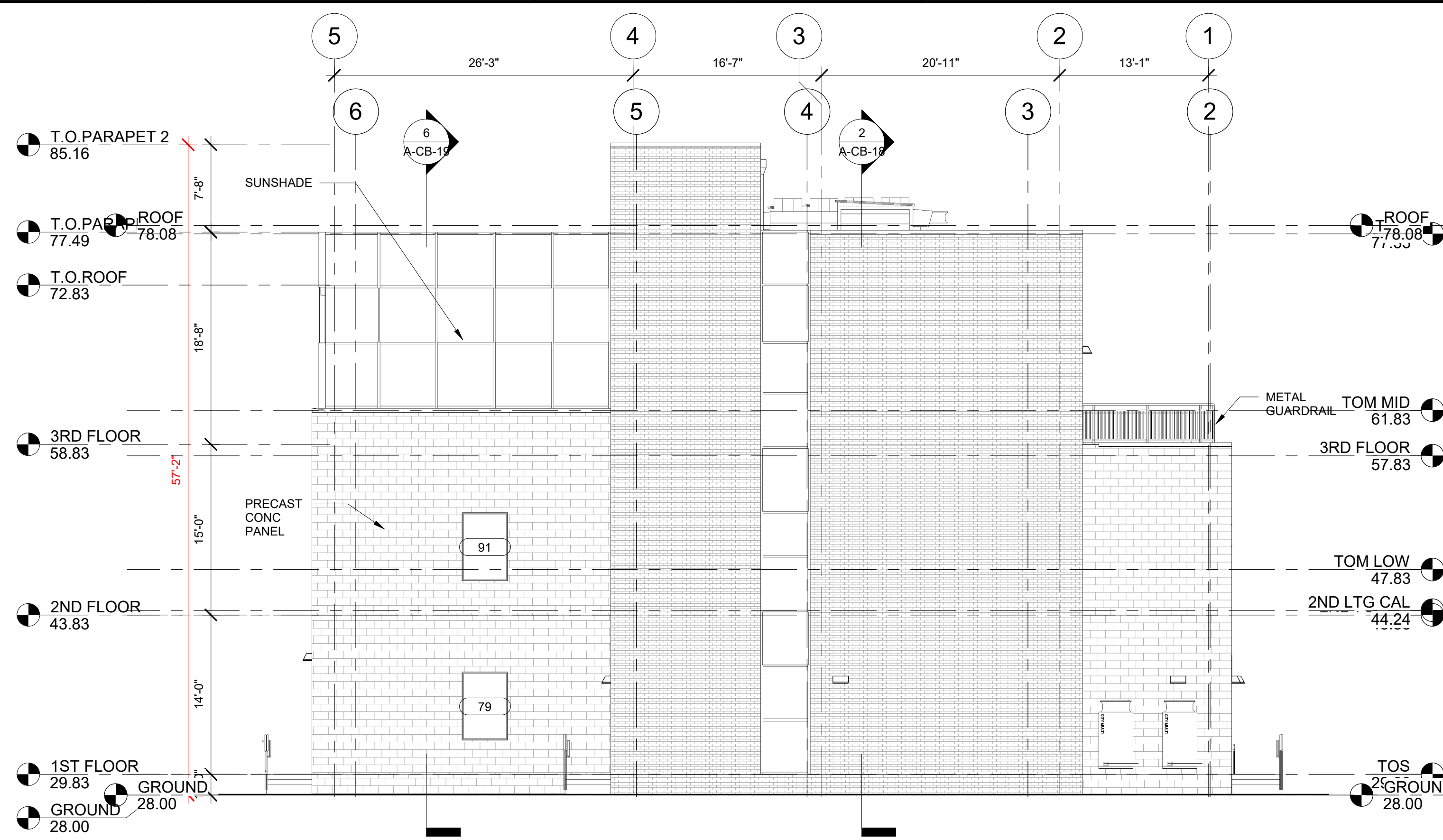
WPCA - CITY OF BRIDGEPORT  
 205 BOSTWICK AVENUE, BRIDGEPORT CT 06605  
 WEST SIDE WWTP IMPROVEMENTS

**CONTROL BUILDING  
 THIRD FLOOR PLAN**

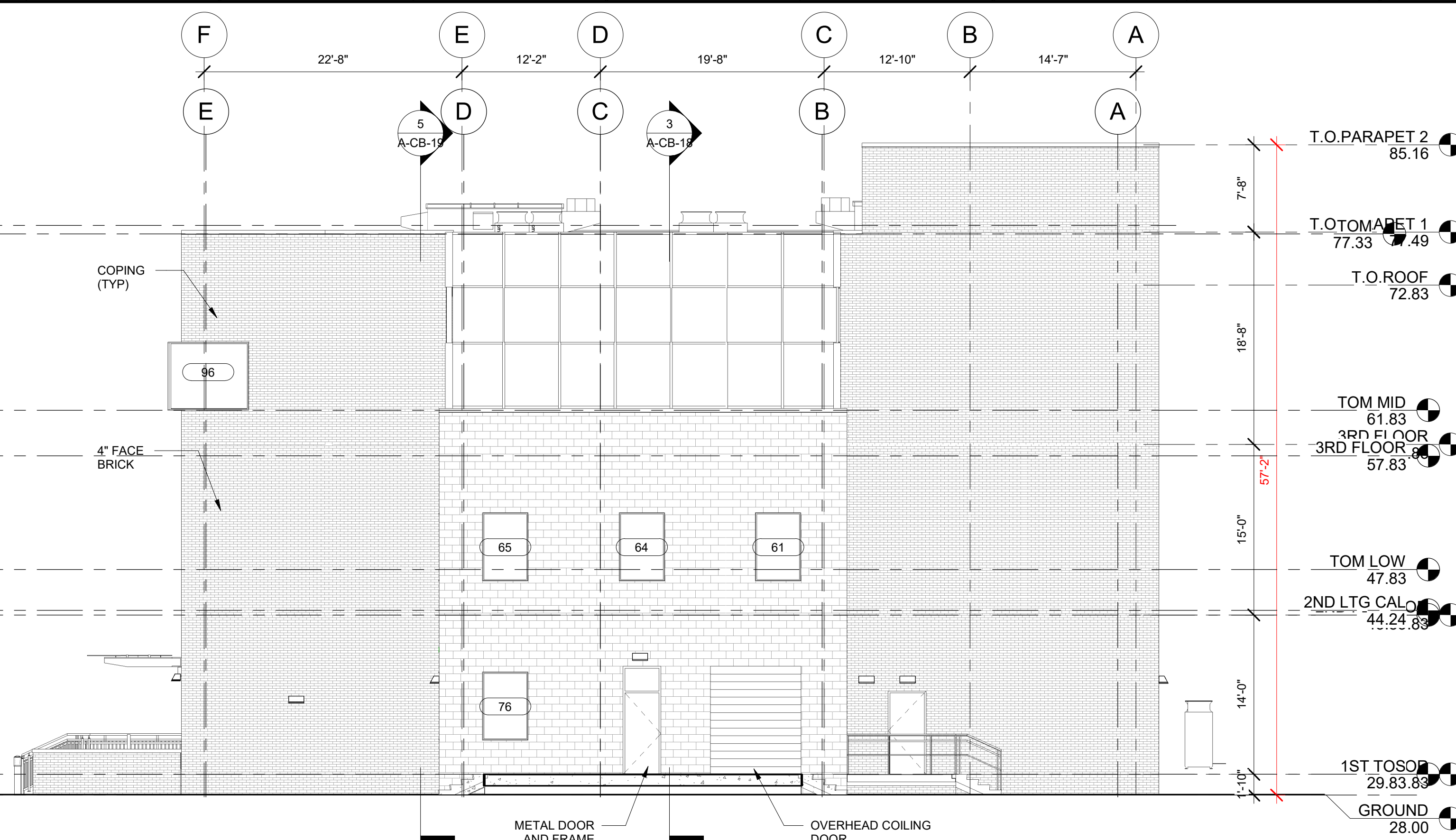
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 FILE NAME:  
 SHEET NO. A-CB-4

REV. NO.	DATE	DRWN	CHKD	REMARKS

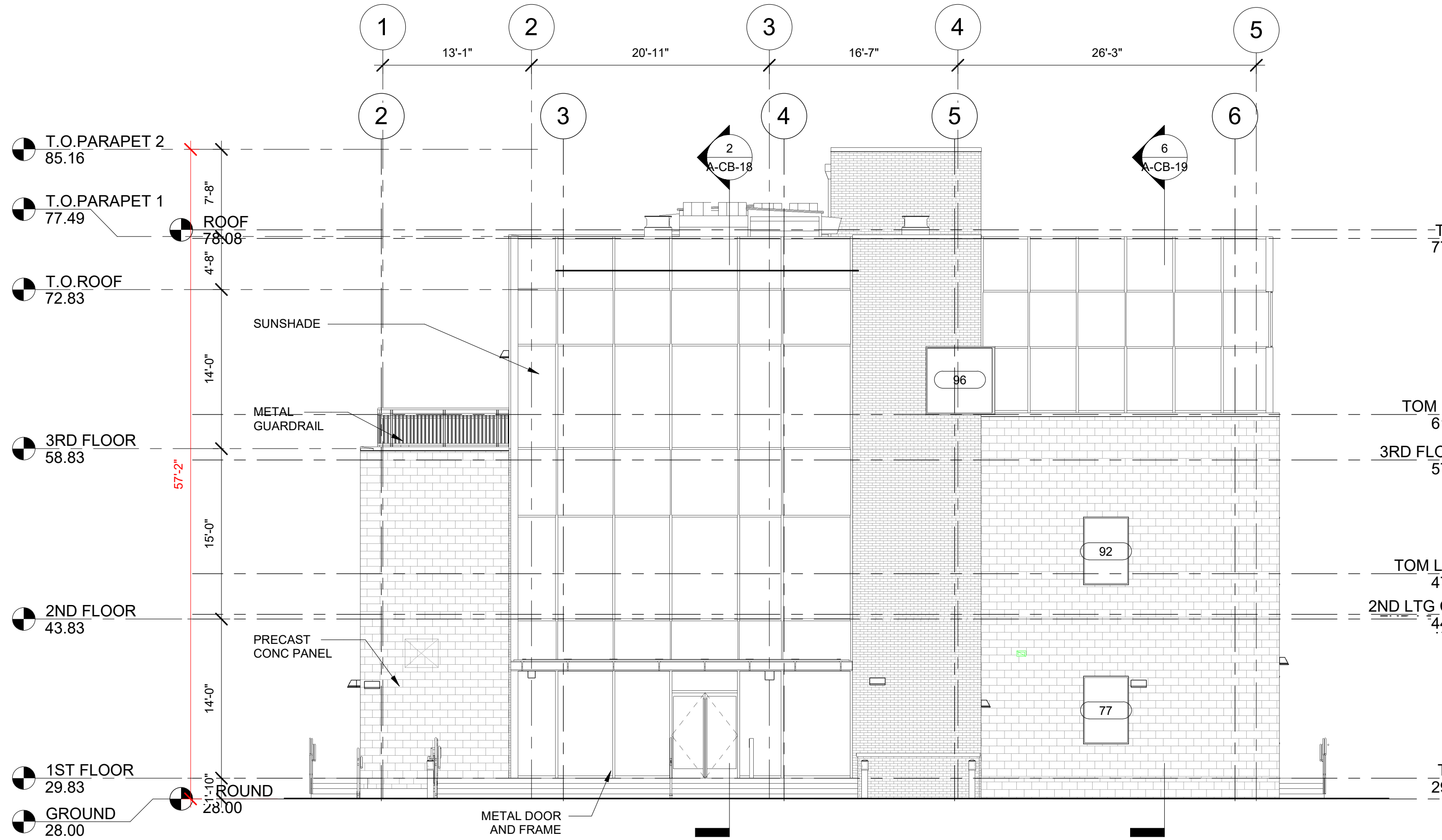
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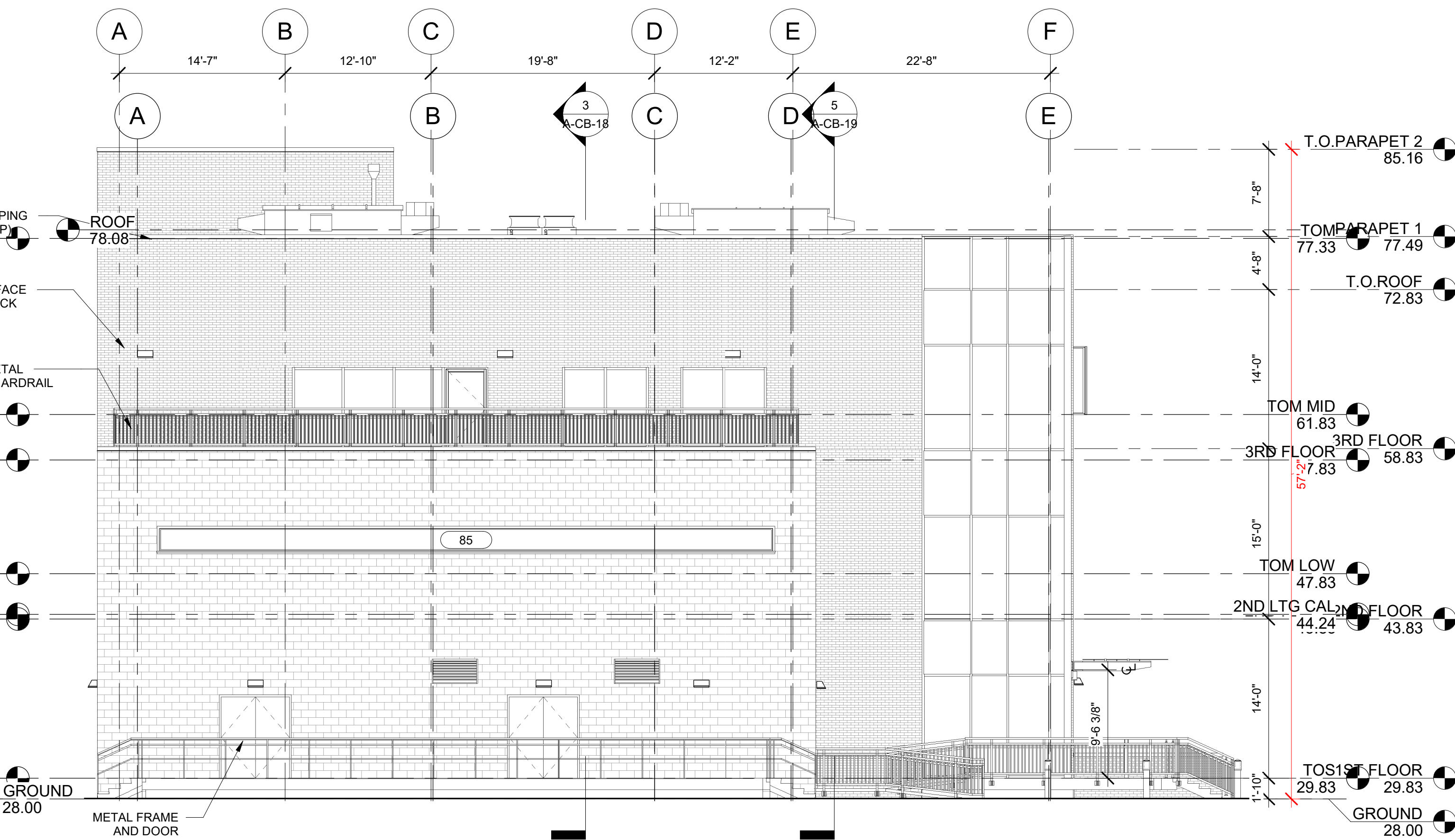
**1 ELEVATION**  
NORTH  
A-CB-2 1/8" = 1'-0"



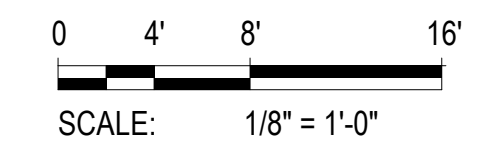
**2 ELEVATION**  
EAST  
A-CB-2 1/8" = 1'-0"



**3 ELEVATION**  
SOUTH  
A-CB-2 1/8" = 1'-0"



**4 ELEVATION**  
WEST  
A-CB-2 1/8" = 1'-0"



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: Z. KANE  
 DRAWN BY: R. DREESE  
 SHEET CHK'D BY: E. ROSA  
 CROSS CHK'D BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: MARCH 2024



WPCA - CITY OF BRIDGEPORT  
 205 BOSTWICK AVENUE, BRIDGEPORT CT 06605  
 WEST SIDE WWTP IMPROVEMENTS

CONROL BUILDING  
 BUILDING ELEVATIONS I

PROJECT NO. 36438-241520  
 FILE NAME: \_\_\_\_\_  
 SHEET NO. A-CB-17





**RENDER 01**



**RENDER 02**



**RENDER 03**



**RENDER 04**



**RENDER 05**



**RENDER 06**



**RENDER 07**

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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: Z. KANE  
 DRAWN BY: R. DREESE  
 SHEET CHK'D BY: E. ROSA  
 CROSS CHK'D BY: \_\_\_\_\_  
 APPROVED BY: APPROVED  
 DATE: MARCH 2024



WPCA - CITY OF BRIDGEPORT  
 205 BOSTWICK AVENUE, BRIDGEPORT CT 06605  
 WEST SIDE WWTP IMPROVEMENTS

CONTROL BUILDING  
 3D RENDERINGS

PROJECT NO. 36438-241520  
 FILE NAME:  
 SHEET NO.  
**A-CB-26**

PETITION TO THE BOARD OF APPEALS

City of Bridgeport, Connecticut

APR 30 '24 PM 1:33

#2

RECVD IN THE BPT. ZONING DEPT ON 4.30.24

The undersigned presents the following petition for:

(Check all that Apply)

- Variance Appeal from Zoning Officer Extension of Time Permit / Modification of Plan of Development Request for Re-hearing Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

332

WOOD Ave.

Zone Mx2

On the East side of the street about 185 feet north from

Benham Ave.

Block: 1116

Lot: 11

Dimension of Lot in Question 60x143 x 60 x 14180

1. NAME OF PETITIONER / BUSINESS Perata Bros Auto Clinic LLC

2. PETITIONERS INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Lessee

3. HAS ANY PREVIOUS PETITION BEEN FILED? Yes IF SO, GIVE DATE OF HEARING Feb. 8th-2022

4. DESCRIBE PROPOSED DEVELOPMENT

5. THIS PETITION RELATES TO: Check all that Apply

- Setback Coverage Landscaping Lot Area and Width Floor Area Height Parking Extension or Enlargement of Non-Conforming Use and/or Building Coastal Area Management Approval Liquor Use Other: DMV

6. USE TO BE MADE OF PROPERTY general repair and used car dealer

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)?

PETITIONER [Signature] / Arnold Peralta DATE 02-04-2024

If signed by agent, state capacity (lawyer, builder, etc) Peratabrosautoclinic@gmail.com

Mailing Address 332 Wood Ave. Bridgeport CT 06605 (203) 609-4511

PROPERTY OWNERS ENDORSEMENT [Signature] Print George Malins

Subscribe & Sworn to before me this April 20 2024

Raquel Lopez Notary Public in & for the County of Fairfield, State of Connecticut. My Commission Expires JULY 31, 2024

Note: READ CAREFULLY BEFORE FILLING OUT THIS PETITION

All questions must be answered in detail (use separate sheet if necessary). The Petitioner or Agent for, must adhere to the attached check list or it will not be possible for The Zoning Board of Appeals to process this petition. NO PETITION RECEIVED BY MAIL CAN BE ACCEPTED. PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS (REFER TO ZONING DEPARTMENT AS TO FEES 203-876-7217)

FEE RECEIVED: DATE: 4/30 20 24 Clerk [Signature]



332 Wood Ave.

Bridgeport, Connecticut 06605

Tel. (203) 609-4511 – (203) 326-1921

peraltabrosautoclinic@gmail.com

Dear Commissioners:

My name is Arnaldo Peralta, owner of Peralta Bros Auto Clinic LLC. Currently I have a license approved for General Auto Repairer and have been in business since February 2022.

I currently hold a license for general auto repairs primarily. I am petitioning to the zoning board to allow me to apply for used car sales. This would help my general repair business, allowing me to sell one or two cars that have been abandoned by customers per month. Also, taking advantage of the fact that I have a repair shop, I could buy monthly from Auction 4 to 6 cars to repair them and then resell them. These vehicles would be indoors at the same garage where the workshop currently operates without causing me a crowd or creating a problem with my existing setup of my business or the neighboring businesses.

Hoping you can agree with my request to get approval from the Zoning department for a used car dealership/used car dealership license process,

Kindly,

A handwritten signature in black ink, appearing to read "Arnaldo Peralta", with a long horizontal flourish extending to the left.

Arnaldo A. Peralta  
(203) 609-4511

**PROPERTY NOTIFICATION WITHIN 100-FEET**

**(332 Wood Ave)**

<p>(297-319 Wood Ave)</p> <p><b>HOUSING AUTHORITY, CITY OF BRIDGEPORT</b> 150 HIGHLAND AVE BRIDGEPORT, CT 06604</p>	<p>(8 Elmwood Ave)</p> <p><b>JASON MCDONALD &amp; MOHANDAI GUNRAJ &amp; HERBERT THOMPSON</b> 2 TIMMONS RD. SCARSDALE, NY 10583</p>	<p>(359 Wood Ave)</p> <p><b>PEDRO &amp; ANGELA ANZIANI</b> 359 Wood Ave Bridgeport, CT 06605</p>
<p>(316 Wood Ave)</p> <p><b>316 BRIDGEPORT DEV, LLC</b> 316 WOOD AVE. Bridgeport, CT 06605</p>	<p>(288-298 Wood Ave)</p> <p><b>A2Z PROPERTIES, LLC</b> 26 MILL RIVER STREET STAMFORD, CT 06902</p>	<p>(332 Wood Ave)</p> <p><b>MAVI GROUP, LLC</b> 17 WOODLAWN DR. TRUMBULL, CT 06611</p>
<p>(340 Wood Ave)</p> <p><b>WILLIAM V. RODGERSON</b> C/O TRUSTEE, ESTATE OF 64 WOODMERE DR TRUMBULL, CT 06611</p>	<p>(370-372 Wood Ave)</p> <p><b>MJG WOOD, LLC</b> 370-372 WOOD AVE BRIDGEPORT, CT 06605</p>	<p>(35-69 Benham Ave)</p> <p><b>NEW VISON INTERNATIONAL MINISTRIES</b> 35 BENHAM AVE BRIDGEPORT, CT 06605</p>
<p>(285 Maplewood Ave)</p> <p><b>SYCAMORE HOUSING ASSOCIATION</b> C/O BEACON COMMUNITIES 35 BRENTWOOD AVE TWO CENTER PLAZA, STE 700. BOSTON, MA 02108</p>		



City of Bridgeport  
**Zoning Department**  
**PLANNING AND ECONOMIC DEVELOPMENT**

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

February 11, 2022

**COPY**

**ARNOLDO A. PERALTA**  
47 ELBERTA AVENUE  
TRUMBULL, CT 06611  
OUR FILE (OB-1)

**RE: 332 WOOD AVENUE** – Seeking to re-establish the prior 2005 ZBA approval for the general repair of motor vehicles in connection with a portion of the general repair garage and a general repairer's license under new ownership.

Dear Arnaldo A. Peralta:

At a public hearing held on February 8, 2022, the City of Bridgeport's Zoning Board of Appeals decided the following regarding the above-referenced matter:

**DECISION:** Granted with conditions

- **MOTOR VEHICLE CONDITIONS "B" (enclosed).**

After you comply with all the established conditions, please contact the Zoning Department at 203-576-7217 to schedule a final inspection of the facility before we process your Department of Motor Vehicle K-7 form.

You must also fill out an application for the Certificate of Zoning Compliance as a new tenant.

**There is an additional fee of \$190.00.**

If you have any questions, please call the Zoning Office at 203-576-7217.

Cordially,

Dennis Buckley, Clerk  
Zoning Board of Appeals

DB/gb

Enclosure: motor vehicle conditions "D"



332 Wood Ave.  
Bridgeport, Connecticut 06605  
Tel. (203) 609-4511 – (203) 326-1921  
peraltabrosautoclinic@gmail.com

April 30<sup>th</sup>, 2024

Zoning Board of Appeals  
45 Lyon Terrace  
Bridgeport, Connecticut 06604

RE: Board of Appeals Application for Dealer License  
at 332 Wood Avenue, Bridgeport, Connecticut 06605

Dear Commissioners,

I am attaching herewith the following materials in connection with an application to the Board of Appeals for the referenced address:

- Board of Appeals Application – 1 original copy and 11 copies
  - o Application
  - o Site Plan
  - o Floor Plan
  - o Written Statement

Please call should you require any further information.

Best regards,

A handwritten signature in black ink, appearing to read "Arnoldo A. Peralta". The signature is fluid and cursive, with a long horizontal line extending to the right.

Arnoldo A. Peralta  
(203) 609-4511

chep

I hereby certify that this A-2 survey map/site plan  
approved by the Planning & Zoning  
Commission or Zoning Board of Appeals for a:

*James Buckley*

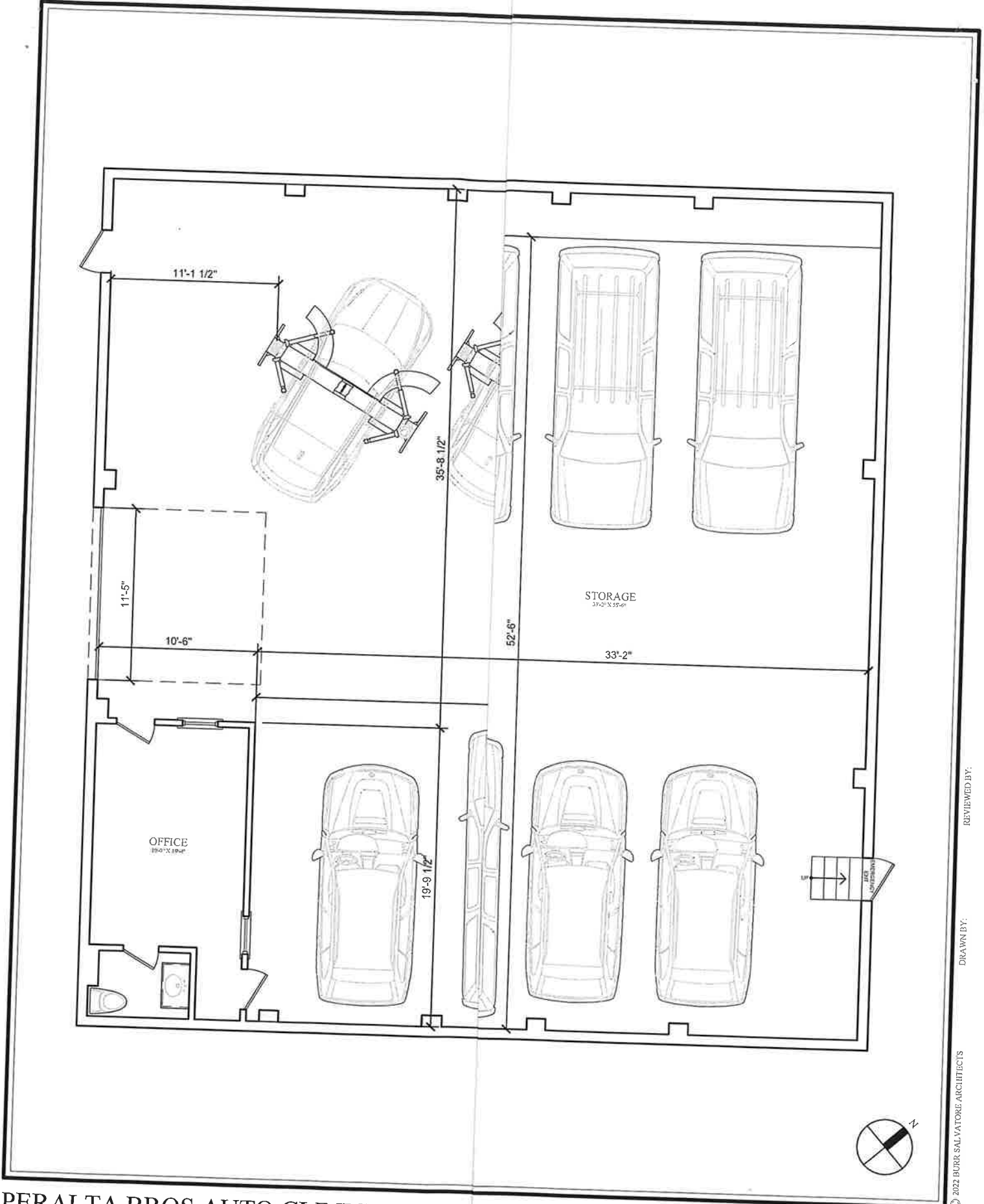
Zoning Official/Administrator  
Assistant Zoning Official  
Zoning Enforcement Officer

AN OF SURVEY  
PROPERTIES IN  
BRIDGEPORT, CT.  
PREPARED FOR:  
AVENUE BODY  
HOP, INC.  
10 WOOD AVENUE  
BRIDGEPORT, CT.  
1"=20' 22 MARCH 1996

**FULLER & CO., INC.**  
ENGINEERS-SURVEYORS  
1301 WOOD AVE.  
BRIDGEPORT, CONN.

GRAPHIC SCALE 1"=20'





**PERALTA BROS AUTO CLINIC**  
 332 WOOD AVENUE  
 BRIDGEPORT, CONNECTICUT

© 2022 BURR SAL VATORE ARCHITECTS  
 DRAWN BY:  
 REVIEWED BY:



**RECEIPT (REC-025483-2024)  
FOR CITY OF BRIDGEPORT**

**BILLING CONTACT**  
Arnoldo Peralta

②



**PAID**

Payment Date: 05/15/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
ZBA-006649-2024	Motor Vehicle Licensing	Fee Payment	Check #1422	\$520.00
<i>June 11, 2024 Public Hearing</i>	State Conservation Fee	Fee Payment	Check #1422	\$60.00
	Tech Fee	Fee Payment	Check #1422	\$15.00
			<b>SUB TOTAL</b>	<b>\$595.00</b>

332 Wood Ave Bridgeport, CT 06605

**TOTAL \$595.00**



City of Bridgeport  
**Zoning Department**  
45 Lyon Terrace, Room 210, Bridgeport, Connecticut 06604  
Telephone (203) 576-7217  
Fax (203) 576-7213  
Email: zoning@bridgeportct.gov

May 23, 2024

**PERALTA BROS AUTO CLINIC, LLC**  
C/O ARNOLD PERALTA  
332 WOOD AVENUE  
BRIDGEPORT, CT 06605  
ITEM #2

**RE: 332 WOOD AVENUE**

Arnold Peralta:

The Zoning Board of Appeals of the City of Bridgeport, CT will hold a public hearing on **Tuesday, June 11, 2024, at 6:00pm** in City Hall, 45 Lyon Terrace. The application regarding the above referenced address is on the agenda. You or your authorized representative must be present at this public hearing for the Board to properly consider your request.

You are required by sec. 11.90.4 (D) of the Bridgeport zoning regulations, to **notify property owners within 100-feet of the property lines by certified mail** between now and NOT LESS THAN **10 days** prior to the hearing. You are to show proof to the Chairperson at the start of your presentation by submitting the green signature cards and/or the dated receipts from the Post Office.

**(See form enclosed.)** This form is a courtesy. You may use your own form, or letter of notification to the property owners.

The Zoning department will post the **required** public hearing sign(s) on the referenced property. It is your responsibility to ensure that the sign(s) remain posted until after the hearing.

If you have any questions, please call the Zoning Office at 203-576-7217.

ZONING BOARD OF APPEALS  
gb

enc: property owner notification form

Development  Request for Re-hearing  Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

520 Success Ave.

Zone RC

(Number)

(Street)

(Zone Classification)

On the East side of the street about 100 feet South from  
(North, South, East, West) (North, South, East, West)

Court D

(Street)

Block : 1932

Lot: 4

Dimension of Lot in Question 104x80 (roughly)

(Specify)

1. NAME OF PETITIONER / BUSINESS ComLink Inc.

(Print)

2. PETITIONERS INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner

3. HAS ANY PREVIOUS PETITION BEEN FILED? No IF SO, GIVE DATE OF HEARING \_\_\_\_\_

(Yes or No)

4. DESCRIBE PROPOSED DEVELOPMENT Multi-unit apartment building that will straddle Bridgeport and Stratford

5. THIS PETITION RELATES TO: Check all that Apply

- Setback  Coverage  Landscaping  Lot Area and Width  Floor Area  Height  Parking
- Extension or Enlargement of Non-Conforming Use and/or Building  Coastal Area Management Approval  Liquor  Use  Other: Driveway width; Roof type.

6. USE TO BE MADE OF PROPERTY Multi-unit apartment building

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? \_\_\_\_\_

- 3.20.5-3 - Need 0.9' setback rather than 3' min. as this is an existing condition and is located in a former easement recently purchased from abutting property.
- 3.20.6-1 - Need 4 floors to fit elevator tower since Stratford side of building is 4 stories.
- 3.20.7-1 - Part of the building is located in Stratford where gabled roofs are allowed.
- 3.20.5-1 - Proposing wider driveway to allow for large delivery trucks and emergency vehicles to service the property.

PETITIONER [Signature] Kenneth M. Ciardiello DATE May 1, 2024  
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) Lawyer / kmc@pellegrinolawfirm.com  
(Email)

Mailing Address 475 Whitney Ave., New Haven, CT 06511 203-787-2225  
(Zip Code) (Phone #)

PROPERTY OWNERS ENDORSEMENT \_\_\_\_\_ Print  
(If other than owner) (Signature)

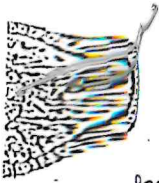
Subscribes & Sworn to before me this 1st day of May 20 24 New Haven  
[Signature] Notary Public in & for the County of Fairfield, State of Connecticut.

**Note: READ CAREFULLY BEFORE FILLING OUT THIS PETITION**

Stephanie T. Jacobs All questions must be answered in detail (use separate sheet if necessary).  
NOTARY PUBLIC The Petitioner or Agent for, must adhere to the attached check list or it will not be possible for  
State of Connecticut The Zoning Board of Appeals to process this petition.  
My Commission Expires October 31, 2026

**NO PETITION RECEIVED BY MAIL CAN BE ACCEPTED.**  
**PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS**  
**(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)**

FEE RECEIVED: \_\_\_\_\_ DATE: \_\_\_\_\_, 20 \_\_\_\_\_ Clerk \_\_\_\_\_



**ZONING BOARD OF APPEALS  
APPLICATION CHECKLIST  
CITY OF BRIDGEPORT  
203-576-7217**

Required Information

- A**ll items must be submitted in sets of (11) Eleven
- A**ll plans & drawings must be full size (24"x36"), drawn to scale and in a PROFESSIONAL manner and must include a title block noting the name, address & telephone number of preparer.
- S**ite Development Plan prepared in accordance with Sec. 14-2-3b of the Bridgeport Zoning **R**egulations. Include the Zone Development Standards table indicating both required as well as the **P**roposed Standards.
- E**levation views of a proposed new structure or elevation views of an existing building where an **a**ddition or change is proposed.
- F**loor plan of building(s) or section of building(s) being considered by the Board.  
(All sets **FOLDED DOWN** to 8" x 12" )
- A** Design Standard submission for new developments.
- A** written statement citing the specific provision(s) of the Regulations from which the variance is **sought**.
- A** list of the names & addresses of all property owners within 100 ft of all property lines of the **subject property**. The Tax Assessor's Office (Room 105) can assist with this information or visit the COB website: <http://gis.cdm.com/BridgeportCT/map.htm>
- All applications must include the following:
  - a) Mailing address & zip code of petitioner or authorized agent.
  - b) Daytime telephone number of petitioner or authorized agent.
  - c) Signature of owner(s) & applicant(s)
  - d) Filing fee - cash, check or money order payable to the ZONING BOARD OF APPEALS or BPT. ZBA.
- All items submitted must be saved and properly installed on a USB flash drive.** The information on the USB flash drive must include the application, site plans, and all other hard copy information (landscaping, floor elevations, etc) that will be submitted. It also must be labelled with the property address and the date of hearing. All plans and paper work that is submitted to the zoning office must be **FOLDED (8"x12" or smaller)** and Collated into **11 separate packets**.

- S:
1. Applications that do not provide **ALL** of the above required information will be considered "incomplete" and will be not be accepted. Applications will be limited to the first 10 submitted, regardless of the submission deadline.
  2. No application will be assigned for a public hearing until such time as the City Engineering Department has reviewed and submitted comments to the Zoning Office.
  3. A Use Variance approval by the Z.B.A. requires a Site Plan Review by the Planning & Zoning Commission as set forth in Section 14-2-2. This approval may be in addition to other requirements of the Zoning Regulations. All required approvals must be obtained prior to the use and/or development of any parcel granted a Variance.
  4. Proposed signs are not accepted as part of any petition. Signage is regulated under Sec. 11-7 of the Zoning Regulations.

  
Applicant's Signature

5/1/24  
Date

\_\_\_\_\_  
Reviewers Initials

\_\_\_\_\_  
Date

BERNARD A. PELLEGRINO  
MICHAEL D. SAFFER\*  
STEPHEN R. BELLIS  
FRANCES B. GRANQUIST  
BERNARD PELLEGRINO  
GAYLE A. SIMS  
BRIAN M. STONE  
KENNETH M. CIARDIELLO\*

BERNARD PELLEGRINO (1929-1984)  
FRANK M. MORGILLO (1970-2009)

\* Also Admitted in Massachusetts

## Written Statement

520 Success Ave. Bridgeport, CT 06615

ComLink, Inc., is applying to construct a 40-unit apartment complex at 520 Success Ave. Bridgeport, CT 06615. The building will straddle the Bridgeport/Stratford town line, and as such, 8 residential units will be on the Bridgeport side of the building, and there will be 32 residential units on the Stratford side, which have been approved by Stratford Zoning

This application will require four (4) variances, which are as follows:




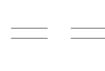
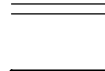

1. **3.20.5-1** – Parking Lot and Driveway Access. This regulation permits a maximum driveway access width of 22'. A variance is sought for a 24' wide driveway. The hardship is that it will be difficult for large delivery and emergency vehicles to access this property under the current regulations, and the 24' driveway will allow large delivery trucks and emergency vehicles to access the property without issue.
2. **3.20.5-3** – Surface Parking Location (side and rear setback). This regulation requires a minimum of a 3' side and rear setback. A variance is sought to permit a setback of 0.9' setback rather than 3'. A hardship exists because this is an existing condition and is located in a former easement recently purchased from abutting property.
3. **3.20.6-1** – Height. This regulation requires that buildings have a minimum of two stories and a maximum of three stories. A variance is sought to permit four stories. A hardship exists, as the elevator shaft, which will be located on the Bridgeport side of the building, is required to service the Stratford side of the building, which is four stories.
4. **3.20.7-1** – Roof Type. This regulation allows for flat and parapet roofs. A variance is sought to allow a pitched roof. A Hardship exists as part of the building is located in Stratford already has a pitched roof.

## **Abutters List**

520 Success Ave. Bridgeport, CT 06615

1. 454 SUCCESS AVE, Bridgeport, CT 06615
  - Owner: SUCCESS VILLAGE APTS INC
  - Business Address:
    - 100 COURT D  
BRIDGEPORT, CT 06610
  
2. 499 SUCCESS AVE Bridgeport, CT 06615
  - Owner: SUCCESS VILLAGE APTS INC
  - Business Address:
    - 100 COURT D  
BRIDGEPORT, CT 06610
  
3. 530 SUCCESS AVE, Bridgeport, CT 06615
  - Owner: 536 SUCCESS AVE LLC
  - Business Address:
    - 337 KENT AVENUE  
BRIDGEPORT, CT 06610

**FLOOR PLAN LEGEND:**

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  NEW DOOR AND FRAME, TYPICAL DOOR HEIGHT 6'-8 UNLESS NOTED
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL TO REMAIN
-  NEW FULL WALL

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	PR	11/01/23	REVISED CHARTS AND METERS
2.	PR	2/14/2024	2 BEDROOM UNITS ADDED

PROJECT TITLE

**MULTI UNIT ADDITIONS**

**520 SUCCESS AVENUE  
 STRATFORD, CT.**

Prepared For:


**SUCCESS, INC.  
 P.O. BOX 524  
 STRATFORD, CT. 06615**

SHEET TITLE

**EXISTING/DEMO  
 FIRST FLOOR PLAN**

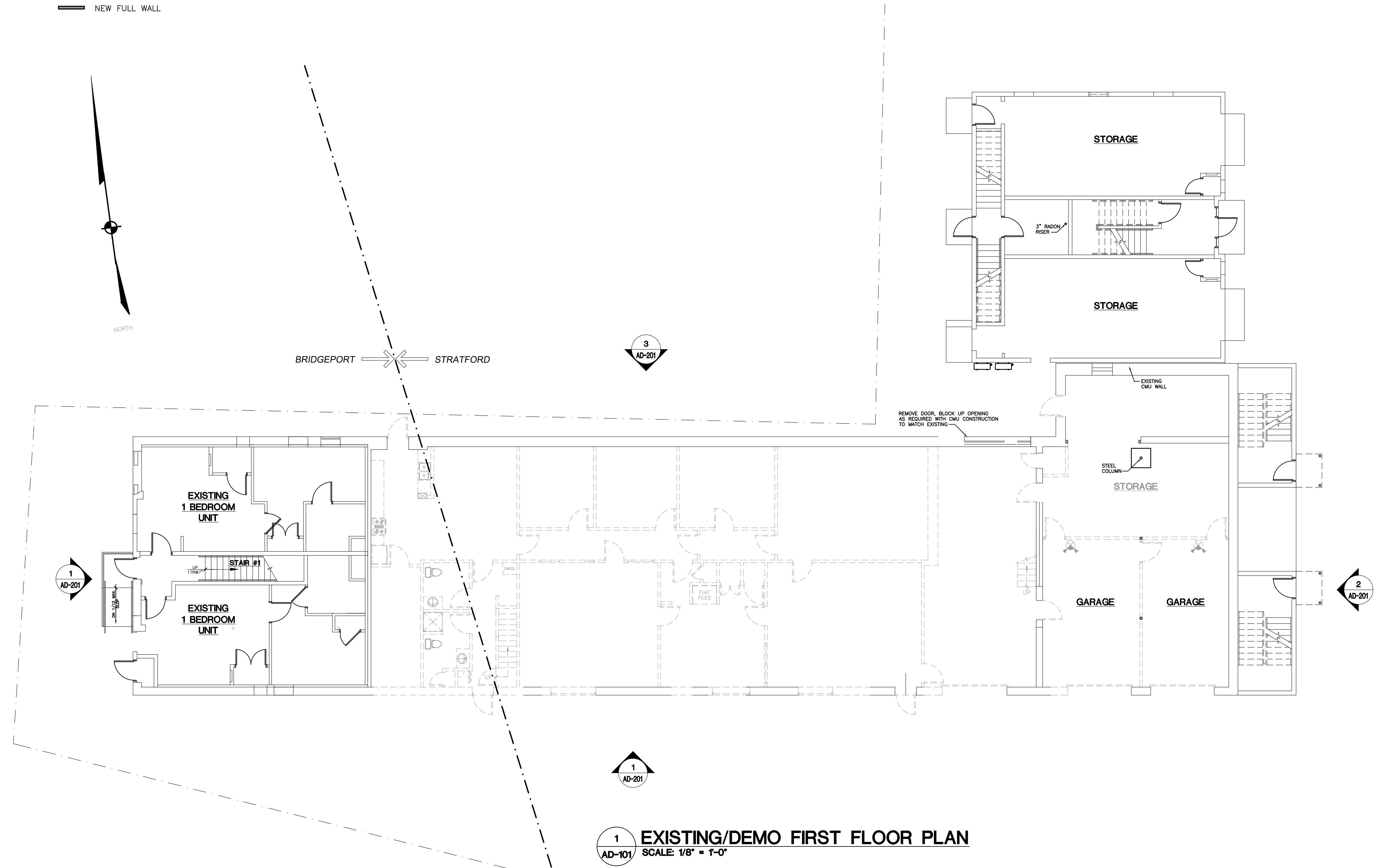
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DRAWN BY: MS	DATE: 02-14-2024
CHECKED BY: PMR	PROJECT NUMBER: 0996
CAD FILE: R:/0996/SCHEMATICS/A-101_02-14-2024.dwg	

SEAL






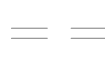
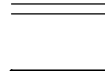

SHEET NUMBER

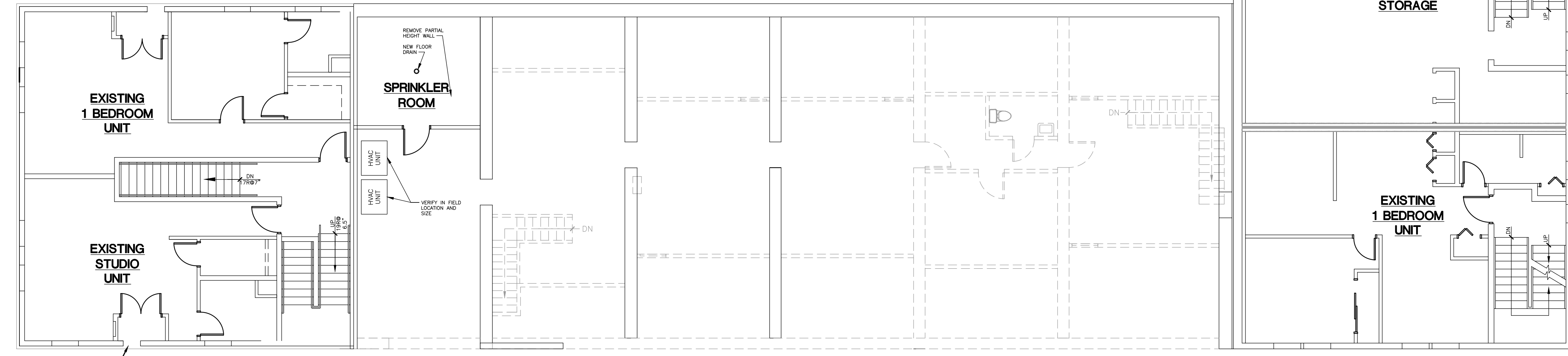
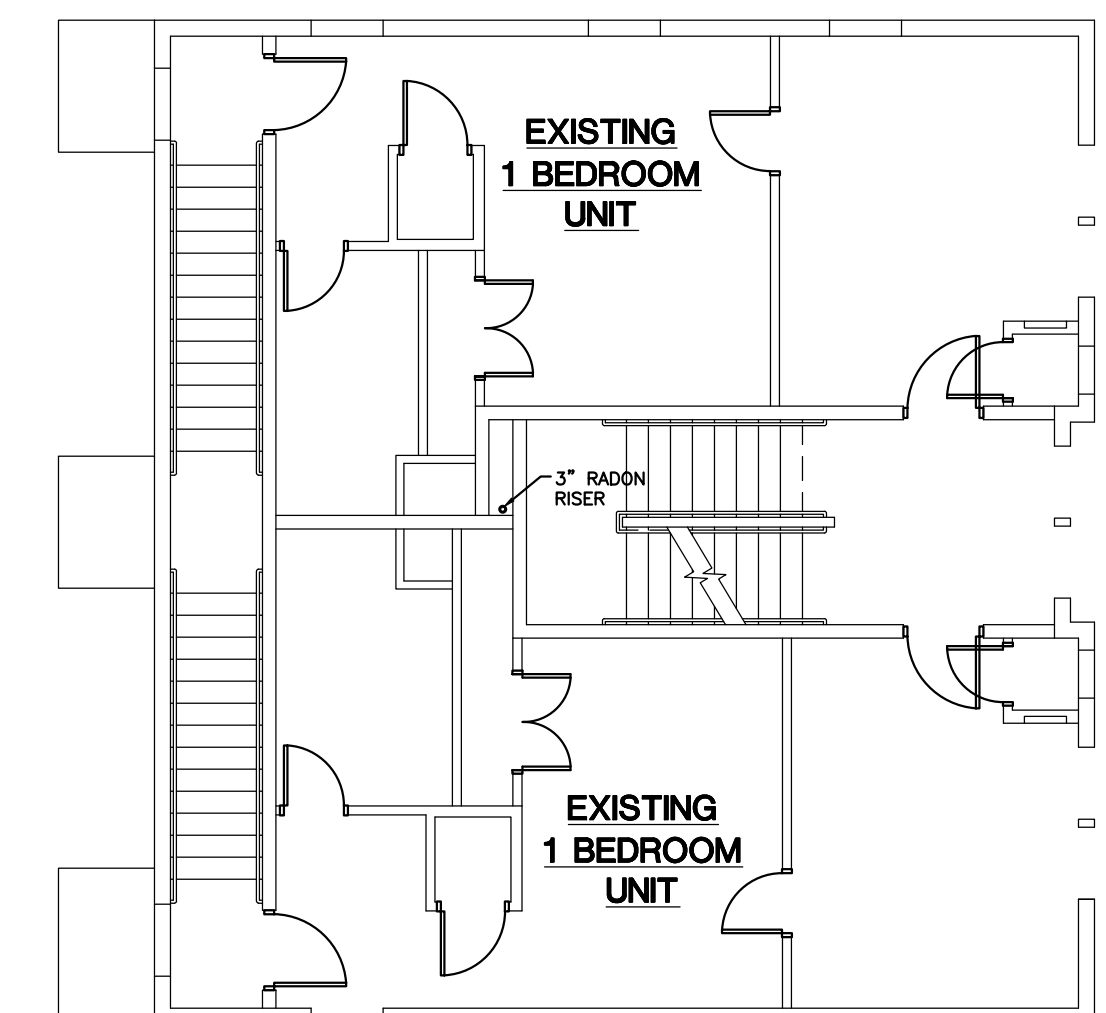
AD-101



**1 EXISTING/DEMO FIRST FLOOR PLAN**  
 AD-101 SCALE: 1/8" = 1'-0"

**FLOOR PLAN LEGEND:**

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  NEW DOOR AND FRAME, TYPICAL DOOR HEIGHT 6'-8 UNLESS NOTED
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL TO REMAIN
-  NEW FULL WALL



**1** EXISTING/DEMO SECOND FLOOR PLAN  
 AD-102 SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	PR	11/01/23	REVISED CHARTS AND METERS
2.	PR	2/14/2024	2 BEDROOM UNITS ADDED

PROJECT TITLE

**MULTI UNIT ADDITIONS**

520 SUCCESS AVENUE  
 STRATFORD, CT.

Prepared For:


SUCCESS, INC.  
 P.O. BOX 524  
 STRATFORD, CT. 06615

SHEET TITLE

**EXISTING/DEMO SECOND FLOOR PLAN**

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 02-14-2024
CHECKED BY: PMR	PROJECT NUMBER: 0996
CAD FILE: R:/0996/SCHEMATICS/A-101_02-14-2024.dwg	

SEAL




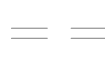
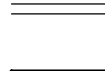



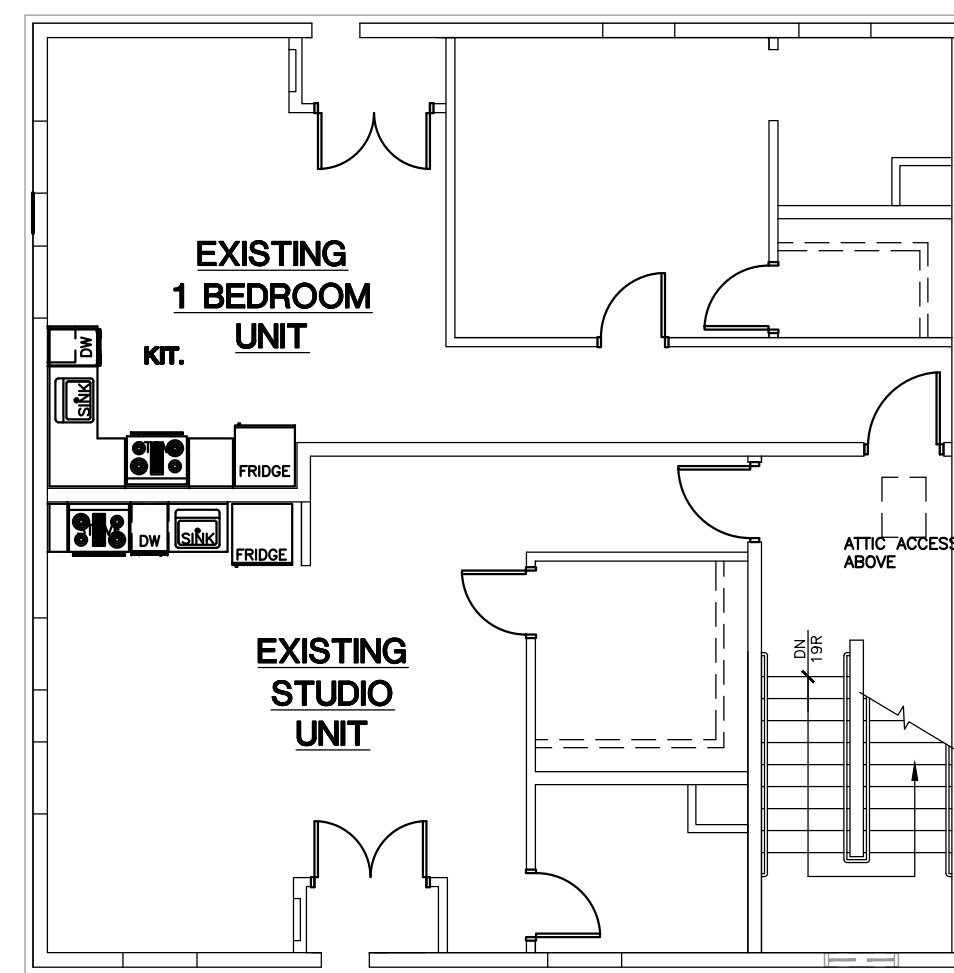
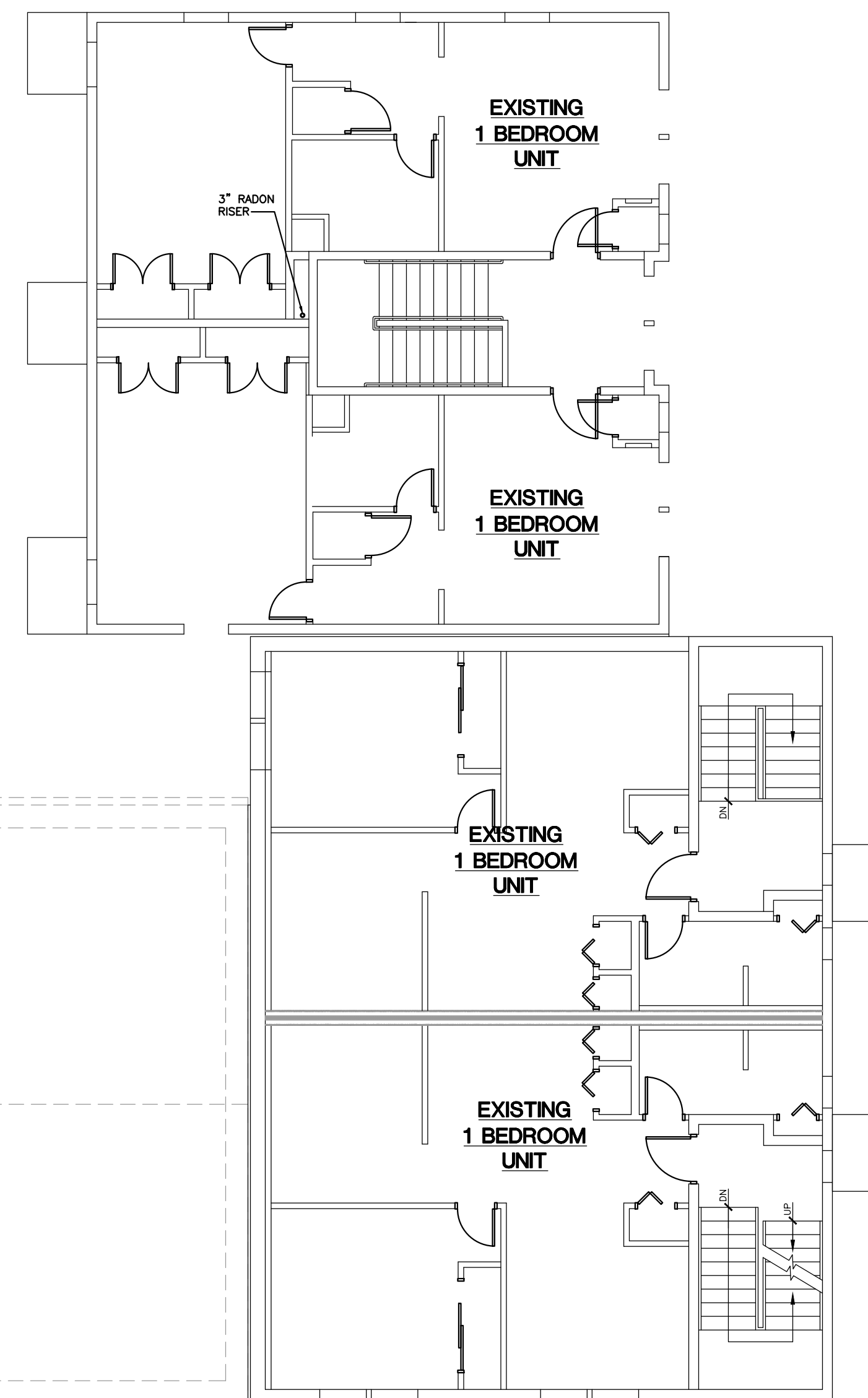
SHEET NUMBER

**AD-102**



**FLOOR PLAN LEGEND:**

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  NEW DOOR AND FRAME, TYPICAL DOOR HEIGHT 6'-8 UNLESS NOTED
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL TO REMAIN
-  NEW FULL WALL



**1** EXISTING/DEMO THIRD FLOOR PLAN  
 AD-103 SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	PR	11/01/23	REVISED CHARTS AND METERS
2.	PR	2/14/2024	2 BEDROOM UNITS ADDED

PROJECT TITLE

**MULTI UNIT ADDITIONS**

520 SUCCESS AVENUE  
 STRATFORD, CT.

Prepared For:

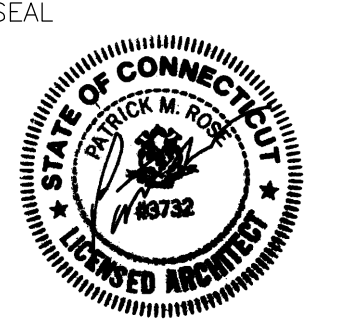
SUCCESS, INC.  
 P.O. BOX 524  
 STRATFORD, CT. 06615

SHEET TITLE

**EXISTING/DEMO  
 THIRD FLOOR PLAN**

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 02-14-2024
CHECKED BY: PMR	PROJECT NUMBER: 0996
CAD FILE: R:/0996/SCHEMATICS/A-101_02-14-2024.dwg	

SEAL



SHEET NUMBER

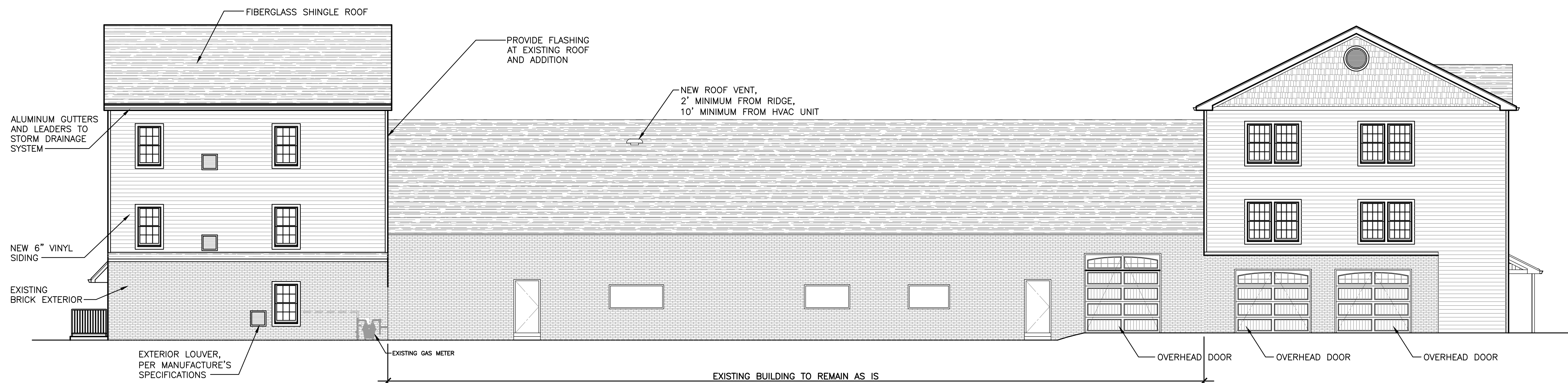
AD-103



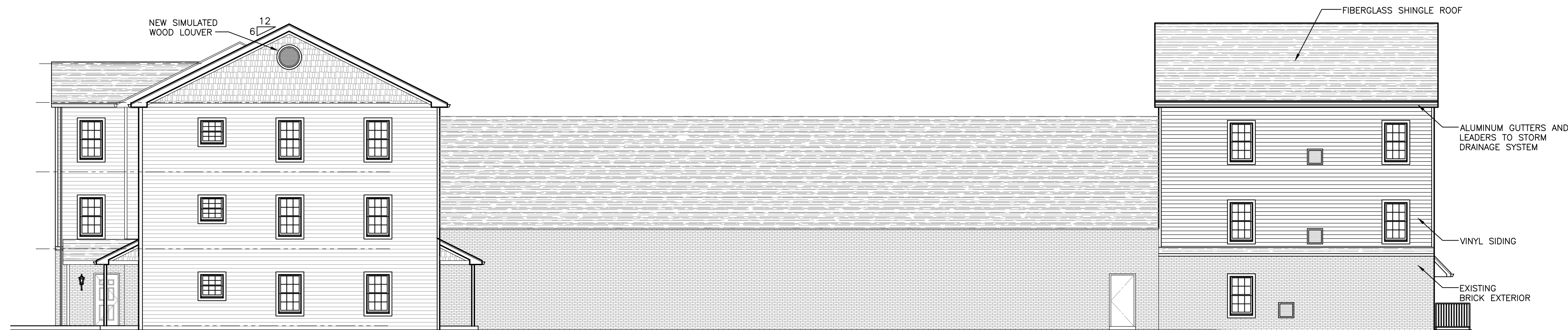
**1 FRONT ELEVATION**  
AD-201 SCALE: 1/8" = 1'-0"



**3 REAR ELEVATION**  
AD-201 SCALE: 1/8" = 1'-0"



**2 RIGHT SIDE ELEVATION**  
AD-201 SCALE: 1/8" = 1'-0"



**4 LEFT ELEVATION**  
AD-201 SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	PR	11/01/23	REVISED CHARTS AND METERS
2.	PR	2/14/2024	2 BEDROOM UNITS ADDED
3.	PR	3/18/2024	REVISE AFFORD. # OF UNITS

PROJECT TITLE

**MULTI UNIT ADDITIONS**

520 SUCCESS AVENUE  
STRATFORD, CT.

Prepared For:

SUCCESS, INC.  
P.O. BOX 524  
STRATFORD, CT. 06615

SHEET TITLE

**EXISTING EXTERIOR ELEVATIONS**

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 03-27-2024
CHECKED BY: PMR	PROJECT NUMBER: 0996
CAD FILE: R:/0996/SCHEMATICS/A-101_03-27-2024.dwg	

SEAL

SHEET NUMBER

**AD-201**

REVISIONS				
NO.	BY	DATE	REVISIONS	DESCRIPTION
1.	PR	11/01/23	REVISED CHARTS AND METERS	
2.	PR	2/14/2024	2 BEDROOM UNITS ADDED	
3.	PR	3/18/2024	REVISE AFFORD. # OF UNITS	

PROJECT TITLE

**MULTI UNIT ADDITIONS**

520 SUCCESS AVENUE  
 STRATFORD, CT.

Prepared For:

SUCCESS, INC.  
 P.O. BOX 524  
 STRATFORD, CT. 06615

SHEET TITLE

**PROPOSED FIRST FLOOR PLAN**

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 03-27-2024
CHECKED BY: PMR	PROJECT NUMBER: 0996
CAD FILE: R:/0996/SCHEMATICS/A-101_03-27-2024.dwg	

SEAL

SHEET NUMBER

**A-101**

- FLOOR PLAN LEGEND:**
- EXISTING DOOR TO BE REMOVED
  - EXISTING DOOR TO REMAIN
  - NEW DOOR AND FRAME, TYPICAL DOOR HEIGHT 6'-8' UNLESS NOTED
  - EXISTING WALL TO BE REMOVED
  - EXISTING WALL TO REMAIN
  - NEW FULL WALL

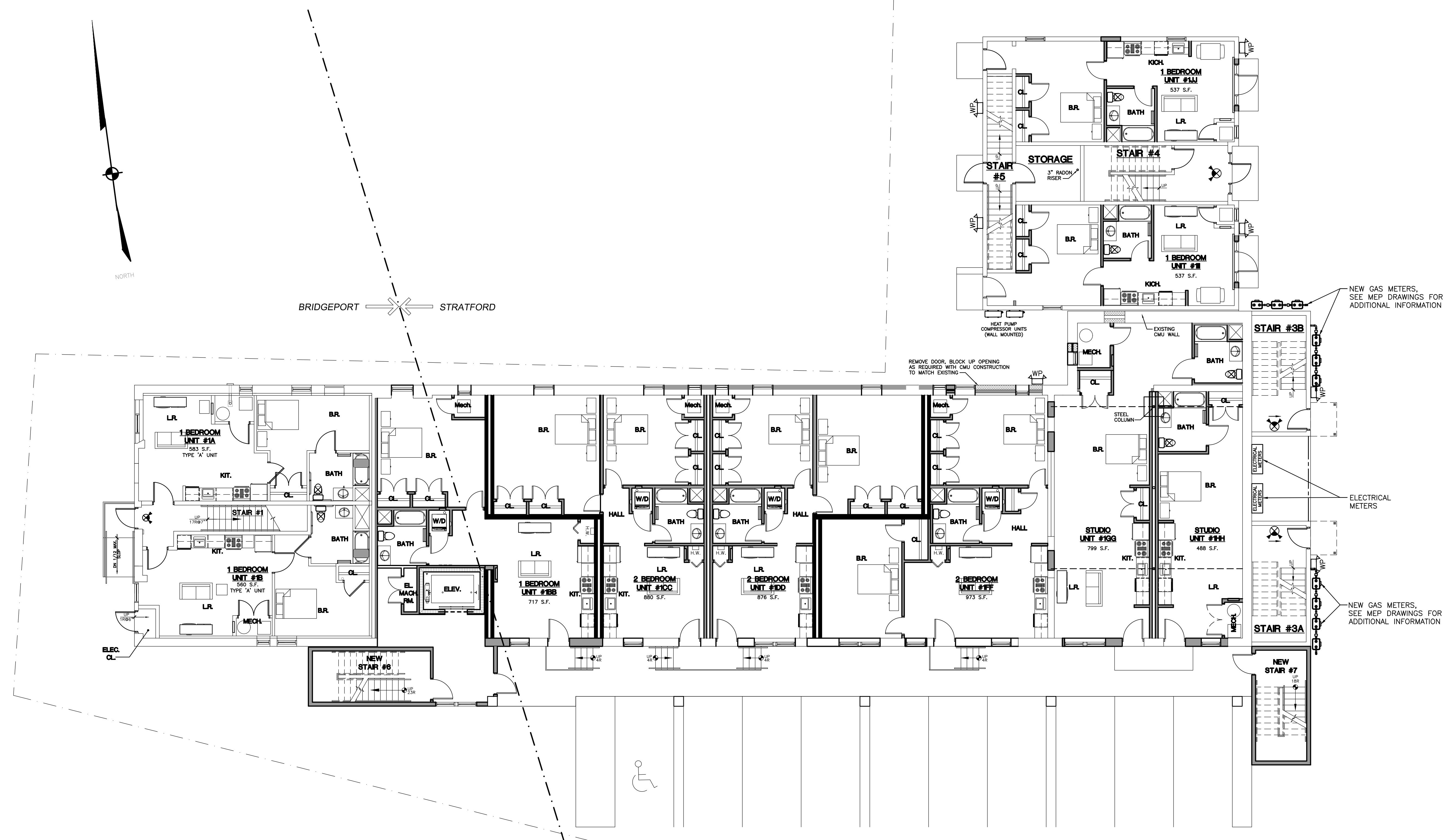
**BRIDGEPORT:**

UNITS	EXISTING	PROPOSED	TOTAL
STUDIO	2	0	2
1 BEDROOM	4	2	6
2 BEDROOM	0	0	0
<b>TOTAL</b>	<b>6</b>	<b>2</b>	<b>8</b>

**STRATFORD:**





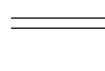

UNITS	EXISTING	PROPOSED	TOTAL
STUDIO	0	2	2
1 BEDROOM	10	9	19
2 BEDROOM	0	11	11
<b>TOTAL</b>	<b>10</b>	<b>27</b>	<b>32</b>

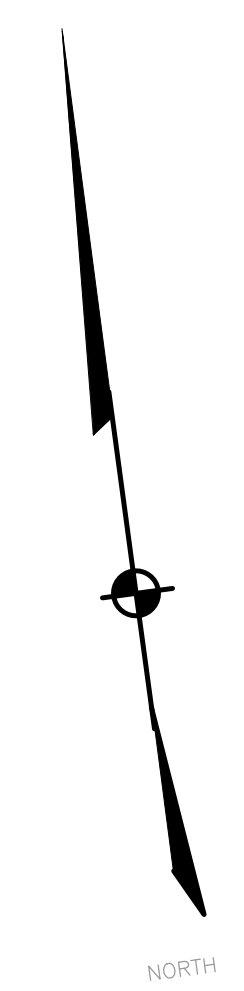
\* 10 AFFORDABLE UNITS FLOOR 2-4



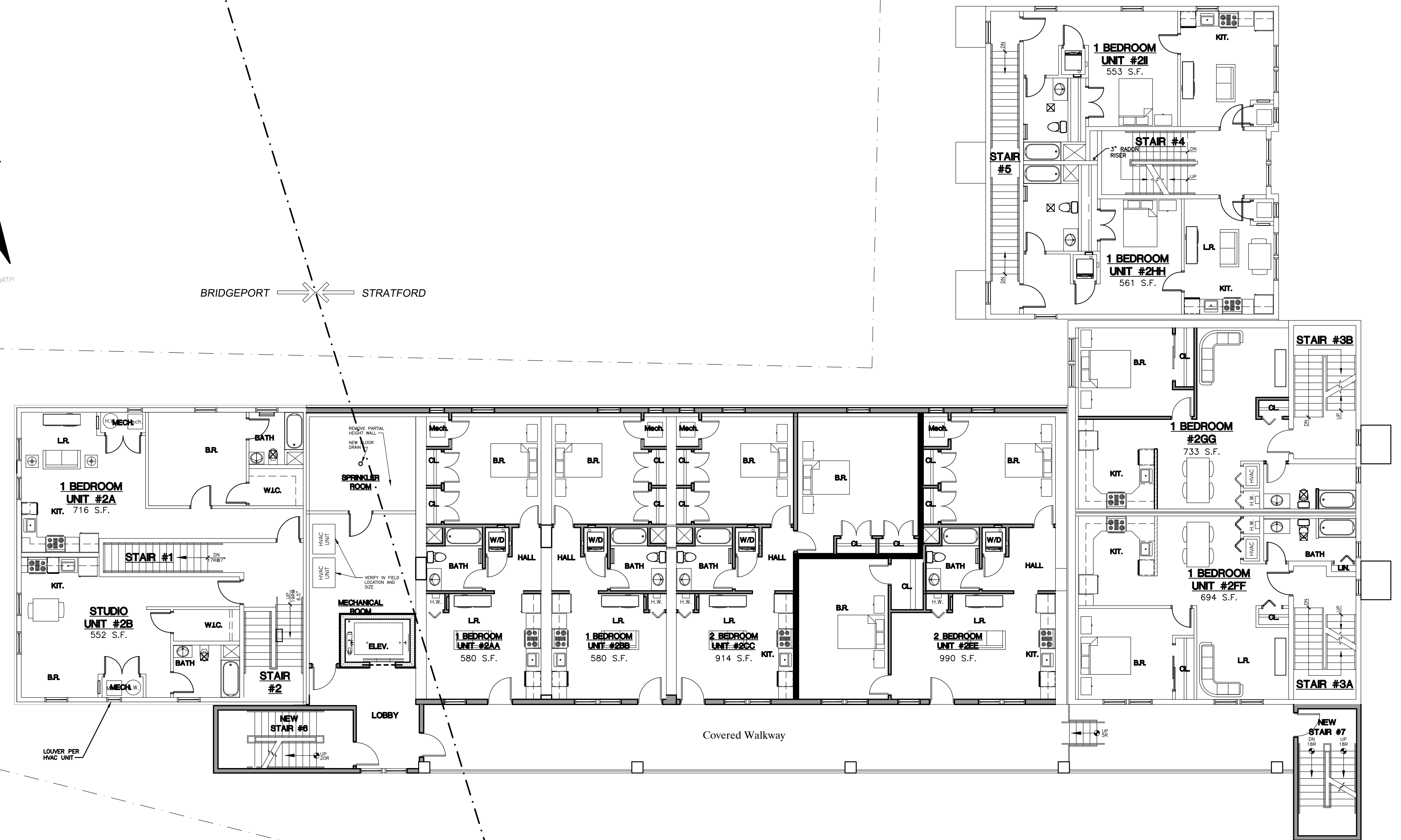
**1 PROPOSED FIRST FLOOR PLAN**  
 A-101 SCALE: 1/8" = 1'-0"

**FLOOR PLAN LEGEND:**

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  NEW DOOR AND FRAME, TYPICAL DOOR HEIGHT 6'-8 UNLESS NOTED
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL TO REMAIN
-  NEW FULL WALL



BRIDGEPORT ← X → STRATFORD



**1 PROPOSED SECOND FLOOR PLAN**  
 A-102 SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	PR	11/01/23	REVISED CHARTS AND METERS
2.	PR	2/14/2024	2 BEDROOM UNITS ADDED

PROJECT TITLE

**MULTI UNIT ADDITIONS**

520 SUCCESS AVENUE  
 STRATFORD, CT.

Prepared For:


SUCCESS, INC.  
 P.O. BOX 524  
 STRATFORD, CT. 06615

SHEET TITLE

**PROPOSED SECOND FLOOR PLAN**

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 02-14-2024
CHECKED BY: PMR	PROJECT NUMBER: 0996
CAD FILE: R:/0996/SCHEMATICS/A-101_02-14-2024.dwg	







SEAL

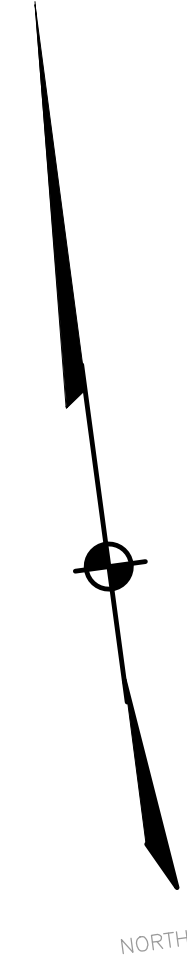


SHEET NUMBER

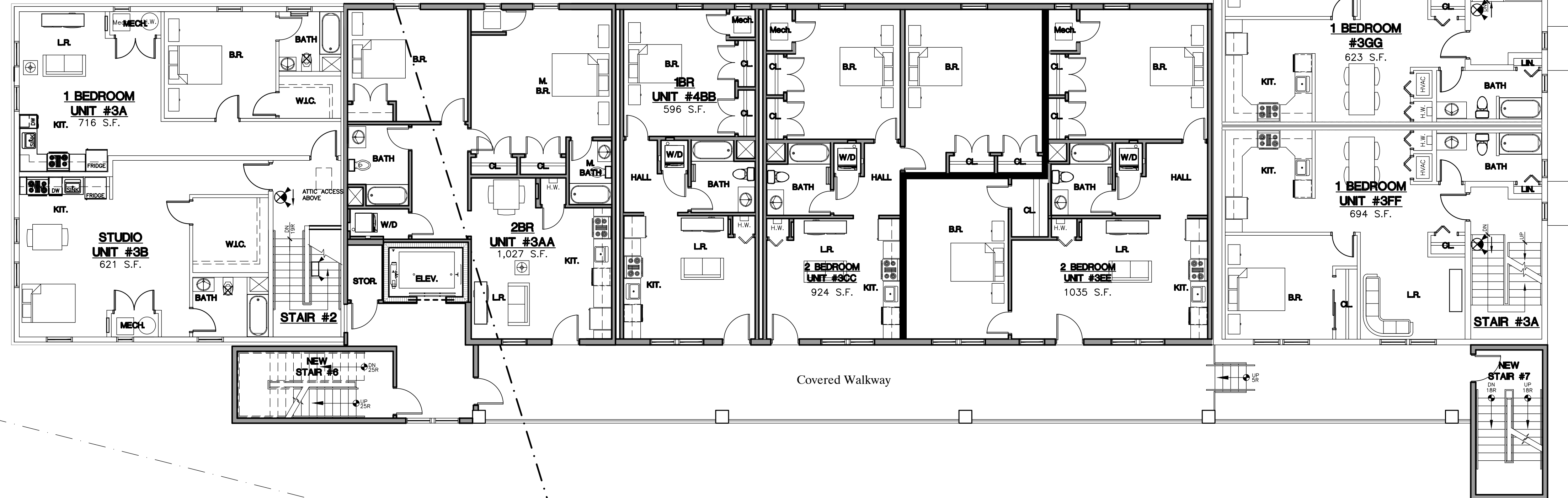
**A-102**

**FLOOR PLAN LEGEND:**

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  NEW DOOR AND FRAME, TYPICAL DOOR HEIGHT 6'-8 UNLESS NOTED
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL TO REMAIN
-  NEW FULL WALL



BRIDGEPORT  STRATFORD



**1**  
A-103 **PROPOSED THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

REVISIONS				
NO.	BY	DATE	REVISIONS	DESCRIPTION
1.	PR	11/01/23	REVISED CHARTS AND METERS	
2.	PR	2/14/2024	2 BEDROOM UNITS ADDED	

PROJECT TITLE

**MULTI UNIT ADDITIONS**

520 SUCCESS AVENUE  
STRATFORD, CT.

Prepared For:


SUCCESS, INC.  
P.O. BOX 524  
STRATFORD, CT. 06615

SHEET TITLE

**PROPOSED  
THIRD FLOOR PLAN**

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 02-14-2024
CHECKED BY: PMR	PROJECT NUMBER: 0996
CAD FILE: R:/0996/SCHEMATICS/A-101_02-14-2024.dwg	




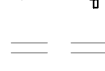
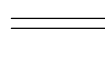

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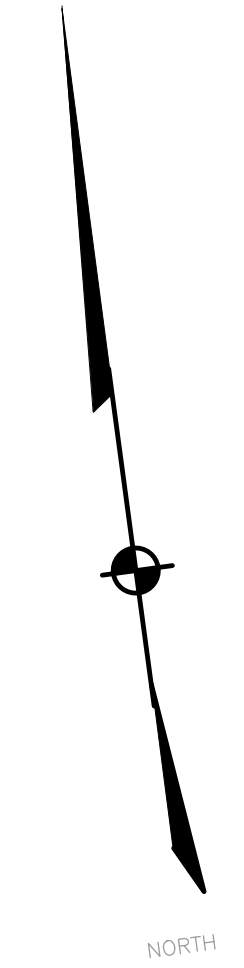


SHEET NUMBER

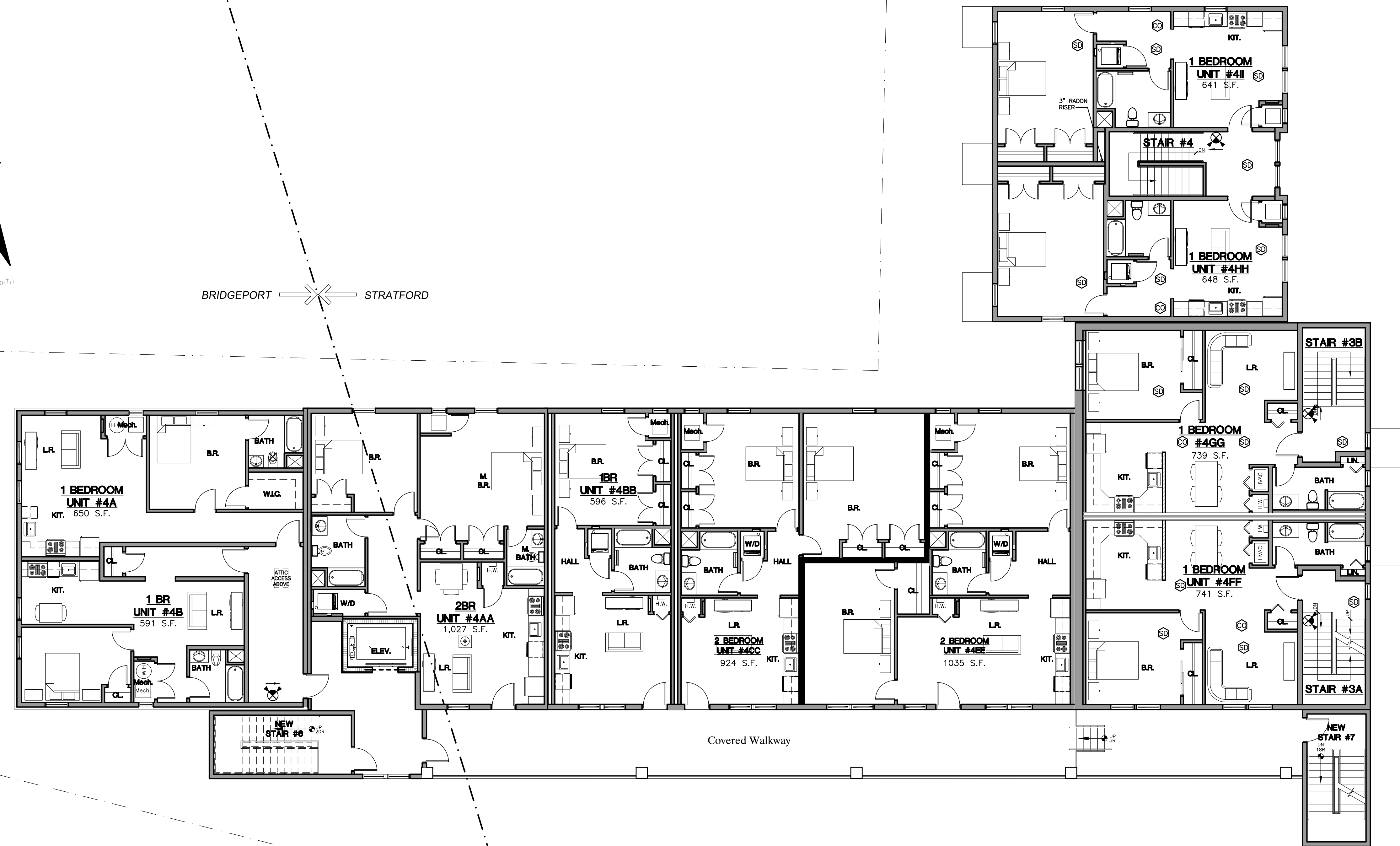
**A-103**

**FLOOR PLAN LEGEND:**

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  NEW DOOR AND FRAME, TYPICAL DOOR HEIGHT 6'-8 UNLESS NOTED
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL TO REMAIN
-  NEW FULL WALL



BRIDGEPORT ← X → STRATFORD



**1**  
**A-104** PROPOSED FOURTH FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	PR	11/01/23	REVISED CHARTS AND METERS
2.	PR	2/14/2024	2 BEDROOM UNITS ADDED

PROJECT TITLE

**MULTI UNIT ADDITIONS**

520 SUCCESS AVENUE  
 STRATFORD, CT.

Prepared For:


SUCCESS, INC.  
 P.O. BOX 524  
 STRATFORD, CT. 06615

SHEET TITLE

**PROPOSED FOURTH FLOOR PLAN**

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 02-14-2024
CHECKED BY: PMR	PROJECT NUMBER: 0996
CAD FILE: R:/0996/SCHEMATICS/A-101_02-14-2024.dwg	




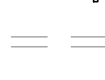
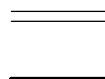

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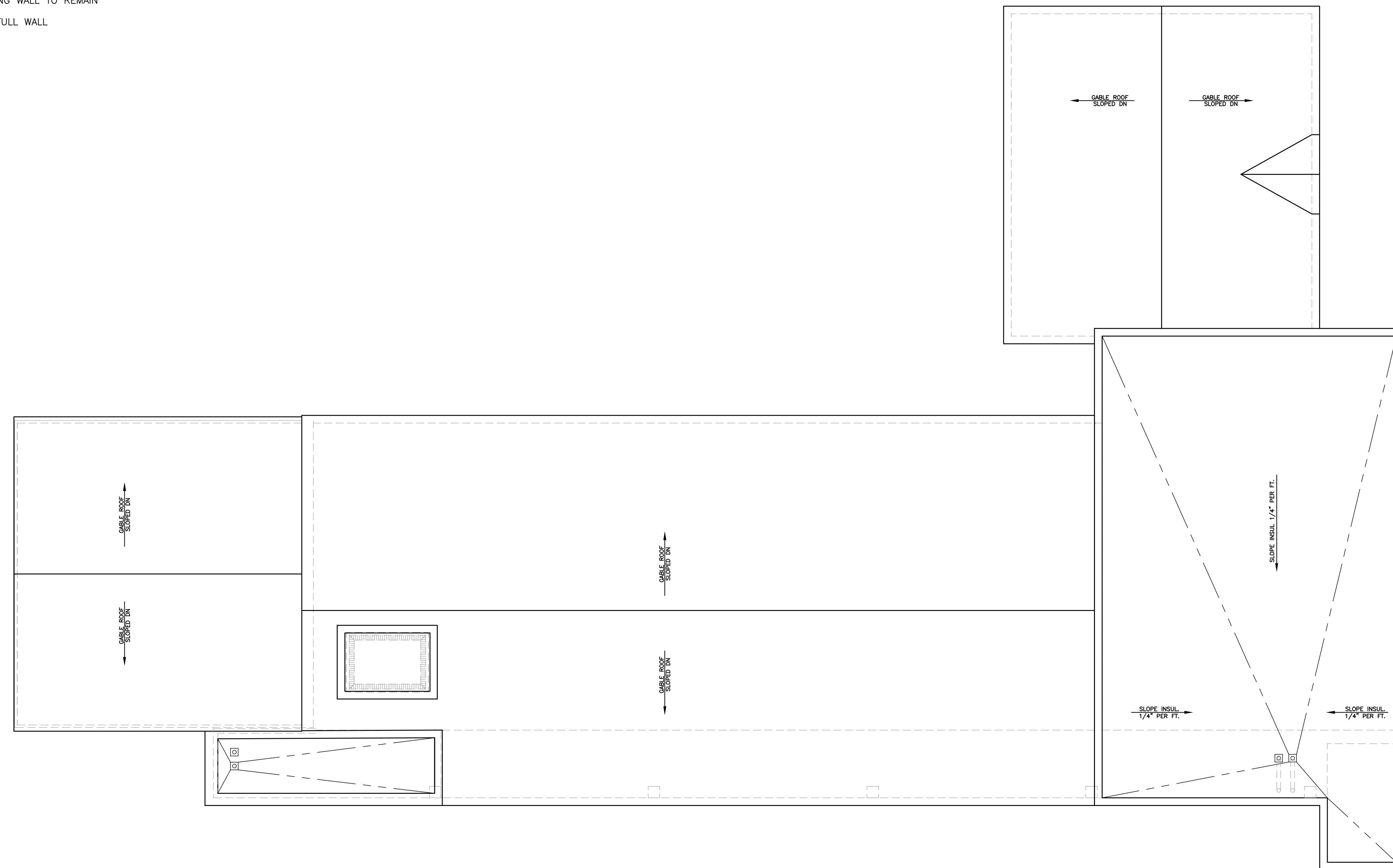


SHEET NUMBER

**A-104**

**FLOOR PLAN LEGEND:**

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  NEW DOOR AND FRAME, TYPICAL DOOR HEIGHT 6'-8 UNLESS NOTED
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL TO REMAIN
-  NEW FULL WALL



**1** PROPOSED ROOF PLAN  
A-103 SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	PR	11/01/23	REVISED CHARTS AND METERS
2.	PR	2/14/2024	2 BEDROOM UNITS ADDED

PROJECT TITLE

**MULTI UNIT  
ADDITIONS**

**520 SUCCESS AVENUE  
STRATFORD, CT.**

Prepared For:


**SUCCESS, INC.  
P.O. BOX 524  
STRATFORD, CT. 06615**

SHEET TITLE

**PROPOSED  
ROOF PLAN**

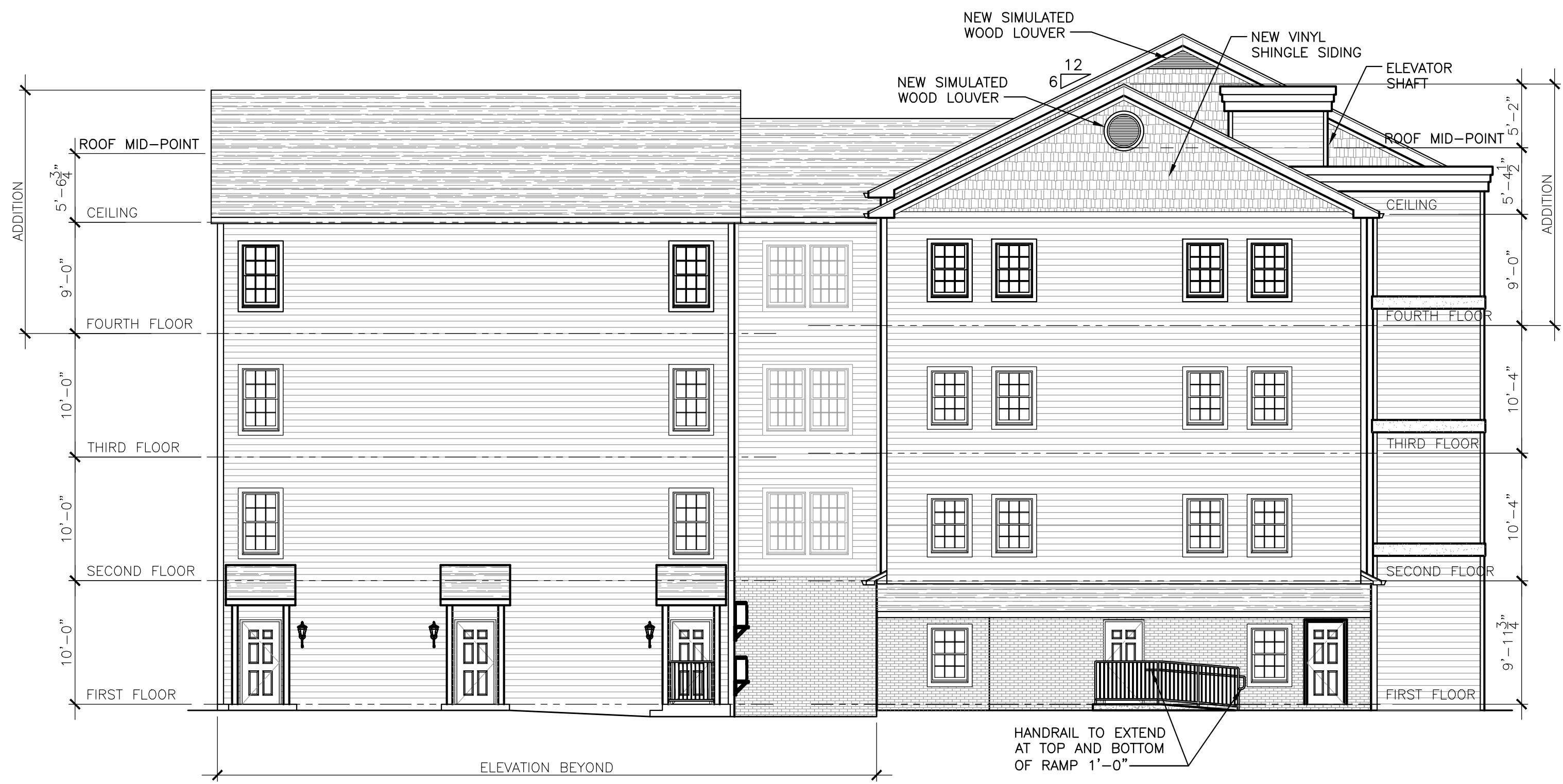
DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 02-14-2024
CHECKED BY: PMR	PROJECT NUMBER: 0996
CAD FILE: R:/0996/SCHEMATICS/A-101_02-14-2024.dwg	

SEAL



SHEET NUMBER

A-105



**1 FRONT ELEVATION**  
A-201 SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	PR	11/01/23	REVISED CHARTS AND METERS
2.	PR	2/14/2024	2 BEDROOM UNITS ADDED
3.	PR	3/18/2024	REVISE AFFORD. # OF UNITS

PROJECT TITLE

**MULTI UNIT  
ADDITIONS**

**520 SUCCESS AVENUE  
STRATFORD, CT.**

Prepared For:

**SUCCESS, INC.**  
P.O. BOX 524  
STRATFORD, CT. 06615

SHEET TITLE

**PROPOSED  
EXTERIOR ELEVATIONS**

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 03-27-2024
CHECKED BY: PMR	PROJECT NUMBER: 0996
CAD FILE: R:/0996/SCHEMATICS/A-101_03-27-2024.dwg	

SEAL SHEET NUMBER

**A-201**



**2 RIGHT SIDE ELEVATION**  
A-201 SCALE: 1/8" = 1'-0"





**3 REAR ELEVATION**  
A-202 SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	PR	11/01/23	REVISED CHARTS AND METERS
2.	PR	2/14/2024	2 BEDROOM UNITS ADDED
3.	PR	3/18/2024	REVISE AFFORD. # OF UNITS

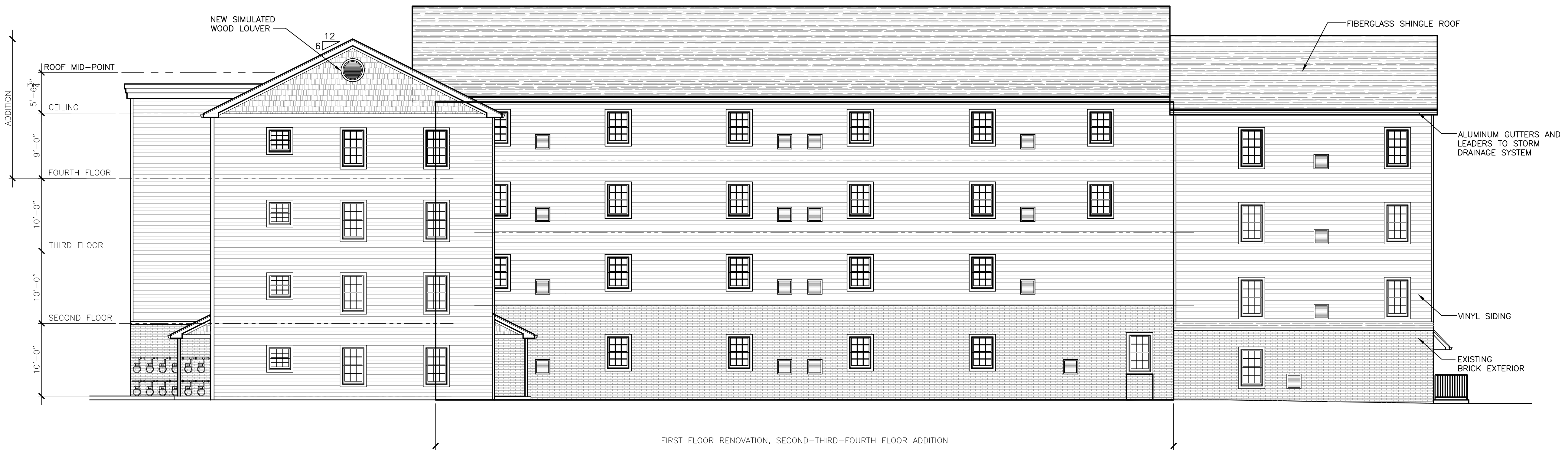
PROJECT TITLE

**MULTI UNIT  
ADDITIONS**

**520 SUCCESS AVENUE  
STRATFORD, CT.**

Prepared For:

**SUCCESS, INC.**  
P.O. BOX 524  
STRATFORD, CT. 06615



**4 LEFT ELEVATION**  
A-202 SCALE: 1/8" = 1'-0"

SHEET TITLE

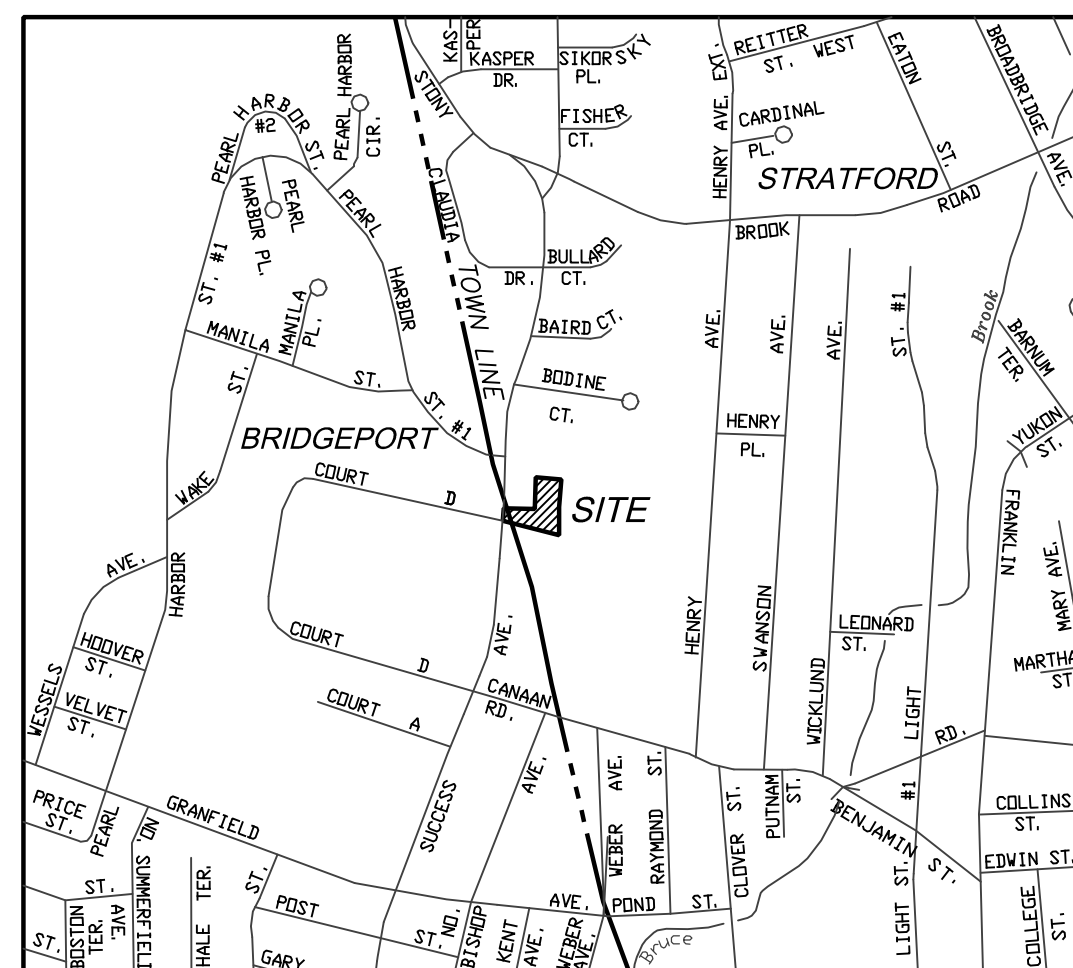
**PROPOSED  
EXTERIOR ELEVATIONS**

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 03-27-2024
CHECKED BY: PMR	PROJECT NUMBER: 0996
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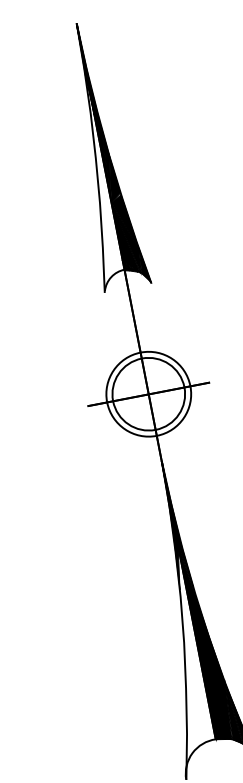
SEAL

SHEET NUMBER

**A-202**



VICINITY MAP  
SCALE 1"=800'

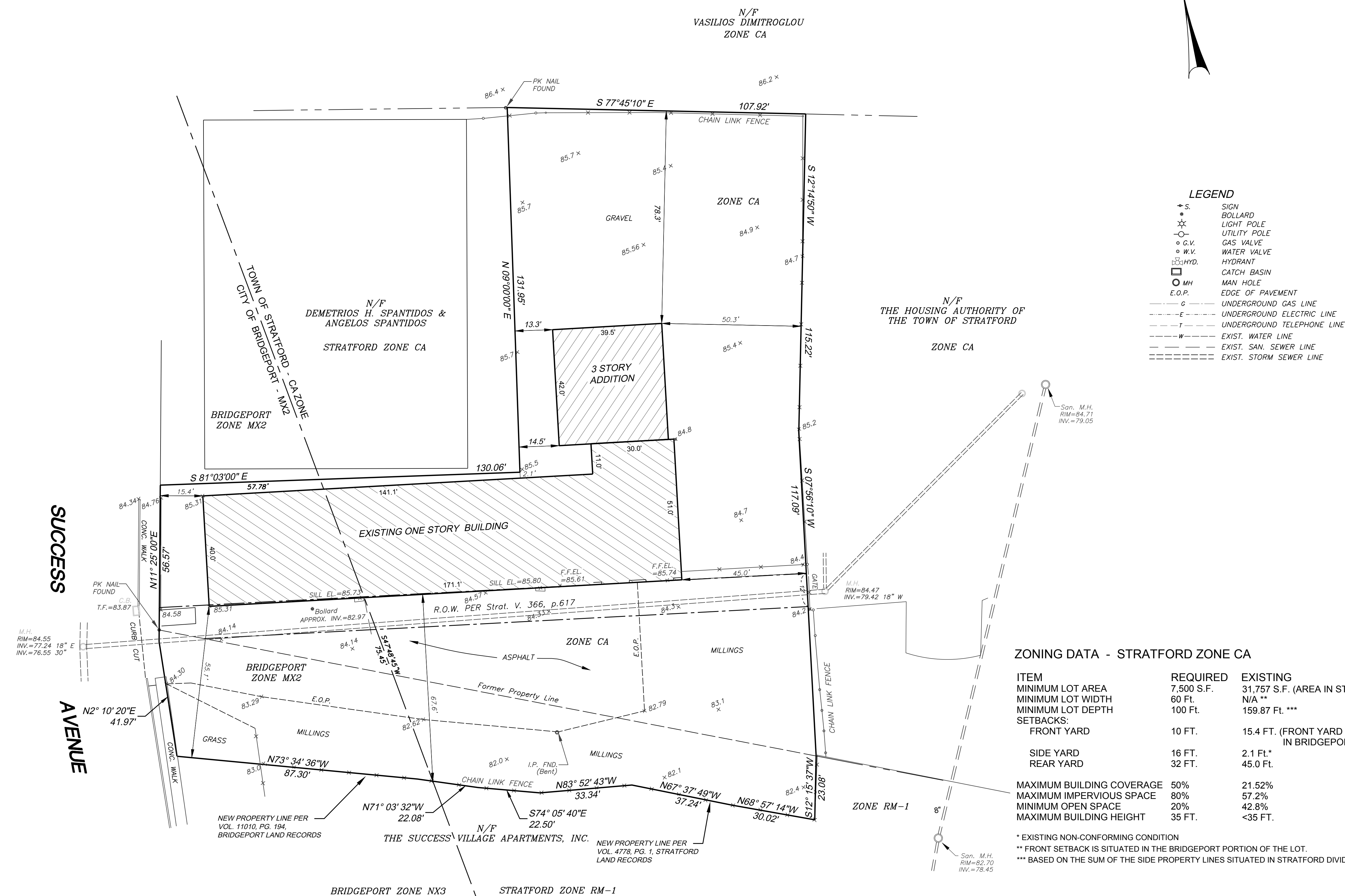


MAP REFERENCES:

- "MAP OF EASEMENT FOR RIGHT OF WAY AND PARKING PREPARED FOR PARK CITY REALTY, BRIDGEPORT/STRATFORD, CONN." DATED OCT. 22, 2004, SCALE 1"=20'. PREPARED BY HAMMONS, LLC, FAIRFIELD, CONN., STRATFORD TOWN CLERK MAP #3355.
- "SURVEY OF 566-594 & 634 SUCCESS AVE., STRATFORD, CONN., PREPARED FOR ESTATE OF STEPHEN KOCHISS" DATED MAR. 20, 1980, REVISED MAY 6, 1984, SCALE 1"=40'. PREPARED BY SPATH-BURKUND ASSOCIATES INC., MONROE, CONN., STRATFORD TOWN CLERK MAP #2440.
- "SHILOH GARDENS," TOPOGRAPHICAL MAP, STRATFORD HOME FOR THE ELDERLY, STRATFORD-BRIDGEPORT, CONN." DATED SEPT. 15, 1960, REVISED NOV. 4, 1960, SCALE 1"=30'. PREPARED BY THOMAS J. HARDIMAN, BRIDGEPORT, CONN., STRATFORD TOWN CLERK MAP #1225.
- "MAP OF PROPERTY BELONGING TO OSCAR SWANSON, LARS F. ERICKSON, JOHN A. ANDERSON, & JOHN A. WIKLUND, STRATFORD," DATED NOV. 1910, SCALE 1"=80'. PREPARED BY W. C. MOREHOUSE, SURVEYOR, STRATFORD TOWN CLERK MAP #106.
- "PROPERTY & TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 520 SUCCESS AVENUE, BRIDGEPORT & STRATFORD, CONNECTICUT, PREPARED FOR AUTO PAWN INC.," DATED MAY 2, 2011, SCALE 1"=20'. PREPARED BY ROSE-TISO & CO., LLC.

NOTES:

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. "THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS AMENDED ON OCTOBER 26, 2018. THE TYPE OF SURVEY IS AN EASEMENT MAP. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY. THIS SURVEY CONFORMS TO CLASS A-2 & T-2 ACCURACY STANDARDS.
- ALL MONUMENTATION FOUND OR SET HAS BEEN DEPICTED HEREON.
- UTILITIES DEPICTED HEREON REPRESENT ACTUAL FIELD LOCATIONS OF ALL APPARENT FEATURES (I.E. MANHOLES, CATCH BASINS, GAS AND WATER VALVES, ETC.). THE LOCATIONS OF UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM FIELD OBSERVATIONS WHENEVER POSSIBLE AND BY THE USE OF AVAILABLE SURVEYS AND RECORDS, AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
- ELEVATIONS ARE REFERENCED TO THE CITY OF BRIDGEPORT DATUM.
- PROPERTY SUBJECT TO AND TOGETHER WITH AN EASEMENT AND RIGHT OF WAY AGREEMENT WITH THE HOUSING AUTHORITY OF THE TOWN OF STRATFORD AS RECORDED ON NOV. 14, 1960 IN THE STRATFORD LAND RECORDS IN VOL. 366, PG. 617.



**LEGEND**

- + S. SIGN
- BOLLARD
- ☆ LIGHT POLE
- UTILITY POLE
- G.V. GAS VALVE
- W.V. WATER VALVE
- HYD. HYDRANT
- CATCH BASIN
- MH MAN HOLE
- E.O.P. EDGE OF PAVEMENT
- G --- UNDERGROUND GAS LINE
- E --- UNDERGROUND ELECTRIC LINE
- T --- UNDERGROUND TELEPHONE LINE
- W --- EXIST. WATER LINE
- S --- EXIST. SAN. SEWER LINE
- SS --- EXIST. STORM SEWER LINE

ZONING DATA - STRATFORD ZONE CA

ITEM	REQUIRED	EXISTING
MINIMUM LOT AREA	7,500 S.F.	31,757 S.F. (AREA IN STRATFORD)
MINIMUM LOT WIDTH	60 FT.	N/A **
MINIMUM LOT DEPTH	100 FT.	159.87 Ft. ***
SETBACKS:		
FRONT YARD	10 FT.	15.4 FT. (FRONT YARD IS IN BRIDGEPORT)
SIDE YARD	16 FT.	2.1 Ft.*
REAR YARD	32 FT.	45.0 Ft.
MAXIMUM BUILDING COVERAGE	50%	21.52%
MAXIMUM IMPERVIOUS SPACE	80%	57.2%
MINIMUM OPEN SPACE	20%	42.8%
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.

\* EXISTING NON-CONFORMING CONDITION  
 \*\* FRONT SETBACK IS SITUATED IN THE BRIDGEPORT PORTION OF THE LOT.  
 \*\*\* BASED ON THE SUM OF THE SIDE PROPERTY LINES SITUATED IN STRATFORD DIVIDED BY 2.

AREA IN BRIDGEPORT = 7,880 S.F. = 0.1809 AC.  
 AREA IN STRATFORD = 31,757 S.F. = 0.7290 AC.  
 TOTAL PROPERTY AREA = 39,336 S.F. = 0.9030 AC.

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

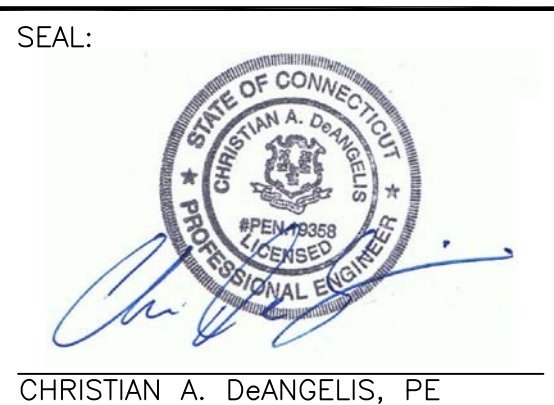
*Philip L. Tiso*  
 PHILIP L. TISO, L.S. CONN. LIC. No. 12324  
 NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE SIGNATURE AND THE EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

REVISIONS		
NO.	DESCRIPTION	DATE



**PROPERTY SURVEY**  
 OF PROPERTY LOCATED AT  
**520 SUCCESS AVENUE  
 BRIDGEPORT & STRATFORD,  
 CONNECTICUT**  
 PREPARED FOR  
**COMLINK INC.**

**Rose Tiso & Co., LLC.**  
 ARCHITECTS/SURVEYORS/ENGINEERS  
 www.rose-tiso.com  
 35 BRIDGEPORT AVENUE, FAIRFIELD, CT 06424  
 TEL: (203) 251-2629 FAX: (203) 251-4044  
 DATE: 04-03-2024  
 SCALE: 1" = 20'  
 DRAWN BY: LJC  
 CHECKED BY: PLT  
 SHEET 1 OF 1  
 DWG: 0831-M8.dwg  
 S:\0831-SuccessAve.dwg



REVISIONS:

No.	DESC.	DATE
1	Rev. For 40 Units	3/18/24
2	Stratford Comments	4/8/24

**PROPOSED 40-UNIT RESIDENTIAL APARTMENT BUILDING**  
TOWN OF STRATFORD  
MAP: 20/10, BLOCK: 1, LOT: 23  
- FOR PROPERTY LOCATED AT -  
**520 SUCCESS AVENUE, BRIDGEPORT & STRATFORD, CT**  
- PREPARED FOR -  
**COMLINK, INC. (P.O. BOX 524, STRATFORD, CT)**

SHEET TITLE:  
**OVERALL SITE DEVELOPMENT PLAN**

PROJ. No.: **2018-25**

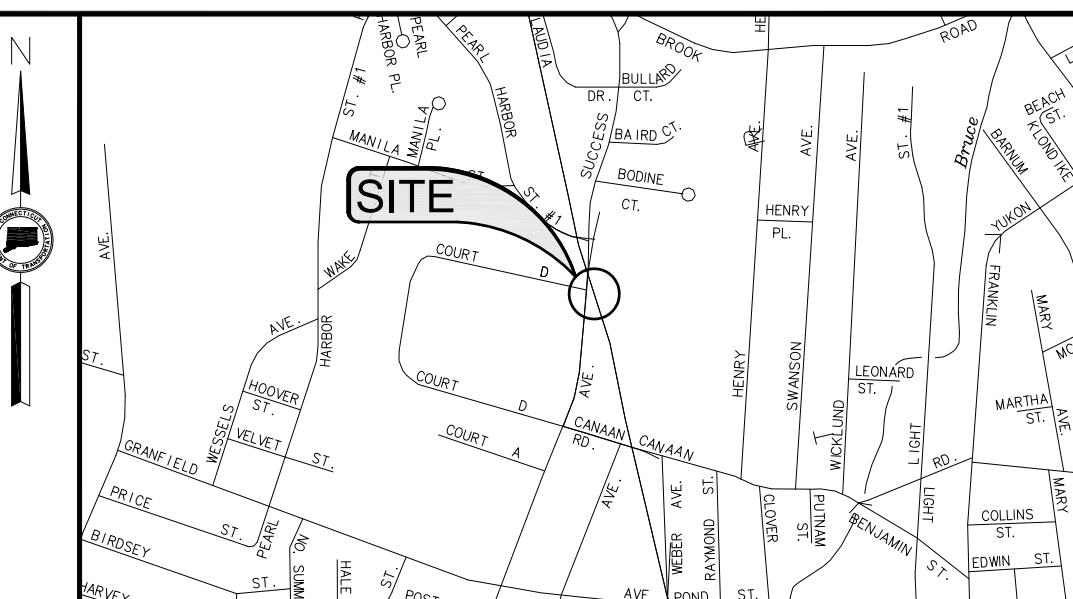
DATE:  
**16 NOVEMBER 2023**

DWG. No.: **C-1**

SHEET 1 OF 3  
SCALE: 1" = 20'-0"

DESIGNED:	DRAWN BY:	CHECKED:
CAD	CAD	CAD

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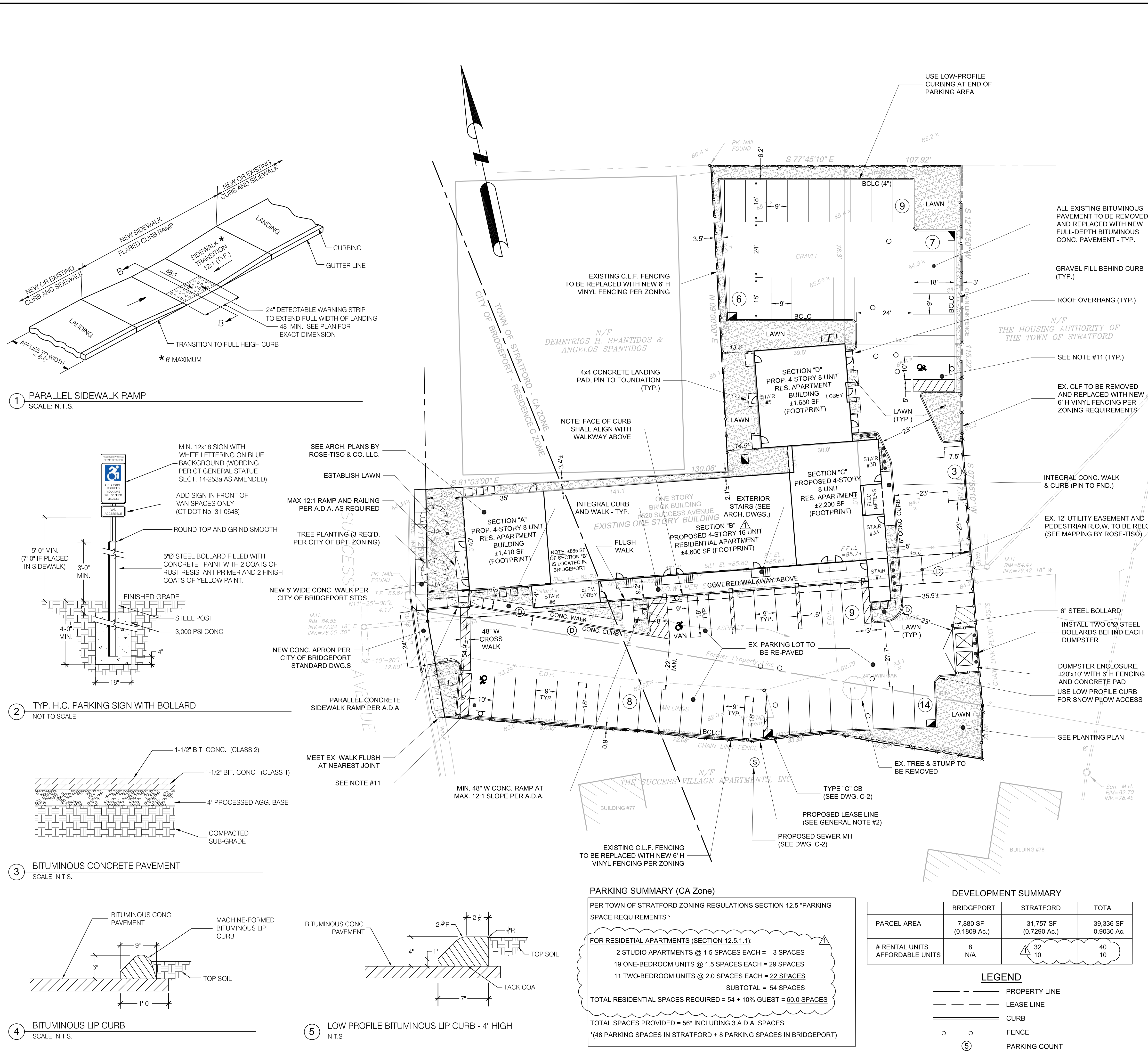
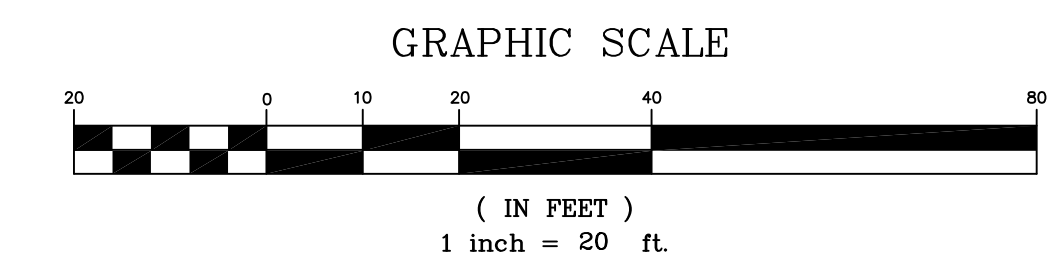
**GENERAL NOTES**

- ALL UTILITY AND SUB-SURFACE INFORMATION SHOWN HEREON IS TO BE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. THE CONTRACTOR SHALL MAKE INVESTIGATIONS IN THE FIELD TO VERIFY ALL EXACT UTILITY LOCATIONS BEFORE CONSTRUCTION. CALL TELEPHONE # 1-800-922-4455 "CALL BEFORE YOU DIG" A MINIMUM OF 2 DAYS BEFORE BEGINNING ANY EXCAVATION AT THE SITE.
- SITE PLAN BASED ON MAP ENTITLED "EASEMENT MAP SHOWING EASEMENT AND LEASE AREA FOR THE BENEFIT OF PROPERTY LOCATED AT 520 SUCCESS AVENUE, BRIDGEPORT & STRATFORD, CONNECTICUT, PREPARED FOR SUCCESS INC." DATED AUGUST 22, 2019, AND REVISED JULY 6, 2022. PREPARED BY ROSE-TISO & CO., LLC.
- THE SITE LIES WITHIN FEMA FLOOD ZONE X (UNSHADED) ON FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 433 OF 626, STRATFORD, TOWN OF, NUMBER 090016, PANEL 0433 SUFFIX G. MAP NUMBER 09001C0433G, MAP REVISED JULY 8, 2013.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION OPERATIONS WITHIN AND OUTSIDE OF THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS.
- ALL DISTURBED AREAS WITHIN OR OUTSIDE THE LIMITS OF CONSTRUCTION NOT COVERED BY BUILDINGS, PAVEMENT, PLANTING BEDS OR OTHER IMPROVEMENTS ARE TO BE TOP SOILED (4" DEPTH MIN.) AND SEEDED PER DIRECTION OF THE OWNER.
- ANY DIMENSION LINE SHOWN FROM PROPERTY LINE. FACE OF CURB OR BUILDING IS PERPENDICULAR UNLESS OTHERWISE SHOWN.
- PROVIDE, ERECT AND MAINTAIN BARRICADES, WARNING LIGHTS, SIGNS, ETC., AS REQUIRED FOR SAFETY OF PERSONNEL, PUBLIC AND OCCUPANTS OF THE FACILITIES AFFECTED BY THE CONTRACTOR'S OPERATIONS. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESS AND EGRESS PATTERNS AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH CONNDOT STANDARDS.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CONNDOT FORM 818, LATEST EDITION, AS AMENDED, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, AND SUPERVISION TO CONSTRUCT THE PROPOSED IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING EXCAVATION, PAVEMENT REMOVAL, UNSUITABLE MATERIAL REMOVAL AND OFF-SITE DISPOSAL THEREOF, INSTALLATION OF BASE MATERIAL, PAVEMENTS, FILL MATERIAL, CURBING, DRAINAGE STRUCTURES, TOPSOIL AND SEED.
- THE CONTRACTOR SHALL CAREFULLY SAWCUT EXISTING CURBS AND PAVEMENTS PRIOR TO REMOVAL. ALL EXISTING CURBING, PAVEMENTS AND OTHER AMENITIES THAT MAY INTERFERE WITH THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- GRADES IN A.D.A. PARKING AREA SHALL NOT EXCEED 50:1 IN ANY DIRECTION.
- ALL RAZOR WIRE SHALL BE REMOVED FROM THE PROPERTY.
- THERE SHALL BE NO STORAGE OF CONSTRUCTION DEBRIS MATERIALS, BOTTLES, SHIPPING CONTAINERS, ABANDONED/UNREGISTERED MOTOR VEHICLES OR ITEMS DEEMED TO BE SIMILAR IN NATURE ON THE SITE.

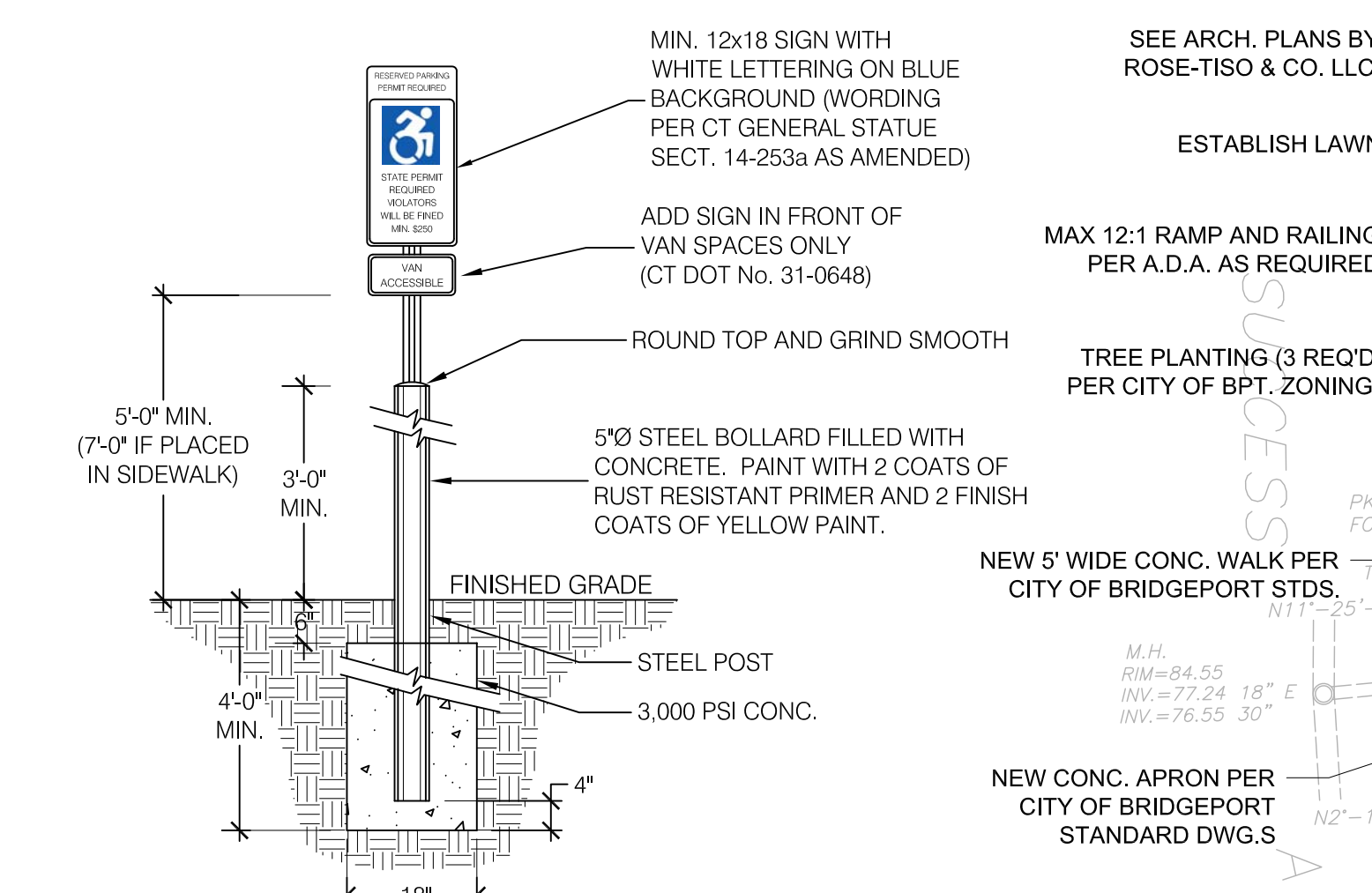
**ZONING TABLE OF BULK REQUIREMENTS**  
TOWN OF STRATFORD

DESCRIPTION	CA ZONE REQUIRED	MAJESTIC REQUIRED	PROPOSED
MINIMUM LOT AREA	7,500 SF	7,500 SF	31,757 SF
MINIMUM LOT WIDTH	60 FT	60 FT	N/A*
MINIMUM LOT DEPTH	100 FT	100 FT	159.9± FT
MINIMUM FRONT YARD SETBACK	10 FT	10 FT	N/A*
MINIMUM ONE SIDE YARD SETBACK	16 FT	2 FT	2.1± FT
MINIMUM REAR YARD SETBACK	32 FT	32 FT	35.9± FT
MINIMUM LOT AREA PER DWELLING UNIT	3,750 SF	950 SF	992 SF
MAXIMUM BUILDING COVERAGE	50%	50%	±27%
MAXIMUM IMPERVIOUS SPACE	80%	90%	±85%
MINIMUM OPEN SPACE	20%	0%	0%
MAXIMUM BUILDING HEIGHT	35 FT	55 FT	±52.2 FT
MINIMUM OUTDOOR RECREATION AREA	400 SF PER D.U.	0 SF PER D.U.	0 SF PER D.U.
STANDARD PARKING STALL DIMENSIONS	9' x 20'	9' x 18'	9' x 18'
TOTAL PARKING SPACES REQUIRED	60	43**	48

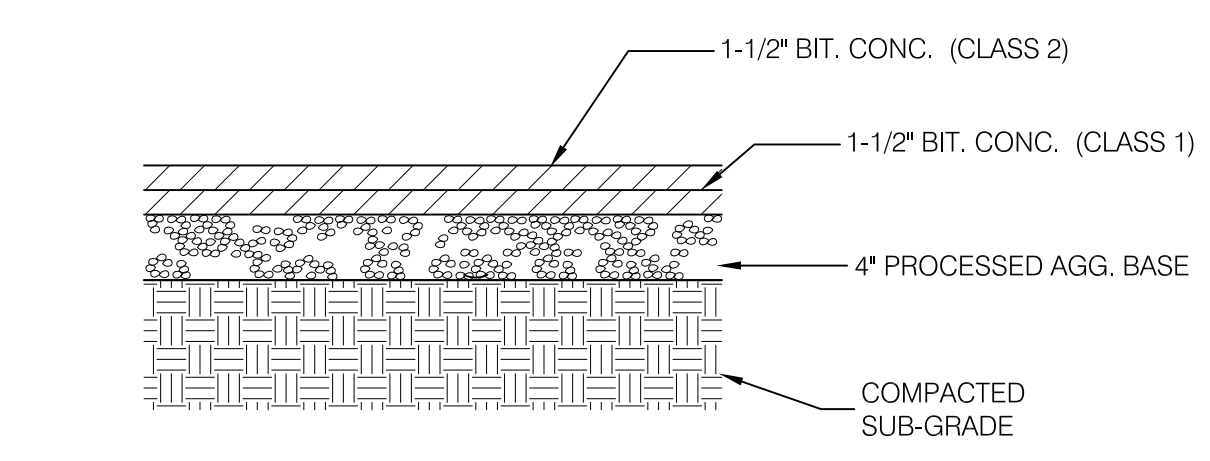
\* NOT APPLICABLE SINCE FRONT YARD IS LOCATED IN BRIDGEPORT, AND LOT WIDTH IS BASED ON FRONT YARD SETBACK.  
\*\* BASED ON 1 SPACE PER STUDIO/ONE BEDROOM UNIT + 2 SPACES PER 2-BEDROOM UNIT



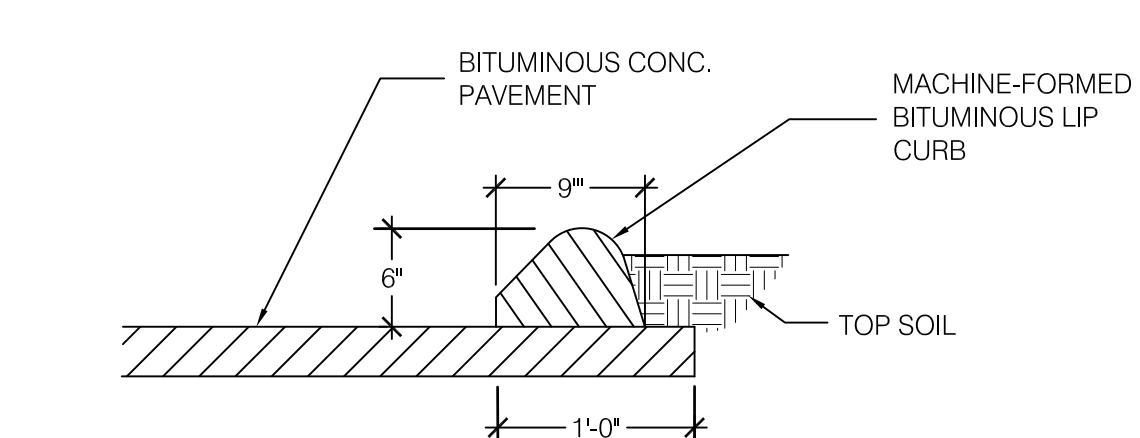
1 PARALLEL SIDEWALK RAMP  
SCALE: N.T.S.



2 TYP. H.C. PARKING SIGN WITH BOLLARD  
NOT TO SCALE



3 BITUMINOUS CONCRETE PAVEMENT  
SCALE: N.T.S.



4 BITUMINOUS LIP CURB  
SCALE: N.T.S.

5 LOW PROFILE BITUMINOUS LIP CURB - 4" HIGH  
N.T.S.

**PARKING SUMMARY (CA Zone)**

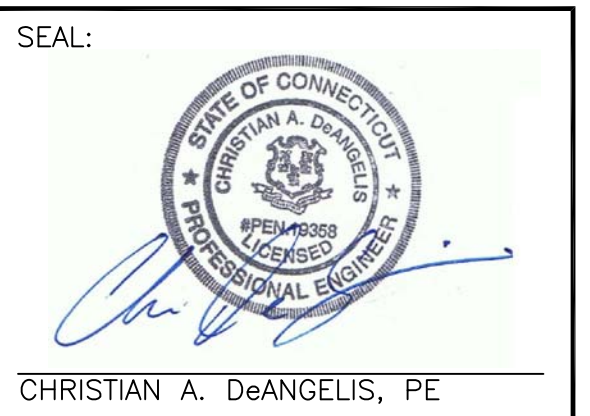
PER TOWN OF STRATFORD ZONING REGULATIONS SECTION 12.5 "PARKING SPACE REQUIREMENTS":  
FOR RESIDENTIAL APARTMENTS (SECTION 12.5.1.1):  
2 STUDIO APARTMENTS @ 1.5 SPACES EACH = 3 SPACES  
19 ONE-BEDROOM UNITS @ 1.5 SPACES EACH = 29 SPACES  
11 TWO-BEDROOM UNITS @ 2.0 SPACES EACH = 22 SPACES  
SUBTOTAL = 54 SPACES  
TOTAL RESIDENTIAL SPACES REQUIRED = 54 + 10% GUEST = 60.0 SPACES  
TOTAL SPACES PROVIDED = 56\* INCLUDING 3 A.D.A. SPACES  
\*(48 PARKING SPACES IN STRATFORD + 8 PARKING SPACES IN BRIDGEPORT)

**DEVELOPMENT SUMMARY**

	BRIDGEPORT	STRATFORD	TOTAL
PARCEL AREA	7,880 SF (0.1809 Ac.)	31,757 SF (0.7290 Ac.)	39,336 SF (0.9030 Ac.)
# RENTAL UNITS	8	32	40
AFFORDABLE UNITS	N/A	10	10

**LEGEND**

- PROPERTY LINE
- - - LEASE LINE
- CURB
- FENCE
- ⑤ PARKING COUNT



SEAL: CHRISTIAN A. DeANGELIS, PE

REVISIONS:

No.	DESC.	DATE
1	Rev. For 40 Units	3/18/24
2	Stratford Comments	4/8/24

**PROPOSED 40-UNIT RESIDENTIAL APARTMENT BUILDING**  
TOWN OF STRATFORD  
MAP: 20/10, BLOCK: 1, LOT: 23  
-FOR PROPERTY LOCATED AT-  
**520 SUCCESS AVENUE, BRIDGEPORT & STRATFORD, CT**  
-PREPARED FOR-  
COMLINK, INC. (P.O. BOX 524, STRATFORD, CT)

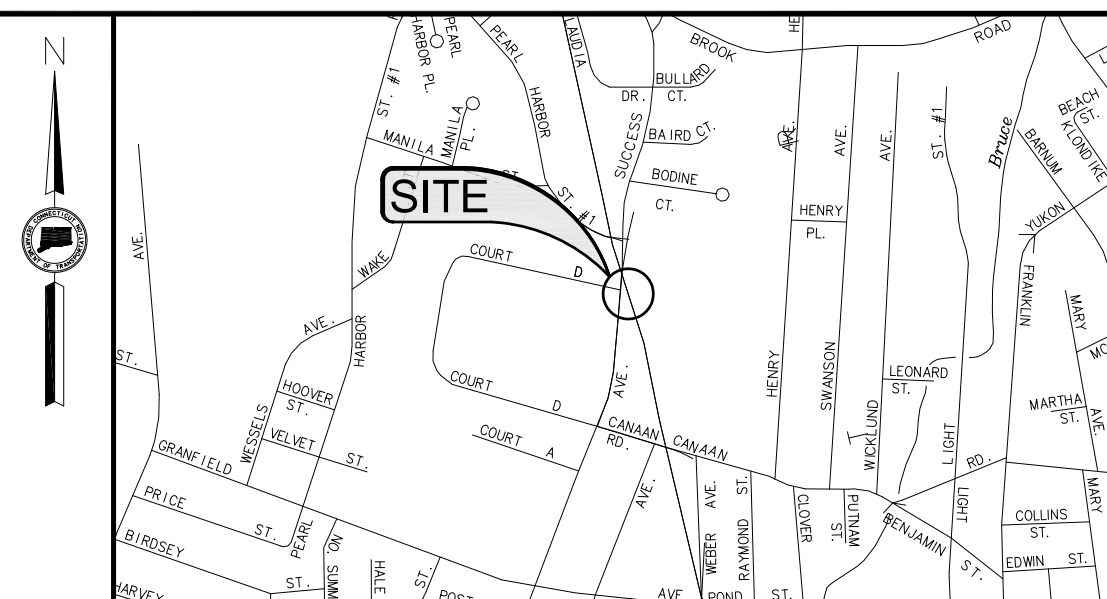
SHEET TITLE:  
**CITY OF BRIDGEPORT ZONING PLAN**

PROJ. No.: **2018-25**  
DATE: **16 NOVEMBER 2023**  
DWG. No.: **C-2**

SHEET 2 OF 3  
SCALE: 1" = 20'-0"

DESIGNED: CAD	DRAWN BY: CAD	CHECKED: CAD
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**LOCATION MAP**  
SCALE: 1" = 1,000'

**GENERAL NOTES**

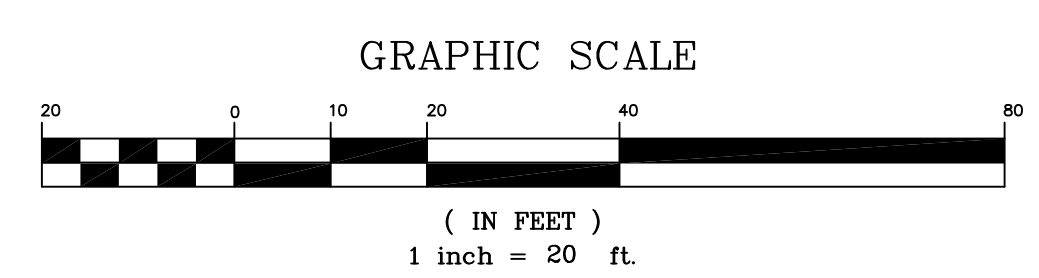
- ALL UTILITY AND SUB-SURFACE INFORMATION SHOWN HEREON IS TO BE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. THE CONTRACTOR SHALL MAKE INVESTIGATIONS IN THE FIELD TO VERIFY ALL EXACT UTILITY LOCATIONS BEFORE CONSTRUCTION. CALL TELEPHONE # 1-800-922-4455 "CALL BEFORE YOU DIG" A MINIMUM OF 2 DAYS BEFORE BEGINNING ANY EXCAVATION AT THE SITE.
- SITE PLAN BASED ON MAP ENTITLED "EASEMENT MAP, SHOWING EASEMENT AND LEASE AREA FOR THE BENEFIT OF PROPERTY LOCATED AT 520 SUCCESS AVENUE, BRIDGEPORT & STRATFORD, CONNECTICUT, PREPARED FOR SUCCESS INC." DATED AUGUST 22, 2019, AND REVISED JULY 6, 2022, PREPARED BY ROSE-TISO & CO., LLC.
- THE SITE LIES WITHIN FEMA FLOOD ZONE X (UNSHADED) ON FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 433 OF 626, STRATFORD, TOWN OF, NUMBER 090016, PANEL 0433 SUFFIX G, MAP NUMBER 09001C0433G, MAP REVISED JULY 8, 2013.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION OPERATIONS WITHIN AND OUTSIDE OF THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS.
- ALL DISTURBED AREAS WITHIN OR OUTSIDE THE LIMITS OF CONSTRUCTION NOT COVERED BY BUILDINGS, PAVEMENT, PLANTING BEDS OR OTHER IMPROVEMENTS ARE TO BE TOP SOILED (4" DEPTH MIN.) AND SEEDED PER DIRECTION OF THE OWNER.
- ANY DIMENSION LINE SHOWN FROM PROPERTY LINE, FACE OF CURB OR BUILDING IS PERPENDICULAR UNLESS OTHERWISE SHOWN.
- PROVIDE, ERECT AND MAINTAIN BARRICADES, WARNING LIGHTS, SIGNS, ETC., AS REQUIRED FOR SAFETY OF PERSONNEL, PUBLIC AND OCCUPANTS OF THE FACILITIES AFFECTED BY THE CONTRACTOR'S OPERATIONS. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESS AND EGRESS PATTERNS AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH CONNDOT STANDARDS.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CONNDOT FORM 818, LATEST EDITION, AS AMENDED, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, AND SUPERVISION TO CONSTRUCT THE PROPOSED IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING EXCAVATION, PAVEMENT REMOVAL, UNSUITABLE MATERIAL REMOVAL AND OFF-SITE DISPOSAL THEREOF, INSTALLATION OF BASE MATERIAL, PAVEMENTS, FILL MATERIAL, CURBING, DRAINAGE STRUCTURES, TOPSOIL AND SEED.
- THE CONTRACTOR SHALL CAREFULLY SAWCUT EXISTING CURBS AND PAVEMENTS PRIOR TO REMOVAL. ALL EXISTING CURBING, PAVEMENTS AND OTHER AMENITIES THAT MAY INTERFERE WITH THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- GRADES IN A.D.A. PARKING AREA SHALL NOT EXCEED 50:1 IN ANY DIRECTION.
- ALL RAZOR WIRE SHALL BE REMOVED FROM THE PROPERTY.
- THERE SHALL BE NO STORAGE OF CONSTRUCTION DEBRIS MATERIALS, BOTTLES, SHIPPING CONTAINERS, ABANDONED/UNREGISTERED MOTOR VEHICLES OR ITEMS DEEMED TO BE SIMILAR IN NATURE ON THE SITE.

**DEVELOPMENT SUMMARY**

	BRIDGEPORT	STRATFORD	TOTAL
PARCEL AREA	7,880 SF (0.1809 Ac.)	31,757 SF (0.7290 Ac.)	39,336 SF 0.9030 Ac.
# RENTAL UNITS	8	32	40
AFFORDABLE UNITS	N/A	10	10

**LEGEND**

	PROPERTY LINE
	LEASE LINE
	CURB
	FENCE
	PARKING COUNT



**MX2 Zone Development Standards**  
Storefront Building Type

3.20.4. BUILDING SITING	REQUIRED	EXISTING	PROPOSED
1) LOT WIDTH SEE FIGURE 3.20-B	N/A	98.5 FT.	98.5 FT.
2) PRIMARY STREET WALL	75% MINIMUM; (SEE COURTYARDS, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.20.10.A) MINIMUM STREETSCAPE AREA REQUIRED PER 3.20.10.B THROUGH-LOTS ADDRESSED PER 3.20.10.B. SEE 14.20.6 FOR MEASURING)	±41%	±41%
3) PRIMARY STREET BUILD-TO-ZONE	0 FT. MINIMUM, 15 FT. MAXIMUM; (SEE COURTYARDS, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.20.10.A) MINIMUM STREETSCAPE AREA REQUIRED PER 3.20.10.B THROUGH-LOTS ADDRESSED PER 3.20.10.B. SEE 14.20.6 FOR MEASURING)	15.4 FT. MIN. & 18.0 FT. MAX.	15.4 FT. MIN. & 18.0 FT. MAX.
4) NON-PRIMARY STREET BUILD-TO-ZONE	0 FT. MINIMUM, 15 FT. MAXIMUM; (SEE COURTYARDS, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.20.10.A) MINIMUM STREETSCAPE AREA REQUIRED PER 3.20.10.B THROUGH-LOTS ADDRESSED PER 3.20.10.B. SEE 14.20.6 FOR MEASURING)	N/A	N/A
5) SIDE SETBACK	0 FT. MINIMUM, 5 FT. MINIMUM (ADJACENT TO OTHER BUILDING TYPES)	3.4 FT.	3.4 FT.
6) REAR SETBACK	15 FT. MAXIMUM ADJACENT TO 'N' ZONES (BUFFER REQUIRED ADJACENT TO 'N' ZONES PER 3.20.10.)	N/A	N/A
7) SITE COVERAGE	95% MAXIMUM (SEE 14.20.7 FOR MEASURING SITE COVERAGE)	±96%	±84%

3.20.5. PARKING AND ACCESSORY STRUCTURES	REQUIRED	EXISTING	PROPOSED
1) PARKING AND DRIVEWAY ACCESS	NON-PRIMARY STREET: IF NO NON-PRIMARY STREET, PRIMARY; MAX. 22 FT. WIDTH AT SIDEWALK WITHOUT MEDIAN; MAX. 1 ACCESS PER STREET (SEE 8.0 FOR PARKING)	1 ACCESS DRIVE ON PRIMARY STREET ±18 FT. WIDE	1 ACCESS DRIVE ON PRIMARY STREET 24 FT WIDE
2) ATTACHED GARAGE SETBACK	30 FT MIN. BEHIND PRIMARY FACADE ABOVE ANY BASEMENT (SEE 6.50.11 FOR GARAGE DOOR DESIGN REGULATIONS)	N/A	N/A
ALLOWED GARAGE DOOR LOCATION	REAR, SIDE, NON-PRIMARY STREET FACADE (SEE 6.50.11 FOR GARAGE DOOR DESIGN REGULATIONS)	N/A	N/A
3) SURFACE PARKING LOCATION	REAR YARD, LIMITED SIDE YARD (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	LIMITED SIDE YARD	LIMITED SIDE YARD
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	COMPLIANT	COMPLIANT
SIDE AND REAR SETBACK	3 FT. MINIMUM (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	0 FT.	±0.9 FT.
4) ACCESSORY STRUCTURE LOCATION	REAR YARD (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A	N/A
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A	N/A
SIDE AND REAR SETBACK	3 FT. MINIMUM; 15 FT. MINIMUM ADJACENT TO 'N' ZONES (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A	N/A
ALLOWED ACCESSORY STRUCTURES	(SEE 3.170 FOR ACCESSORY STRUCTURES AND 4.70 FOR ACCESSORY USES)		
OUTBUILDINGS AND GARAGES	ALLOWED	N/A	N/A
DRIVE-THROUGH FACILITIES	ALLOWED	N/A	N/A
FUEL PUMPS	ALLOWED	N/A	N/A
PARKING STRUCTURE	ALLOWED	N/A	N/A
TEMPORARY STORAGE CONTAINER	ALLOWED	N/A	N/A
BUILDING MOUNTED UTILITIES	ALLOWED	N/A	N/A

3.20.6. HEIGHT	REQUIRED	EXISTING	PROPOSED
1) HEIGHT	2 STORY MINIMUM; 3 STORIES MAXIMUM	3 STORIES*	4 STORIES
2) ADDITIONAL HIGH-RISE OR STEPPED-BACK HEIGHT	2 STORIES ADDITIONAL STORIES ALONG MAJOR CORRIDORS	N/A	COMPLIANT
3) GROUND STORY HEIGHT	12 FT. MINIMUM; 14 FT. MAXIMUM	10± FT.*	±10 FT.
	14 FT. MINIMUM HEIGHT FOR SINGLE-STORY BUILDING WITH 6 FT. MAXIMUM HEIGHT PARAPET	N/A	N/A
4) UPPER STORY HEIGHT	9 FT. MINIMUM, 14 FT MAXIMUM	9 FT. AND 10.33 FT.*	9 FT. AND 10.33 FT.

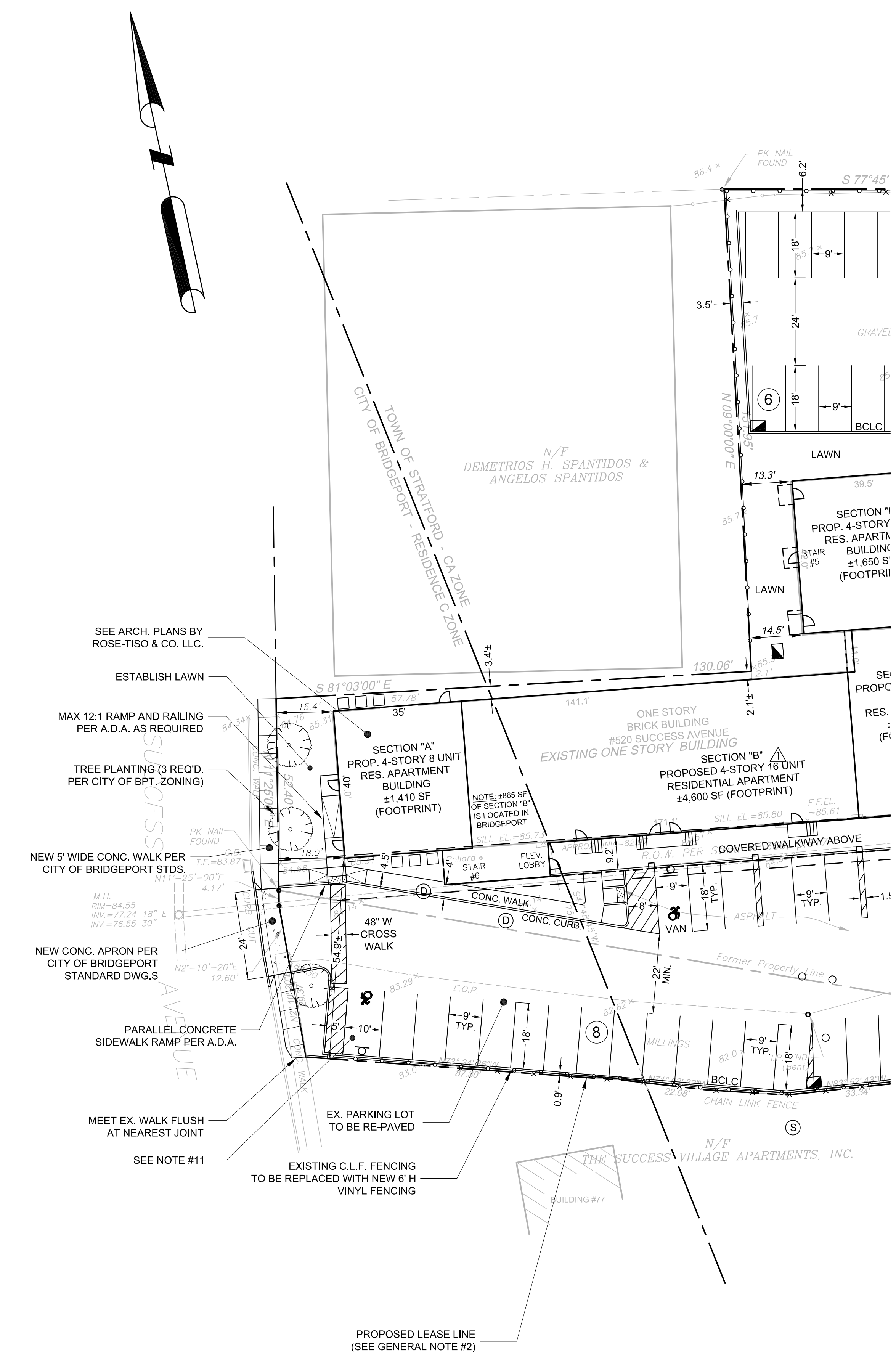
  

3.20.7. ROOFS	REQUIRED	EXISTING	PROPOSED
1) ROOF TYPES	FLAT, PARAPET (SEE 6.20 FOR ROOF TYPES AND TOWER REGULATIONS)	PITCHED*	PITCHED
2) TOWER	ALLOWED	N/A	N/A

3.20.9. ALLOWED USES	REQUIRED	EXISTING	PROPOSED
RESIDENTIAL			
NUMBER OF PRINCIPLE UNITS	ALLOWED (NO LIMITS)	6*	8
NUMBER OF ACCESSORY UNITS	NOT ALLOWED	N/A	N/A
HOUSEHOLD LIVING	ALLOWED (UPPER FLOORS ONLY)	COMPLIES	COMPLIES
COMMERCIAL			
OFFICE (4.40.1)	ALLOWED	N/A	N/A
RETAIL AND ENTERTAINMENT (4.40.3)	ALLOWED	N/A	N/A
LIVE ENTERTAINMENT VENUE (4.40.3)	REQUIRES SPECIAL PERMIT AND IS SUBJECT TO CITY'S NOISE CONTROL ORDINANCE	N/A	N/A
CONSUMER SERVICE, INDOOR (4.40.4)	ALLOWED	N/A	N/A
CONSUMER SERVICE, OUTDOOR (4.40.7)	ALLOWED	N/A	N/A

\*SEE APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE No. 060561 ALLOWING 3RD FLOOR ADDITION FOR 2 APARTMENTS (6 RENTAL UNITS TOTAL)



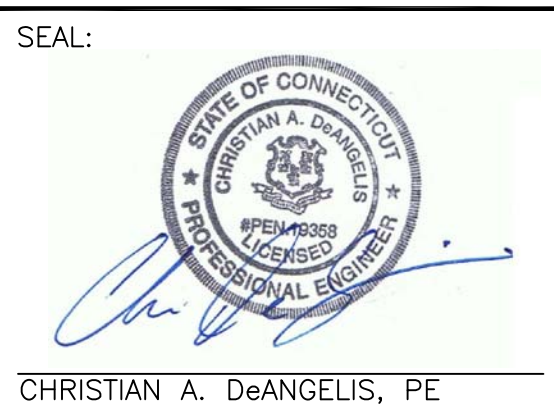
VARIANCE REQUIRED

VARIANCE REQUIRED

VARIANCE REQUIRED

VARIANCE REQUIRED

\*SEE APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE No. 060561 ALLOWING 3RD FLOOR ADDITION FOR 2 APARTMENTS (6 RENTAL UNITS TOTAL)



SEAL:

REVISIONS:

No.	DESC.	DATE
1	Rev. For 40 Units	3/18/24
2	Stratford Comments	4/8/24

**PROPOSED 40-UNIT RESIDENTIAL APARTMENT BUILDING**  
TOWN OF STRATFORD  
MAP: 20/10, BLOCK: 1, LOT: 23  
-FOR PROPERTY LOCATED AT-  
520 SUCCESS AVENUE, BRIDGEPORT & STRATFORD, CT  
-PREPARED FOR-  
COMLINK, INC. (P.O. BOX 524, STRATFORD, CT)

SHEET TITLE:  
**GRADING & UTILITY PLAN, SESC DETAILS & NOTES**

PROJ. No.: 2018-25

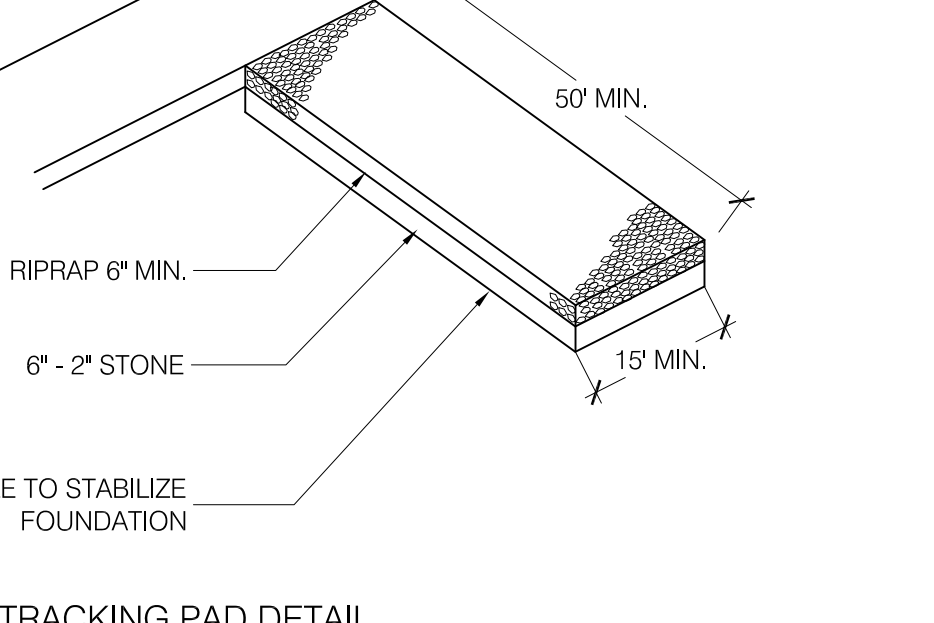
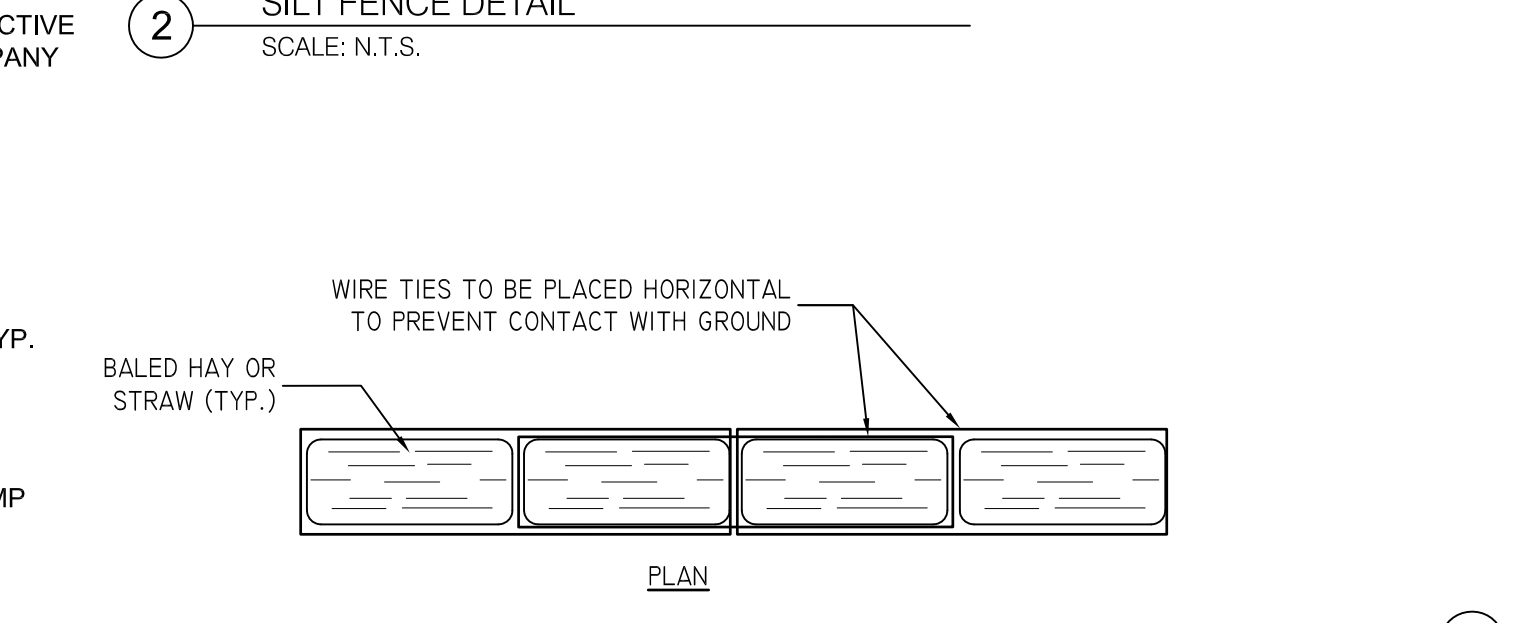
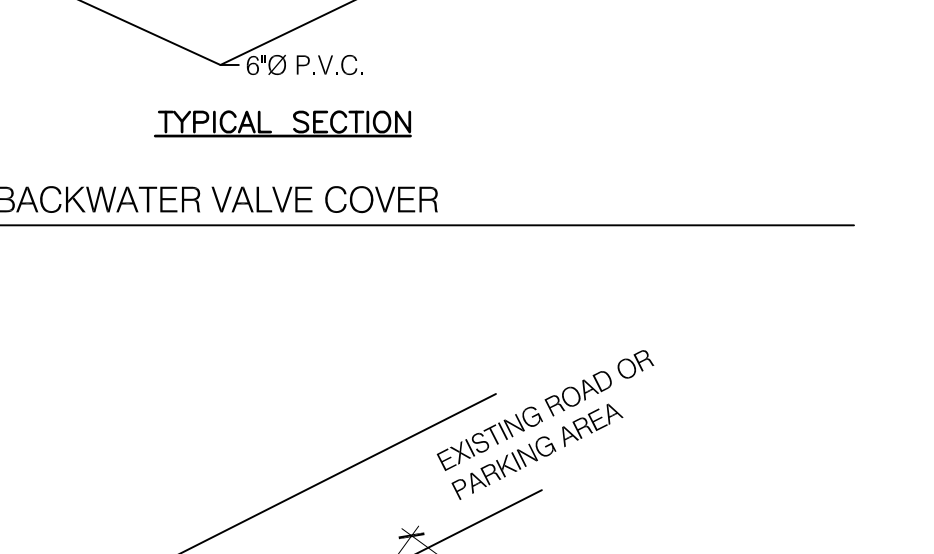
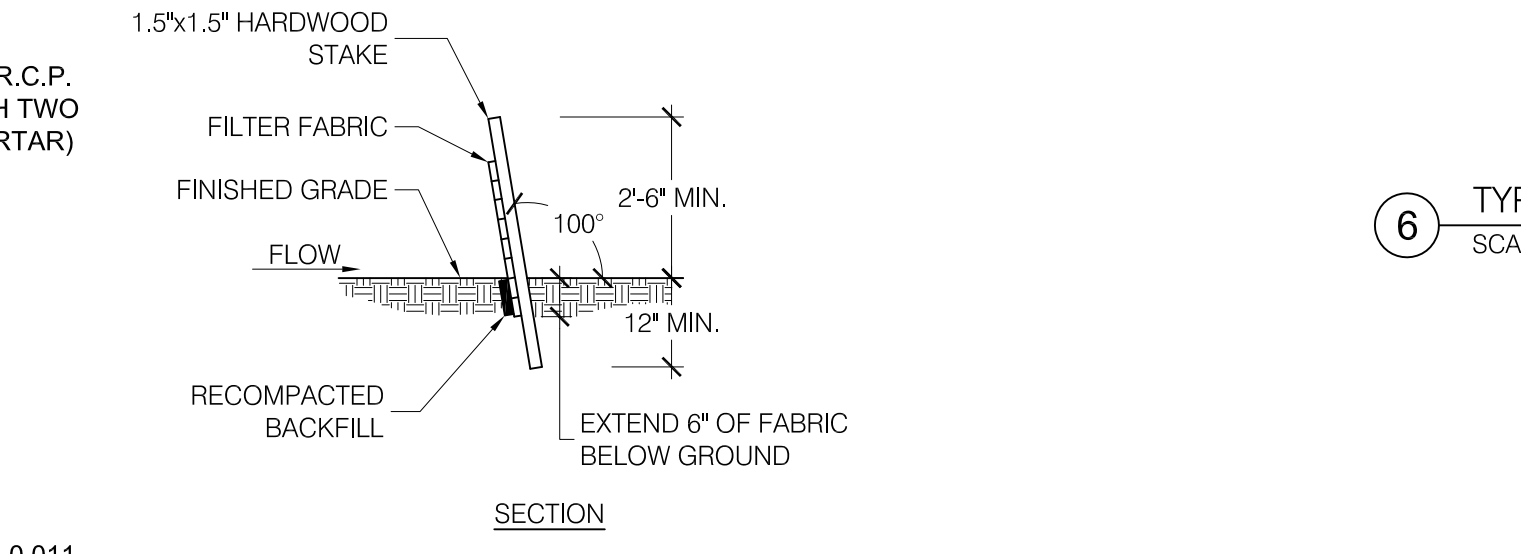
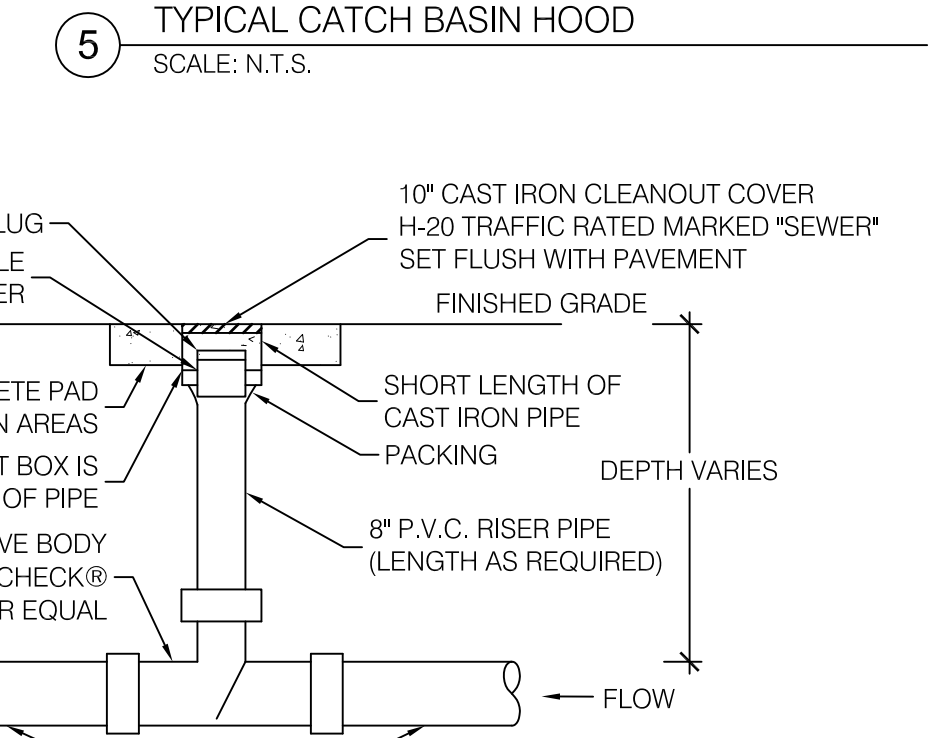
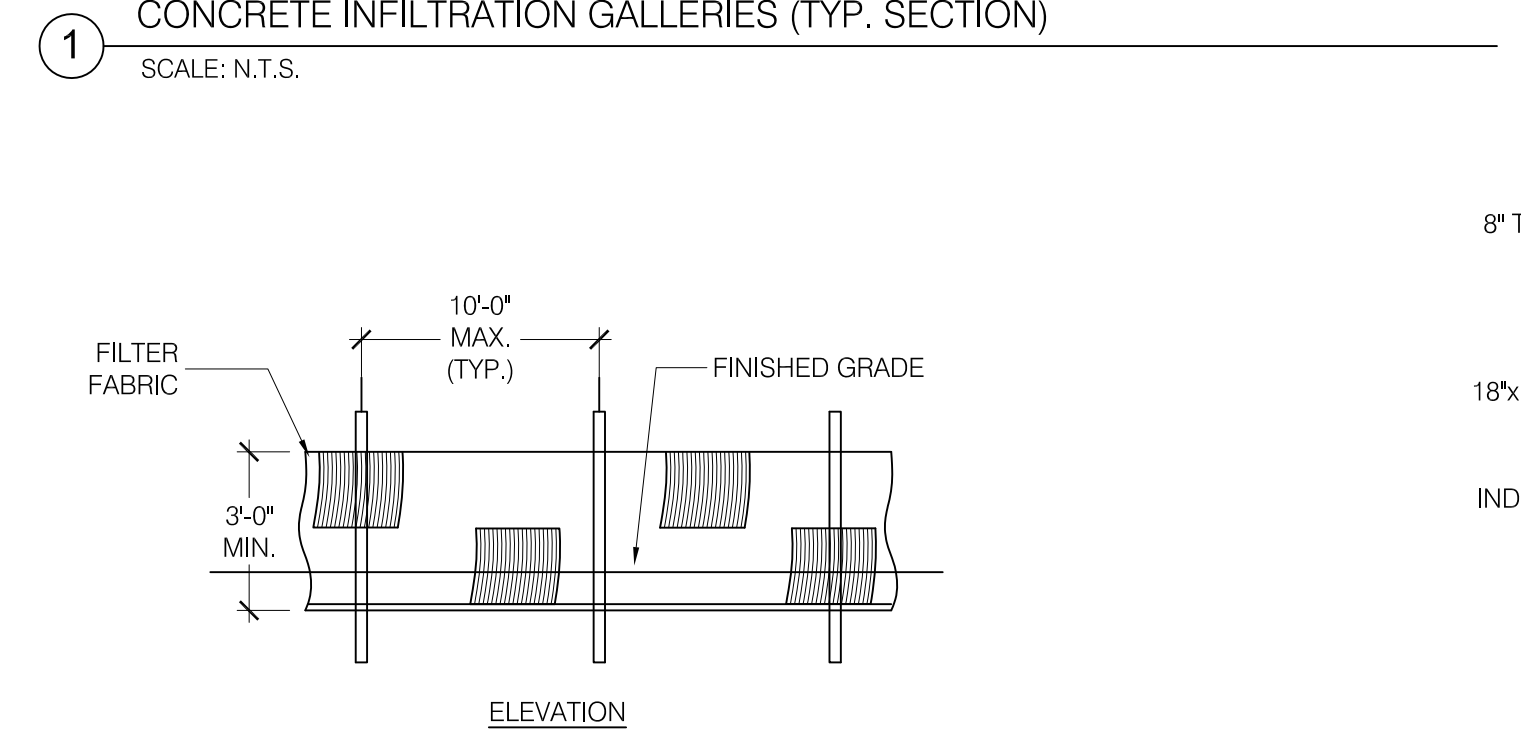
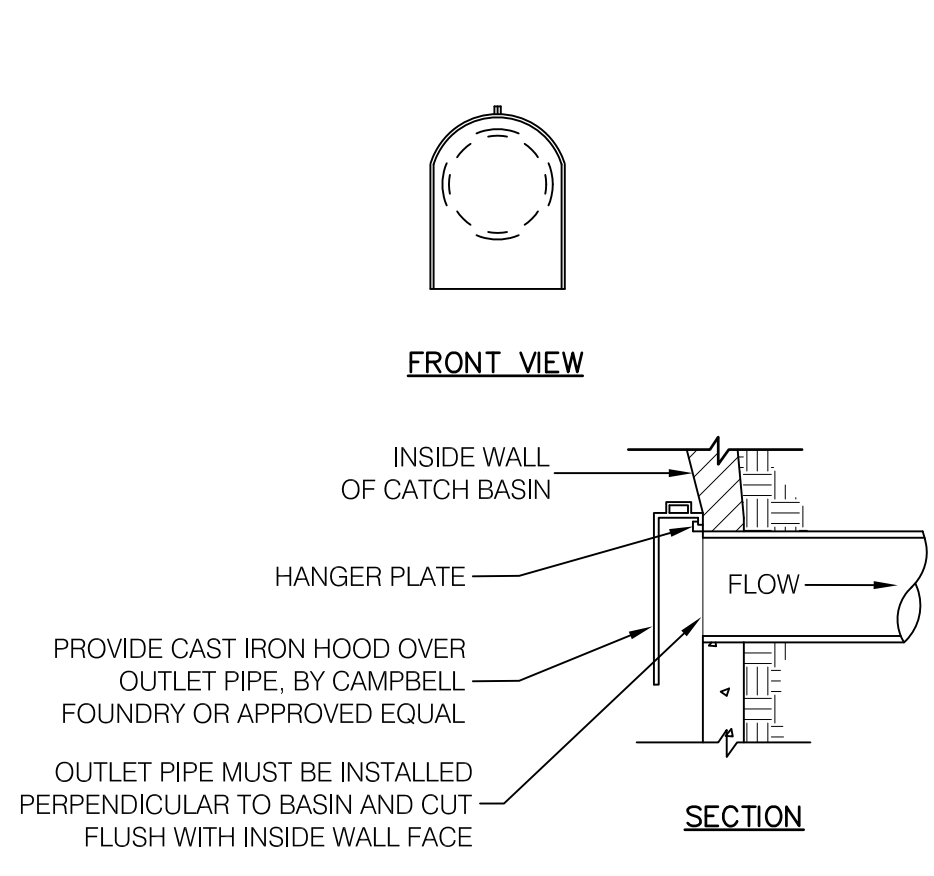
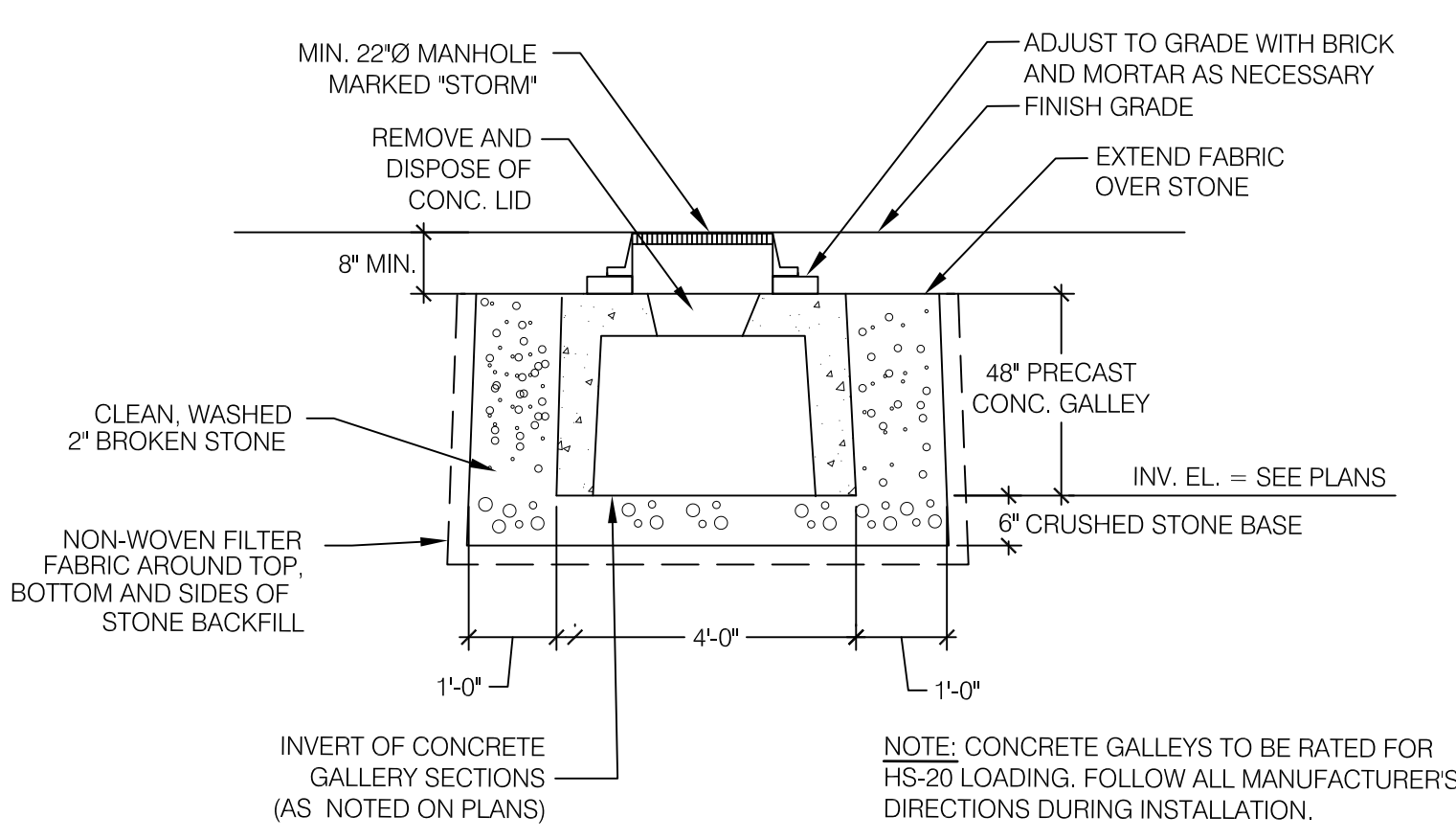
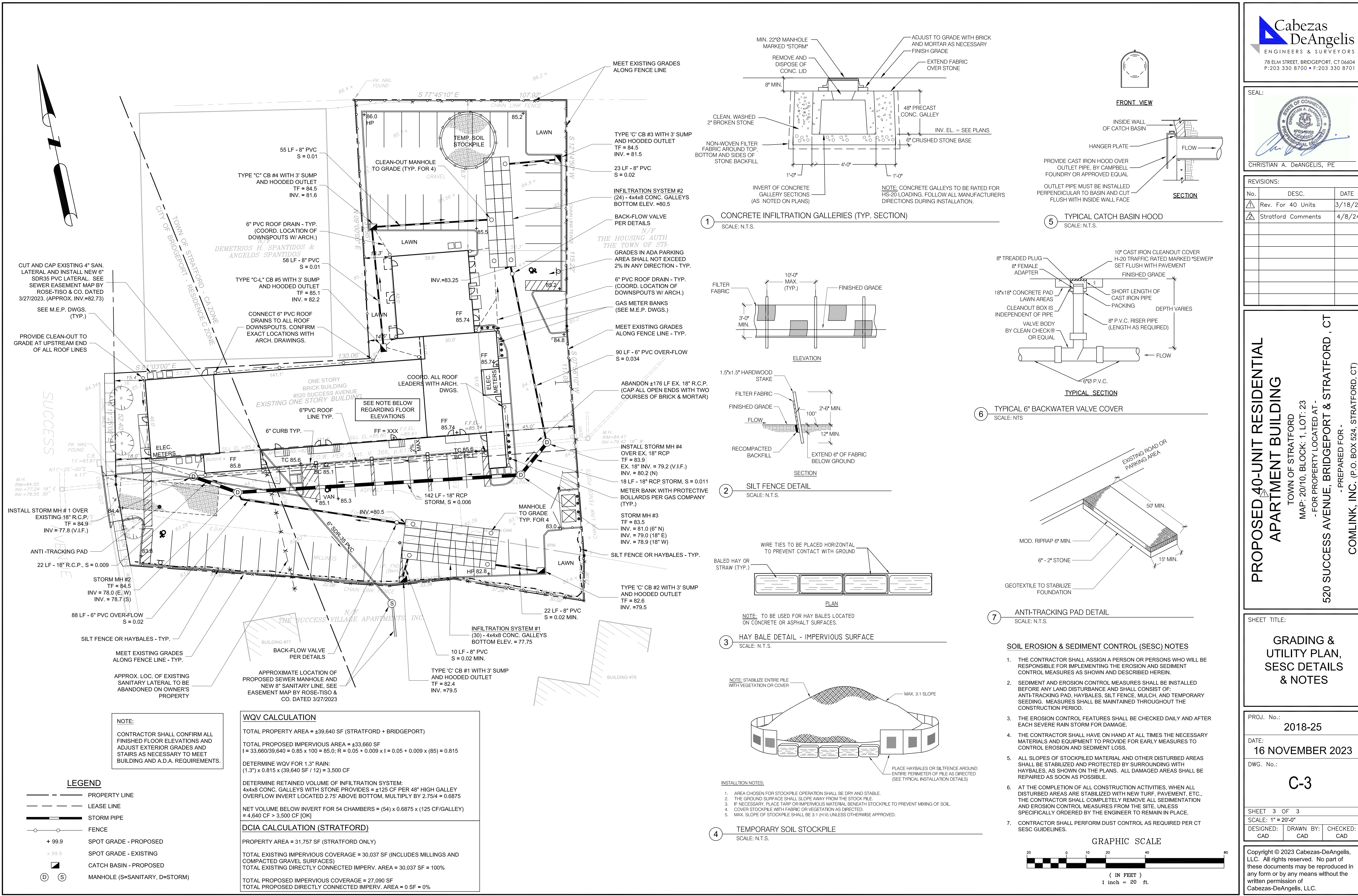
DATE: 16 NOVEMBER 2023

DWG. No.: C-3

SHEET 3 OF 3  
SCALE: 1" = 20'-0"

DESIGNED: CAD	DRAWN BY: CAD	CHECKED: CAD
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**NOTE:**  
CONTRACTOR SHALL CONFIRM ALL FINISHED FLOOR ELEVATIONS AND ADJUST EXTERIOR GRADES AND STAIRS AS NECESSARY TO MEET BUILDING AND A.D.A. REQUIREMENTS.

**LEGEND**

- PROPERTY LINE
- - - LEASE LINE
- STORM PIPE
- FENCE
- + 99.9 SPOT GRADE - PROPOSED
- x 99.9 SPOT GRADE - EXISTING
- ▣ CATCH BASIN - PROPOSED
- ⊙ MANHOLE (S=SANITARY, D=STORM)

**WQV CALCULATION**

TOTAL PROPERTY AREA = 39,640 SF (STRATFORD + BRIDGEPORT)

TOTAL PROPOSED IMPERVIOUS AREA = 33,660 SF

$I = 33,660 / 39,640 = 0.85 \times 100 = 85.0$ ;  $R = 0.05 + 0.009 \times (85) = 0.815$

DETERMINE WQV FOR 1.3" RAIN:  
 $(1.3") \times 0.815 \times (39,640 \text{ SF} / 12) = 3,500 \text{ CF}$

DETERMINE RETAINED VOLUME OF INFILTRATION SYSTEM:  
4x4x8 CONC. GALLEYS WITH STONE PROVIDES = 125 CF PER 48" HIGH GALLEY  
OVERFLOW INVERT LOCATED 2.75' ABOVE BOTTOM, MULTIPLY BY 2.75/4 = 0.6875

NET VOLUME BELOW INVERT FOR 54 CHAMBERS =  $(54) \times 0.6875 \times (125 \text{ CF/GALLEY}) = 4,640 \text{ CF} > 3,500 \text{ CF} [OK]$

**DCIA CALCULATION (STRATFORD)**

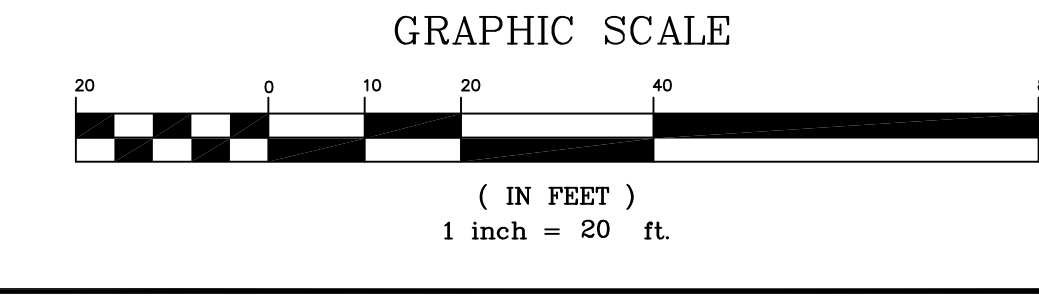
PROPERTY AREA = 31,757 SF (STRATFORD ONLY)

TOTAL EXISTING IMPERVIOUS COVERAGE = 30,037 SF (INCLUDES MILLINGS AND COMPACTED GRAVEL SURFACES)

TOTAL EXISTING DIRECTLY CONNECTED IMPERV. AREA = 30,037 SF = 100%

TOTAL PROPOSED IMPERVIOUS COVERAGE = 27,090 SF

TOTAL PROPOSED DIRECTLY CONNECTED IMPERV. AREA = 0 SF = 0%



# DRAINAGE STUDY

## **DRAINAGE COMPUTATIONS**

*for*

***Proposed 40-Unit, 4-Story Apartment Building Project  
520 Success Avenue  
Bridgeport & Stratford, Connecticut***

**Prepared for:**

ComLink LLC  
520 Success Avenue  
Bridgeport, CT 06610

**Prepared by:**



Christian A. DeAngelis, P.E.

**CABEZAS DeANGELIS LLC**

78 Elm Street  
Bridgeport, CT 06604  
Telephone: (203) 330-8700  
Fax: (203) 330-8701

Project #18-25

April 16, 2024



## TABLE OF CONTENTS

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Existing Conditions .....	1
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III. Hydrologic Analysis.....	3
IV. Water Quality Analysis.....	4
V. Conclusions.....	5

### **LIST OF FIGURES AND ATTACHMENTS**

Figure A	Location Map
Figure B	100' Radius Map
Figure C	NRCS Soils Map
Figure D	FEMA FIRM Map
Figure E	Existing Impervious Area
Figure F	Proposed Impervious Area

### **APPENDIX**

- Precipitation Data Frequency, Bridgeport, CT
- Hydro-Cad Run-off Calculations – Pre Vs. Post Development

## **DRAINAGE ANALYSIS**

### **Proposed 40-Unit, 4-Story Apartment Building 520 Success Avenue Bridgeport, Connecticut**

#### **I. Summary**

The project consists of the reconstruction of an existing one-story commercial building into a new 4-story residential apartment building with related site improvements located at 520 Success Avenue. The property is partially located in the City of Bridgeport and partially in the Town of Stratford, CT. A new parking lot will be constructed as part of the project for a total of 56 vehicles of which 8 are located in the City of Bridgeport.

Since the property lies in two different municipalities, the design of the new stormwater system shall conform to the City of Bridgeport stormwater requirements, which are more restrictive than the Town of Stratford's.

The site is currently mostly paved or otherwise covered with impervious surface. As a result of the development, impervious surfaces will be decreased from the existing conditions. However, in order to reduce run-off to more than 10% of existing amounts in accordance with City of Bridgeport stormwater requirements, two new underground stormwater infiltration systems will need to be installed.

This report has been prepared to determine what stormwater impacts, if any, can be expected to occur as a result of the proposed development.

The results of this study show that post-construction stormwater peak run-off rates and total run-off volumes will be significantly reduced due to the inclusion of two new underground stormwater infiltration systems.

Therefore, it is concluded that the project will not have any adverse impacts to adjacent or downstream properties or to any City-owned drainage facilities.

#### **II. Site Description**

##### Existing Conditions

The project site area is approximately 39,637 sf (0.91-acres) with 7,880 sf located in the City of Bridgeport and 31,757 sf located in the Town of Stratford. The site is bounded by Success Avenue to the west, a commercial retail center to the north, Success Village to the south and Shiloh Gardens (Stratford Public Housing) to the east. (See Figure B).

Existing driveway access is from 520 Success Avenue in Bridgeport. The front (west) side of the property currently contains a 3-story residential apartment building located entirely within



the City of Bridgeport corporate limits. There is an existing one-story commercial building located in the center of the property to which a 3-story residential apartment building was recently added on the east side.

There is no formal drainage system on the property, although there is a 12' wide drainage easement in favor of the City of Bridgeport which contains an 18" RCP dedicated storm line which flows westerly across the property towards Success Avenue. It is believed that the existing one-story commercial building (which has a flat roof) is connected into this existing storm line.

Most of the existing surface run-off currently flows southerly onto the adjacent Success Village property to the south where it eventually enters the City of Bridgeport storm drainage system. A small portion of the front of the site flows directly to the west onto Success Avenue.

The existing site is approximately 95.7% impervious surface as shown in Figure E attached. The remainder of the site is mostly compacted gravel surface or asphalt millings. The site is used primarily as a storage yard with some informal parking spaces located along the southerly property line. Test pits taken at the site revealed soil conditions that are suitable for infiltration.

Soils at the site are classified as Udorthents-Urban Land Complex as noted in the Web Soil Survey prepared by National Resource Conservation Service. These soils are generally characterized as highly disturbed and developed areas. (See Figure C).

The site is not located within a FEMA High-Hazard Flood Zone and there is no known history of flooding at the property. (See Figure D).

### Proposed Conditions

The existing one-story commercial building will remain in place but will be converted into a 4-story residential structure. The footprint of the building will be expanded on the south side in order to construct a covered walkway to provide access to the upper residential units as well as an elevator and an exterior stairwell.

The existing 3-story residential buildings on the east and west sides will be extended to include a fourth floor. The existing paved and gravel surfaces at the site will be removed and a new asphalt driveway will be constructed on the south, east and northeast sides.

The development will result in a net decrease of approximately 4,264 sf in impervious surface at the site. Total impervious surface (post construction) is expected to be approximately 84.9% as shown in Figure F.

Stormwater run-off from the building and parking areas will be directed into one of two new infiltration systems located south and north of the building. Each system consists of several 4x4x8 concrete galleys surrounded by crushed stone to promote infiltration. The systems will

overflow into the existing 18" RCP storm line which will be relocated around the building in order to accommodate the covered walkway expansion on the south side.

### III. Hydrologic Analysis

The property was analyzed for the existing and proposed condition for the 2, 10, 25 and 50-year storm events in accordance with City of Bridgeport regulations. Analysis procedures follow the National Resource Conservation Service unit hydrograph method as outlined in TR-55. Curve numbers were based on HSG 'C' values for both the existing and proposed conditions. Rainfall depths were based on precipitation frequencies as published by NOAA (Atlas 14, Volume 10, Version 2) for Bridgeport, CT. A Type III Temporal Distribution was used for the analysis.

Peak run-off rates and total runoff volumes were calculated for the "pre" and "post" construction conditions for each storm event. Time of Concentration (Tc) was assumed to be 5 minutes for both conditions.

The subject study area was divided into three drainage subareas as follows:

- Subarea A is that portion of the site which discharges into the existing 18" RCP drain line on the property. This flow is carried westerly towards Success Avenue (Point of Analysis A). For the proposed condition, this subarea is divided between the southern and northern portions of the site (subareas A1 and A2 respectively).
- Subarea B is that area which flows directly off-site to the Success Village property to the southeast (Point of Analysis B).
- Subarea C is the remaining portion of the site that flows directly off-site onto Success Avenue to the west (Point of Analysis C).

Subareas B and C are both reduced in the proposed condition as most flow will be redirected towards subarea A. For Subarea A, run-off will be reduced due to the new underground systems. For all subareas, the resulting decrease will exceed 10% for all storm events as shown in Tables 1a through 1c below:

**Table 1a – Subarea A (to Ex. 18" RCP)**  
 Total Run-off Values  
 (Existing vs. Proposed)

	2-Year	10-Year	25-Year	50-Year
Ex. Peak Flow (cfs)	0.71	1.10	1.35	1.53
Prop. Peak Flow (cfs)	0.00	0.15	0.61	1.20
% Decrease	100%	86.4%	54.8%	21.6%

	2-Year	10-Year	25-Year	50-Year
Ex. Run-off Vol. (cf)	2,387	3,767	4,634	5,273
Prop. Run-off Vol. (cf)	0.00	229	1,285	2,659
% Decrease	100%	93.9%	72.3%	50.4%

**Table 1b – Subarea B (Off-site to Success Village)**  
 Total Run-off Values  
 (Existing vs. Proposed)

	2-Year	10-Year	25-Year	50-Year
Ex. Peak Flow (cfs)	2.29	3.57	4.37	4.96
Prop. Peak Flow (cfs)	0.03	0.07	0.10	0.12
% Decrease	98.7%	98.0%	97.7%	97.6%

	2-Year	10-Year	25-Year	50-Year
Ex. Run-off Vol. (cf)	7,518	12,006	14,829	16,912
Prop. Run-off Vol. (cf)	98	213	292	353
% Decrease	98.7%	98.2%	98.0%	97.9%

**Table 1c – Subarea C (Off-site to Success Avenue)**  
 Total Run-off Values  
 (Existing vs. Proposed)

	2-Year	10-Year	25-Year	50-Year
Ex. Peak Flow (cfs)	0.16	0.25	0.30	0.34
Prop. Peak Flow (cfs)	0.04	0.08	0.12	0.14
% Decrease	75.0%	68.0%	60.0%	58.8%

	2-Year	10-Year	25-Year	50-Year
Ex. Run-off Vol. (cf)	506	819	1,015	1,160
Prop. Run-off Vol. (cf)	119	254	346	417
% Decrease	76.5%	69.0%	65.9%	64.1%

#### **IV. Water Quality Analysis**

Town of Stratford stormwater regulations require that stormwater runoff be treated prior to discharge. The water quality volume (WQV) is the amount of stormwater runoff that must be captured and treated in order to remove a significant fraction (80%) of stormwater pollutants on an average annual basis. The required WQV is equivalent to the runoff associated with the first 1.3 inches of rainfall over the impervious surface. Additionally, Town stormwater regulations require that directly connected impervious areas (DCIA) be reduced as much as possible. By directing much of the impervious surface into the new infiltration systems, DCIA can be greatly reduced.

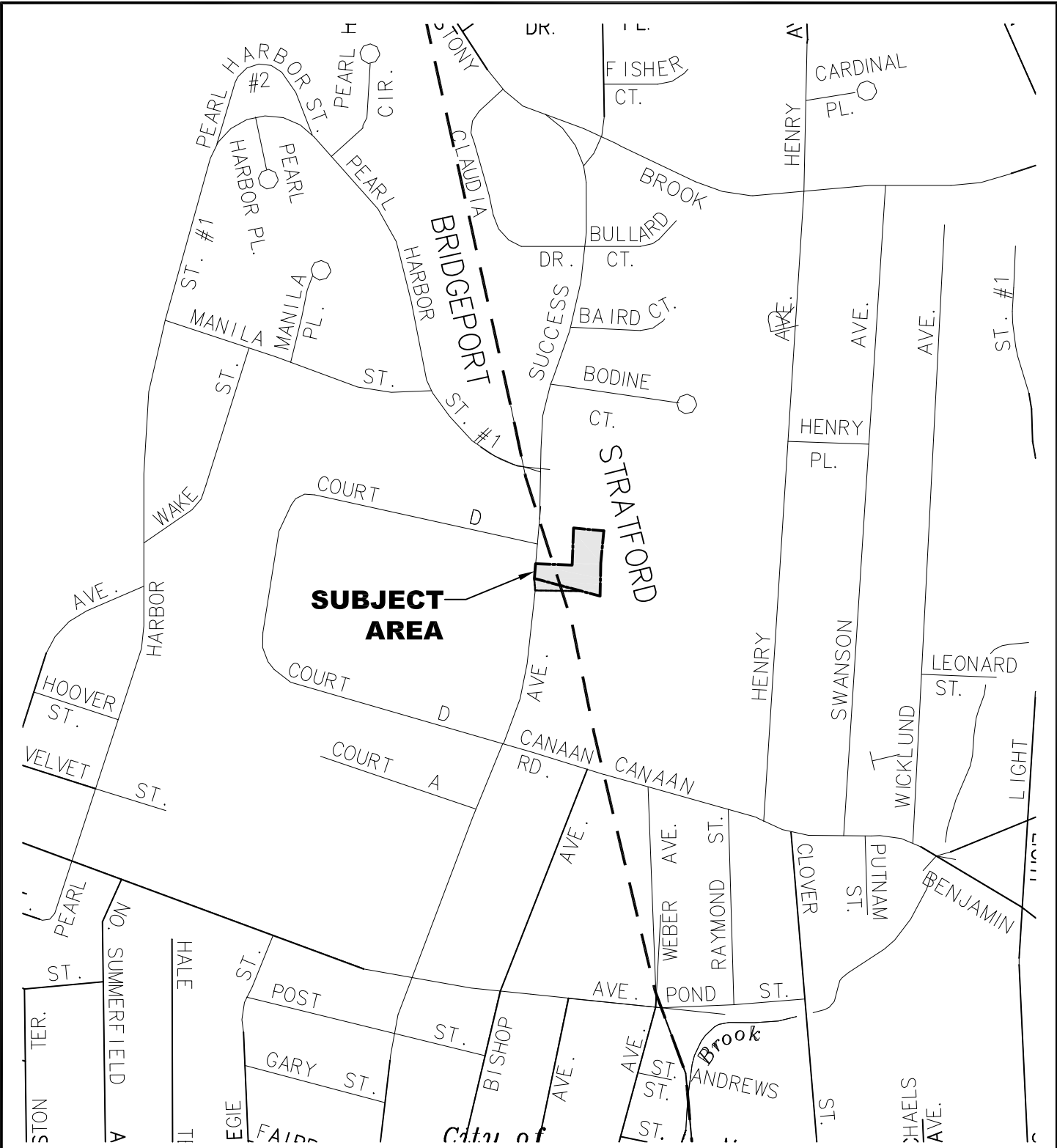
The first flush of run-off (required WQV) was calculated to be 3,500 cf for the total drainage area of 39,640 sf (includes both Bridgeport and Stratford). The existing DCIA for Stratford was calculated to be 30,037 sf of which 100% is directly connected.

The new stormwater management system provides a combined total of approximately 4,640 cf of Water Quality storage (volume below the overflow pipe) which exceeds the required WQV of 3,500 cf. Also, for the proposed condition, the entire impervious area of 27,090 sf in the Town of Stratford (which includes all of the building, sidewalk and pavement areas) will enter one of the two new infiltration systems. Therefore, the DCIA is equal to 0 sf (0%) for the proposed condition. Calculations are shown on the design documents prepared for the project.

## **V. Conclusions**

The proposed development will significantly decrease impervious surfaces at the site, which will slightly decrease stormwater run-off rates and volumes. However, the inclusion of two new below-grade stormwater infiltration systems will reduce run-off rates and volumes by more than 10% of predevelopment levels in accordance with City of Bridgeport regulations and will provide for the retention of the required Water Quality Volume as required by the Town of Stratford.

Therefore, it is concluded that the project will not result in any adverse impacts to existing downstream properties or City-owned drainage facilities.



SCALE: 1" = 500'



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



<b>LOCATION MAP</b>	
<b>ComLink, INC.</b> 520 SUCCESS AVENUE BRIDGEPORT, CONNECTICUT	
DATE: APRIL 2024	FIGURE "A"



SCALE: 1" = 100'



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



100' RADIUS MAP

ComLink, INC.  
 520 SUCCESS AVENUE  
 BRIDGEPORT, CONNECTICUT

DATE: APRIL 2024

FIGURE "B"

Soil Map—State of Connecticut, Western Part  
(520 Success Avenue)

661510 661600 661690 661780 661870 661960 662050 662140 662230 662320 662410 662500

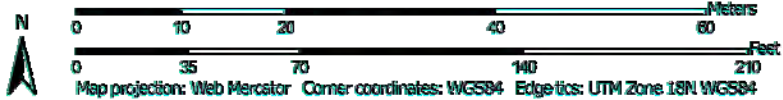


**SUBJECT  
AREA**

Soil Map may not be valid at this scale.

664540 664630 664720 664810 664900 664990 665080 665170 665260 665350 665440 665530

Map Scale: 1:720 if printed on A landscape (11" x 8.5") sheet.



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

SCALE: 1" = 60'

**Cabezas  
DeAngelis**  
ENGINEERS & SURVEYORS

78 ELM STREET, BRIDGEPORT, CT 06604  
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**NRCS SOILS MAP**

ComLink, INC.  
520 SUCCESS AVENUE  
BRIDGEPORT, CONNECTICUT

DATE: APRIL 2024

FIGURE "C"



JOINS PANEL 0434

SCALE: 1" = 500'

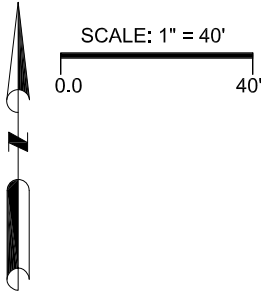


78 ELM STREET, BRIDGEPORT, CT 06604  
 P: 203 330 8700 • F: 203 330 8701



FEMA MAP	
ComLink, INC. 520 SUCCESS AVENUE BRIDGEPORT, CONNECTICUT	
DATE: APRIL 2024	FIGURE "D"





**DRAINAGE STUDY AREA**  
(39,640 SF)

**EXISTING ROOF FLOW TO POA "A" (8,830 SF)**

**P.O.A. "C"**

**P.O.A. "A"**

**P.O.A. "B"**

**DEGRADED GRASS AREA**  
(1,720 SF)

N/F  
DEMETRIOS H. SPANTIDOS &  
ANGELOS SPANTIDOS

ONE STORY  
BRICK BUILDING  
#520 SUCCESS AVENUE  
EXISTING ONE STORY BUILDING

R.O.W. PER Strat. V. 366, p.617

EX. 18" RCP STORM LINE

THE SUCCESS VILLAGE APARTMENTS, INC.  
N/F

D.A.	PERV.	IMPER.	TOTAL
A	0 SF	8,830 SF	8,830 SF
B	1,720 SF	27,080 SF	28,800 SF
C	0 SF	2,010 SF	2,010 SF
	1,720 SF	37,920 SF	39,640 SF

TOTAL % IMPERV. = 37,920/39,640 = 95.7%

**EXIST. DRAINAGE AREAS**

ComLink, INC.  
520 SUCCESS AVENUE  
BRIDGEPORT, CONNECTICUT

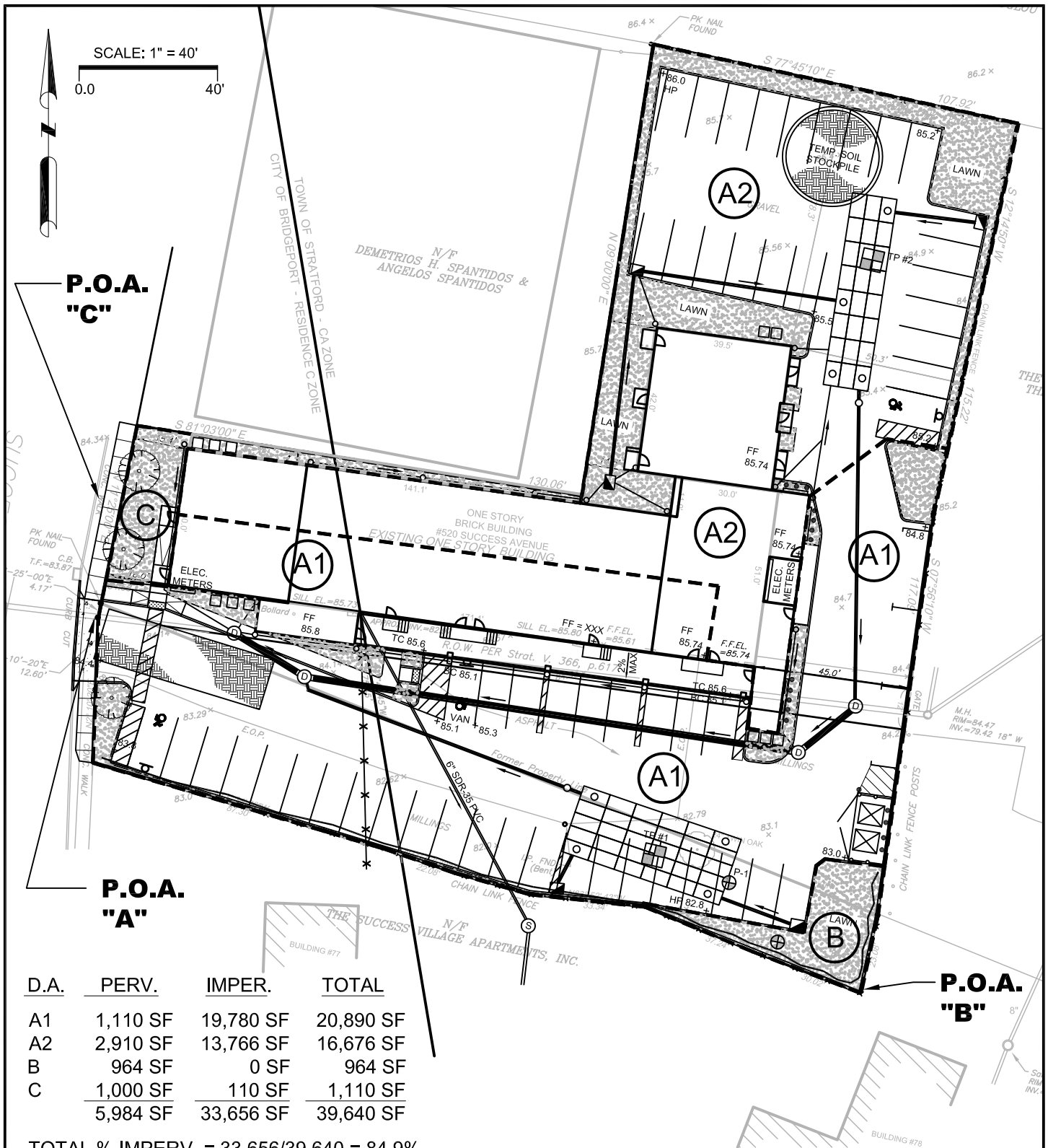
DATE: APRIL 2024

FIGURE "E"

**Cabezas DeAngelis**

ENGINEERS & SURVEYORS

78 ELM STREET, BRIDGEPORT, CT 06604  
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D.A.	PERV.	IMPER.	TOTAL
A1	1,110 SF	19,780 SF	20,890 SF
A2	2,910 SF	13,766 SF	16,676 SF
B	964 SF	0 SF	964 SF
C	1,000 SF	110 SF	1,110 SF
	<u>5,984 SF</u>	<u>33,656 SF</u>	<u>39,640 SF</u>

TOTAL % IMPERV. = 33,656/39,640 = 84.9%



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

<b>PROP. DRAINAGE AREAS</b>	
ComLink, INC. 520 SUCCESS AVENUE BRIDGEPORT, CONNECTICUT	
DATE: APRIL 2024	FIGURE "F"

## APPENDIX



**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 & aeriels](#)

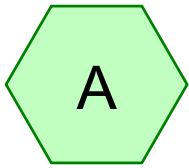
**PF tabular**

<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup></b>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.350 (0.279-0.432)	0.419 (0.334-0.518)	0.531 (0.421-0.658)	0.624 (0.492-0.778)	0.752 (0.572-0.979)	0.848 (0.631-1.13)	0.949 (0.682-1.31)	1.06 (0.720-1.50)	1.22 (0.794-1.78)	1.35 (0.856-2.01)
10-min	0.496 (0.396-0.613)	0.593 (0.473-0.733)	0.752 (0.597-0.933)	0.884 (0.697-1.10)	1.07 (0.810-1.39)	1.20 (0.893-1.60)	1.35 (0.966-1.85)	1.50 (1.02-2.12)	1.73 (1.12-2.53)	1.92 (1.21-2.85)
15-min	0.584 (0.466-0.721)	0.698 (0.556-0.863)	0.885 (0.702-1.10)	1.04 (0.820-1.30)	1.25 (0.953-1.63)	1.41 (1.05-1.88)	1.58 (1.14-2.18)	1.77 (1.20-2.50)	2.04 (1.32-2.97)	2.25 (1.43-3.36)
30-min	0.813 (0.649-1.00)	0.972 (0.775-1.20)	1.23 (0.978-1.53)	1.45 (1.14-1.81)	1.75 (1.33-2.27)	1.97 (1.46-2.62)	2.20 (1.58-3.03)	2.46 (1.67-3.47)	2.83 (1.84-4.13)	3.12 (1.98-4.65)
60-min	1.04 (0.832-1.29)	1.25 (0.993-1.54)	1.58 (1.25-1.96)	1.86 (1.47-2.32)	2.24 (1.70-2.91)	2.53 (1.87-3.35)	2.82 (2.03-3.88)	3.15 (2.14-4.44)	3.61 (2.35-5.28)	3.99 (2.52-5.94)
2-hr	1.35 (1.09-1.66)	1.63 (1.30-2.00)	2.07 (1.66-2.55)	2.44 (1.94-3.03)	2.95 (2.26-3.82)	3.33 (2.49-4.41)	3.74 (2.70-5.13)	4.19 (2.85-5.87)	4.85 (3.16-7.03)	5.40 (3.43-7.98)
3-hr	1.56 (1.26-1.91)	1.88 (1.52-2.30)	2.40 (1.93-2.95)	2.84 (2.26-3.50)	3.43 (2.64-4.43)	3.88 (2.91-5.12)	4.35 (3.16-5.96)	4.90 (3.34-6.83)	5.69 (3.72-8.22)	6.36 (4.04-9.36)
6-hr	1.97 (1.60-2.40)	2.38 (1.93-2.90)	3.05 (2.46-3.72)	3.61 (2.89-4.42)	4.37 (3.38-5.61)	4.94 (3.73-6.48)	5.55 (4.06-7.56)	6.26 (4.28-8.67)	7.31 (4.79-10.5)	8.19 (5.22-12.0)
12-hr	2.43 (1.99-2.93)	2.94 (2.40-3.55)	3.78 (3.07-4.57)	4.47 (3.61-5.44)	5.42 (4.22-6.92)	6.13 (4.66-8.00)	6.89 (5.07-9.35)	7.79 (5.35-10.7)	9.12 (6.00-13.0)	10.2 (6.56-14.9)
24-hr	2.84 (2.33-3.40)	3.47 (2.85-4.16)	4.50 (3.68-5.41)	5.35 (4.35-6.47)	6.53 (5.11-8.29)	7.40 (5.66-9.61)	8.34 (6.19-11.3)	9.48 (6.54-13.0)	11.2 (7.39-15.9)	12.7 (8.15-18.3)
2-day	3.16 (2.61-3.76)	3.93 (3.24-4.67)	5.18 (4.26-6.18)	6.21 (5.08-7.46)	7.64 (6.03-9.66)	8.69 (6.70-11.3)	9.84 (7.38-13.3)	11.3 (7.81-15.3)	13.6 (8.96-19.0)	15.5 (10.0-22.2)
3-day	3.42 (2.84-4.05)	4.26 (3.53-5.05)	5.62 (4.64-6.69)	6.76 (5.54-8.08)	8.32 (6.59-10.5)	9.46 (7.33-12.2)	10.7 (8.08-14.5)	12.3 (8.54-16.7)	14.9 (9.84-20.8)	17.1 (11.0-24.3)
4-day	3.67 (3.05-4.33)	4.55 (3.78-5.38)	5.99 (4.96-7.10)	7.18 (5.90-8.57)	8.83 (7.01-11.1)	10.0 (7.79-12.9)	11.4 (8.57-15.3)	13.0 (9.06-17.6)	15.7 (10.4-21.9)	18.0 (11.6-25.6)
7-day	4.39 (3.67-5.16)	5.34 (4.46-6.27)	6.88 (5.73-8.12)	8.17 (6.75-9.69)	9.94 (7.92-12.4)	11.2 (8.75-14.3)	12.7 (9.55-16.9)	14.4 (10.1-19.3)	17.2 (11.4-23.8)	19.6 (12.7-27.6)
10-day	5.08 (4.27-5.95)	6.07 (5.09-7.11)	7.68 (6.42-9.03)	9.02 (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 (12.2-25.1)	20.6 (13.3-28.9)
20-day	7.16 (6.05-8.32)	8.24 (6.96-9.59)	10.0 (8.41-11.7)	11.5 (9.58-13.5)	13.5 (10.8-16.5)	15.0 (11.7-18.7)	16.6 (12.5-21.5)	18.4 (12.9-24.3)	21.0 (14.1-28.7)	23.1 (15.0-32.2)
30-day	8.88 (7.54-10.3)	10.0 (8.50-11.6)	11.9 (10.0-13.8)	13.5 (11.3-15.7)	15.6 (12.5-18.9)	17.3 (13.5-21.3)	18.9 (14.2-24.2)	20.7 (14.6-27.2)	23.2 (15.6-31.5)	25.1 (16.3-34.8)
45-day	11.0 (9.39-12.7)	12.3 (10.4-14.1)	14.3 (12.1-16.5)	15.9 (13.4-18.5)	18.2 (14.7-21.9)	20.0 (15.6-24.5)	21.7 (16.3-27.5)	23.5 (16.7-30.8)	25.9 (17.4-35.0)	27.6 (18.0-38.2)
60-day	12.8 (10.9-14.7)	14.1 (12.0-16.2)	16.2 (13.8-18.7)	18.0 (15.1-20.8)	20.4 (16.4-24.4)	22.2 (17.4-27.1)	24.1 (18.0-30.2)	25.9 (18.4-33.7)	28.1 (19.0-37.9)	29.8 (19.5-41.0)

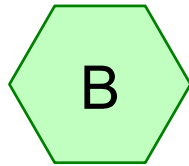
<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration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

[Back to Top](#)

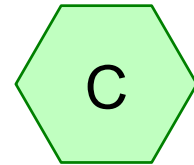
**PF graphical**



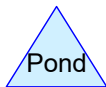
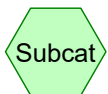
Ex. Building



Ex. Parking Lot



Off-site to west



# 520 Success Ave. - Existing

Prepared by Cabezas-DeAngelis LLC

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Pre Development  
Type III 24-hr 2-Year Rainfall=3.48"

Printed 4/16/2024

Page 1

## Summary for Subcatchment A: Ex. Building

Runoff = 0.71 cfs @ 12.07 hrs, Volume= 2,387 cf, Depth> 3.24"

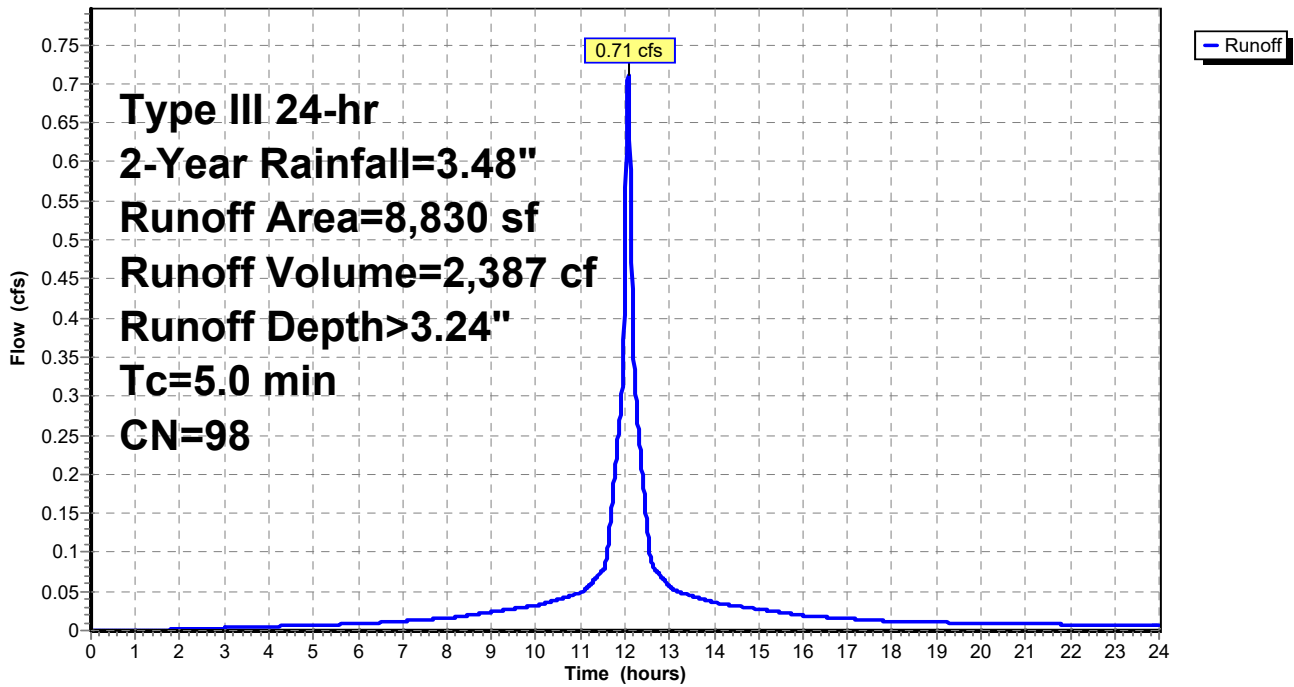
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 2-Year Rainfall=3.48"

Area (sf)	CN	Description
8,830	98	Roofs, HSG C
8,830		100.00% Impervious Area

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

## Subcatchment A: Ex. Building

Hydrograph



# 520 Success Ave. - Existing

Prepared by Cabezas-DeAngelis LLC

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Pre Development  
Type III 24-hr 2-Year Rainfall=3.48"

Printed 4/16/2024

Page 2

## Summary for Subcatchment B: Ex. Parking Lot

Runoff = 2.29 cfs @ 12.07 hrs, Volume= 7,518 cf, Depth> 3.13"

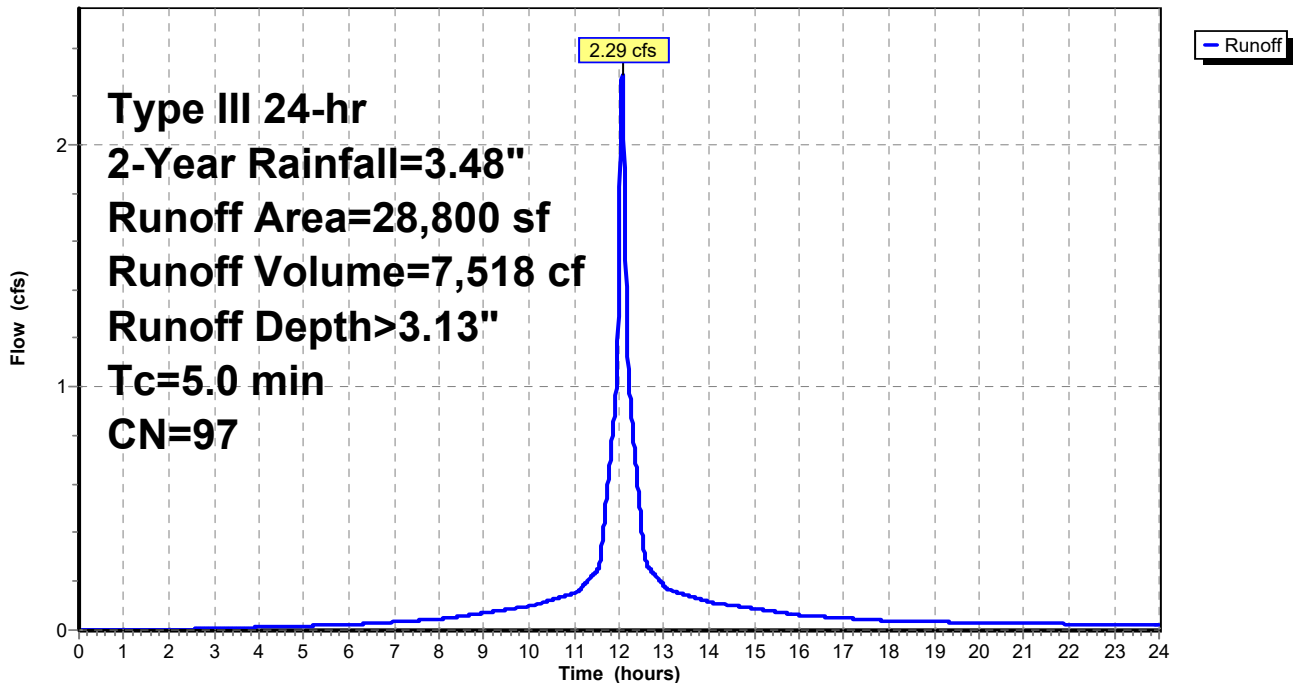
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 2-Year Rainfall=3.48"

Area (sf)	CN	Description
1,720	86	<50% Grass cover, Poor, HSG C
27,080	98	Paved parking, HSG C
28,800	97	Weighted Average
1,720		5.97% Pervious Area
27,080		94.03% Impervious Area

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

## Subcatchment B: Ex. Parking Lot

Hydrograph



# 520 Success Ave. - Existing

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Pre Development  
Type III 24-hr 2-Year Rainfall=3.48"

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Page 3

## Summary for Subcatchment C: Off-site to west

Runoff = 0.16 cfs @ 12.07 hrs, Volume= 506 cf, Depth> 3.02"

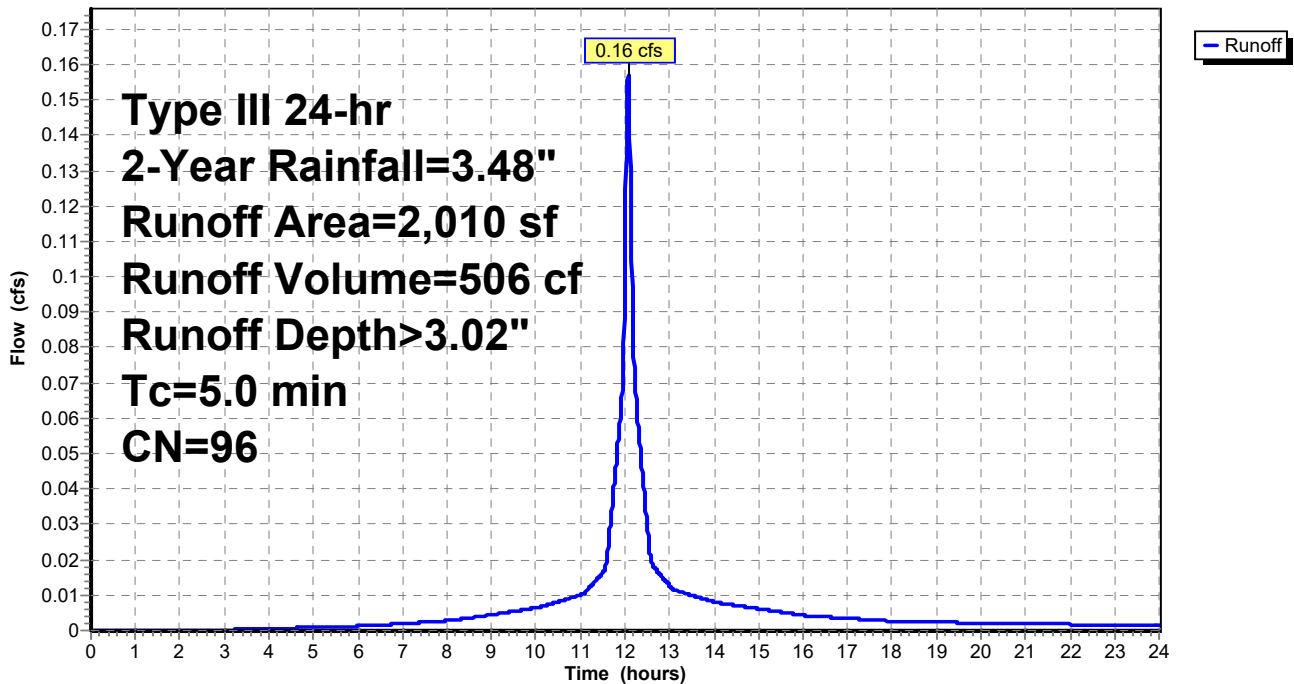
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 2-Year Rainfall=3.48"

Area (sf)	CN	Description
2,010	96	Gravel surface, HSG C
2,010		100.00% Pervious Area

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

## Subcatchment C: Off-site to west

Hydrograph





# 520 Success Ave. - Existing

Prepared by Cabezas-DeAngelis LLC

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Pre Development  
Type III 24-hr 10-Year Rainfall=5.36"

Printed 4/16/2024

Page 4

## Summary for Subcatchment A: Ex. Building

Runoff = 1.10 cfs @ 12.07 hrs, Volume= 3,767 cf, Depth> 5.12"

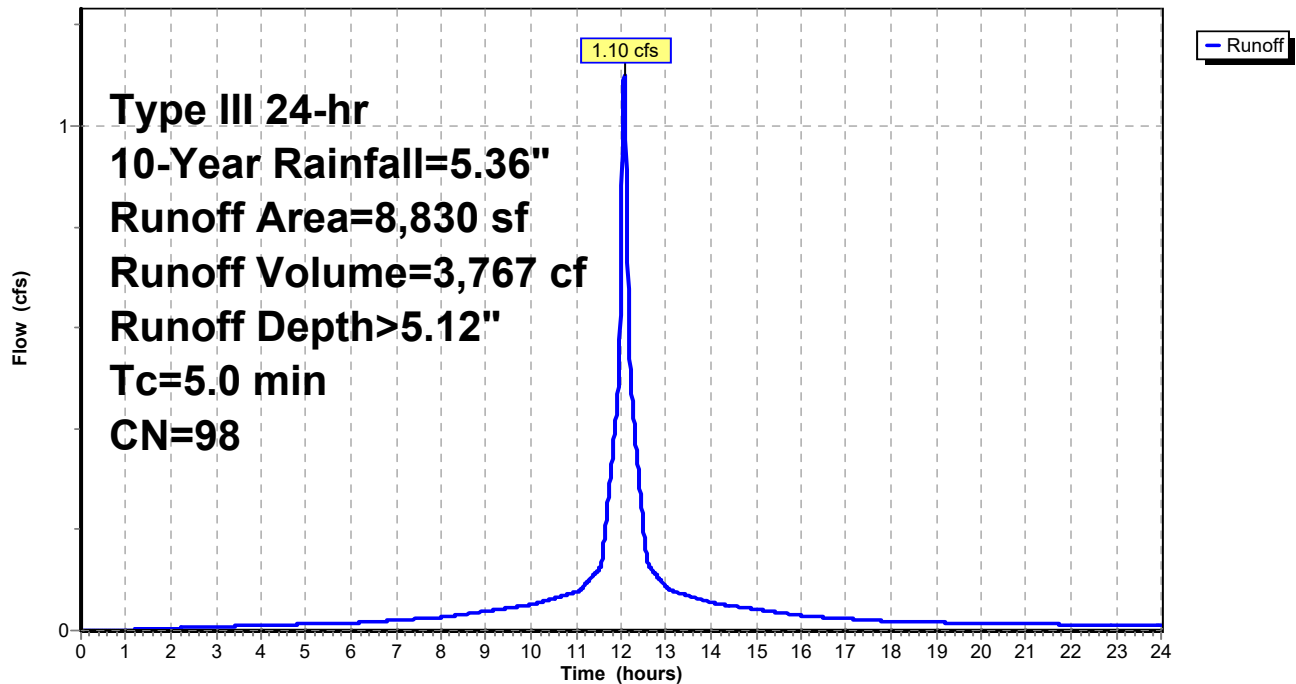
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 10-Year Rainfall=5.36"

Area (sf)	CN	Description
8,830	98	Roofs, HSG C
8,830		100.00% Impervious Area

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

## Subcatchment A: Ex. Building

Hydrograph



# 520 Success Ave. - Existing

Prepared by Cabezas-DeAngelis LLC

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Pre Development  
Type III 24-hr 10-Year Rainfall=5.36"

Printed 4/16/2024

Page 5

## Summary for Subcatchment B: Ex. Parking Lot

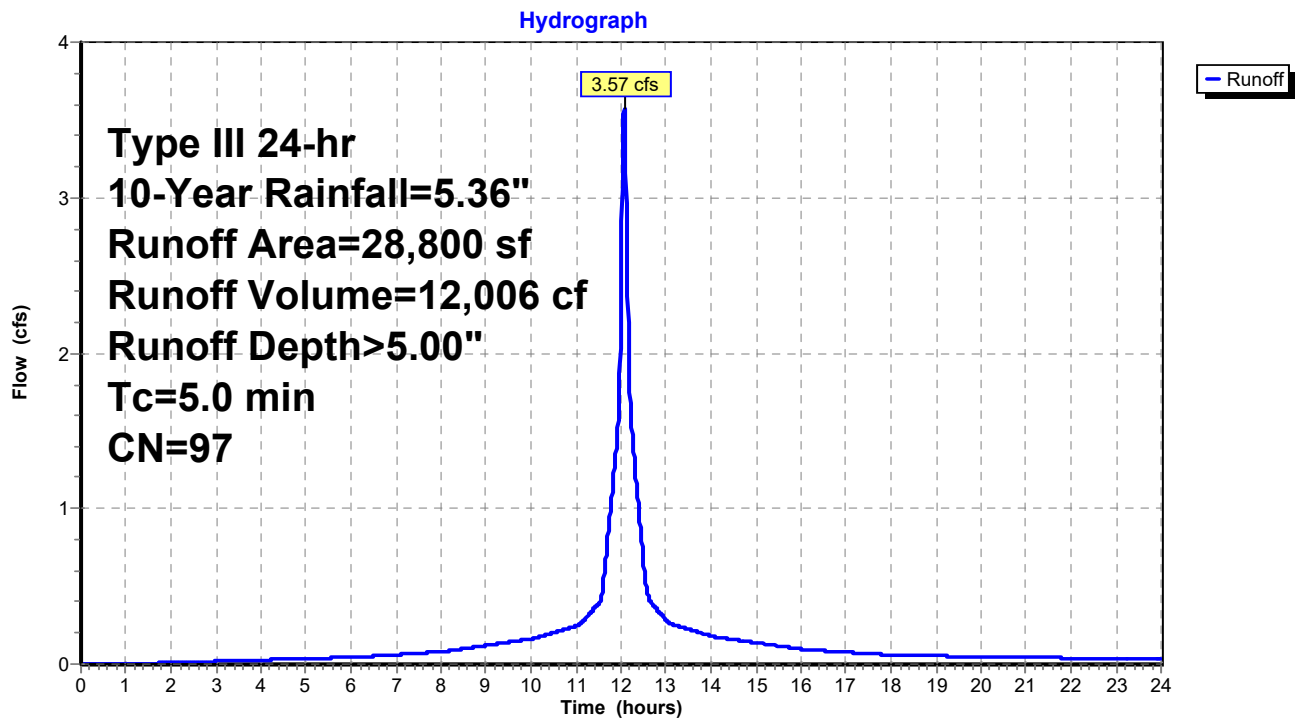
Runoff = 3.57 cfs @ 12.07 hrs, Volume= 12,006 cf, Depth> 5.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 10-Year Rainfall=5.36"

Area (sf)	CN	Description
1,720	86	<50% Grass cover, Poor, HSG C
27,080	98	Paved parking, HSG C
28,800	97	Weighted Average
1,720		5.97% Pervious Area
27,080		94.03% Impervious Area

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

## Subcatchment B: Ex. Parking Lot



**520 Success Ave. - Existing**

Prepared by Cabezas-DeAngelis LLC

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Pre Development  
Type III 24-hr 10-Year Rainfall=5.36"

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**Summary for Subcatchment C: Off-site to west**

Runoff = 0.25 cfs @ 12.07 hrs, Volume= 819 cf, Depth> 4.89"

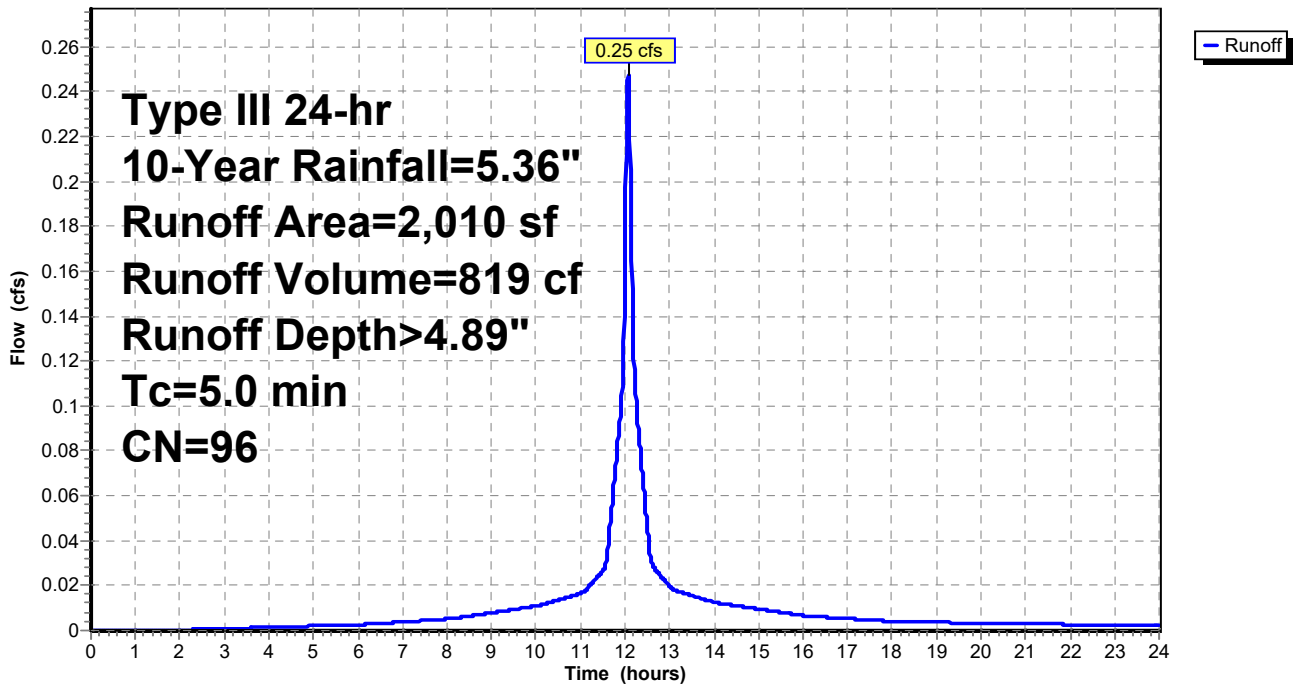
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 10-Year Rainfall=5.36"

Area (sf)	CN	Description
2,010	96	Gravel surface, HSG C
2,010		100.00% Pervious Area

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

**Subcatchment C: Off-site to west**

Hydrograph



**520 Success Ave. - Existing**

Prepared by Cabezas-DeAngelis LLC

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Pre Development  
Type III 24-hr 25-Year Rainfall=6.54"

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**Summary for Subcatchment A: Ex. Building**

Runoff = 1.35 cfs @ 12.07 hrs, Volume= 4,634 cf, Depth> 6.30"

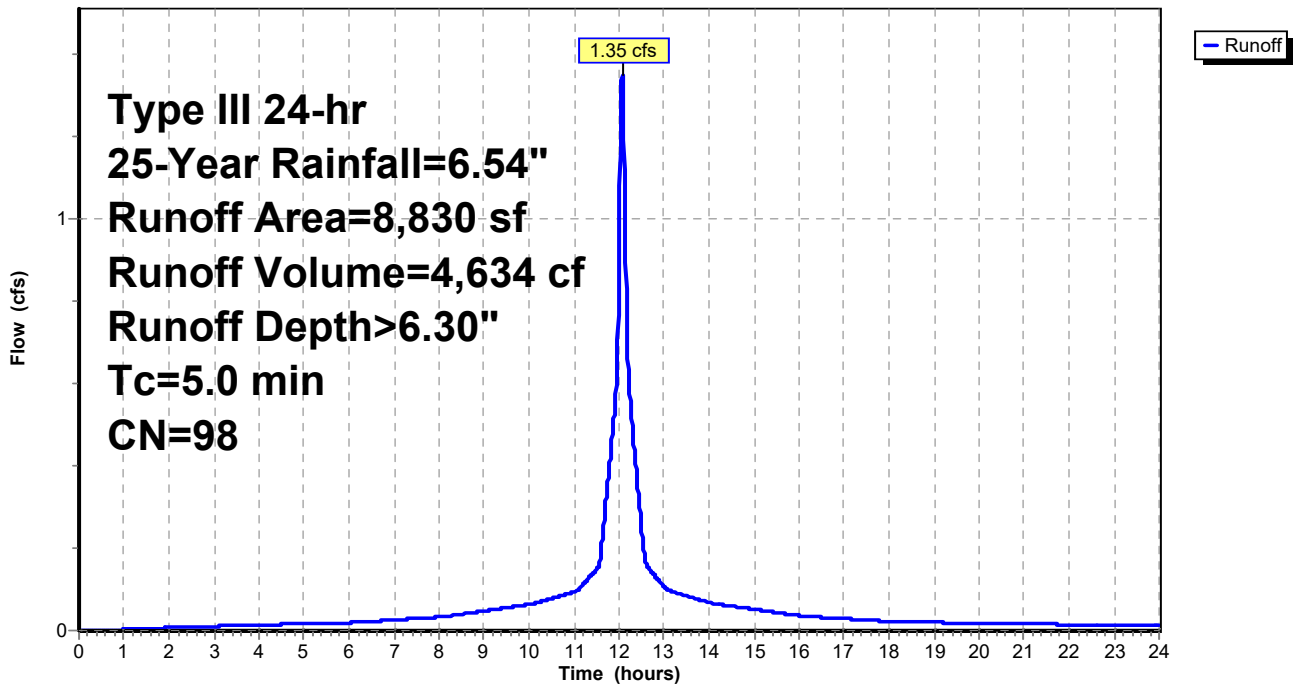
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25-Year Rainfall=6.54"

Area (sf)	CN	Description
8,830	98	Roofs, HSG C
8,830		100.00% Impervious Area

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

**Subcatchment A: Ex. Building**

Hydrograph



# 520 Success Ave. - Existing

Prepared by Cabezas-DeAngelis LLC

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Pre Development  
Type III 24-hr 25-Year Rainfall=6.54"

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## Summary for Subcatchment B: Ex. Parking Lot

Runoff = 4.37 cfs @ 12.07 hrs, Volume= 14,829 cf, Depth> 6.18"

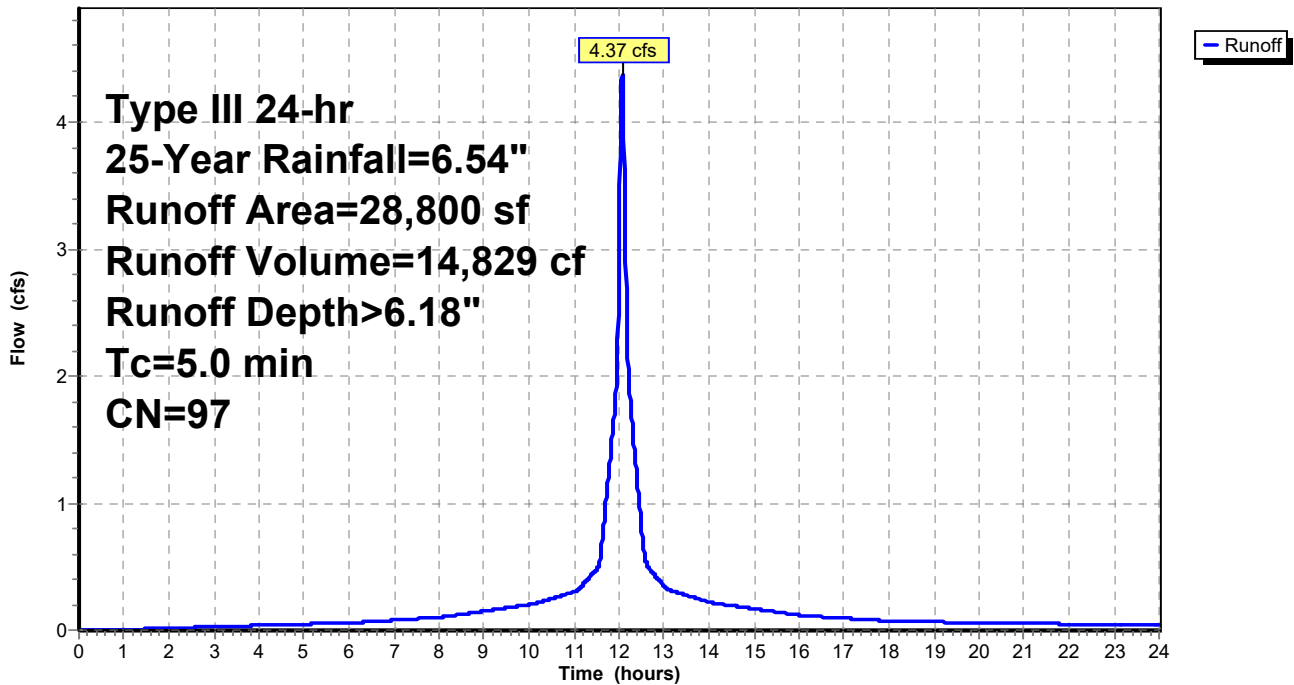
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25-Year Rainfall=6.54"

Area (sf)	CN	Description
1,720	86	<50% Grass cover, Poor, HSG C
27,080	98	Paved parking, HSG C
28,800	97	Weighted Average
1,720		5.97% Pervious Area
27,080		94.03% Impervious Area

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

## Subcatchment B: Ex. Parking Lot

Hydrograph



**520 Success Ave. - Existing**

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Pre Development  
Type III 24-hr 25-Year Rainfall=6.54"

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**Summary for Subcatchment C: Off-site to west**

Runoff = 0.30 cfs @ 12.07 hrs, Volume= 1,015 cf, Depth> 6.06"

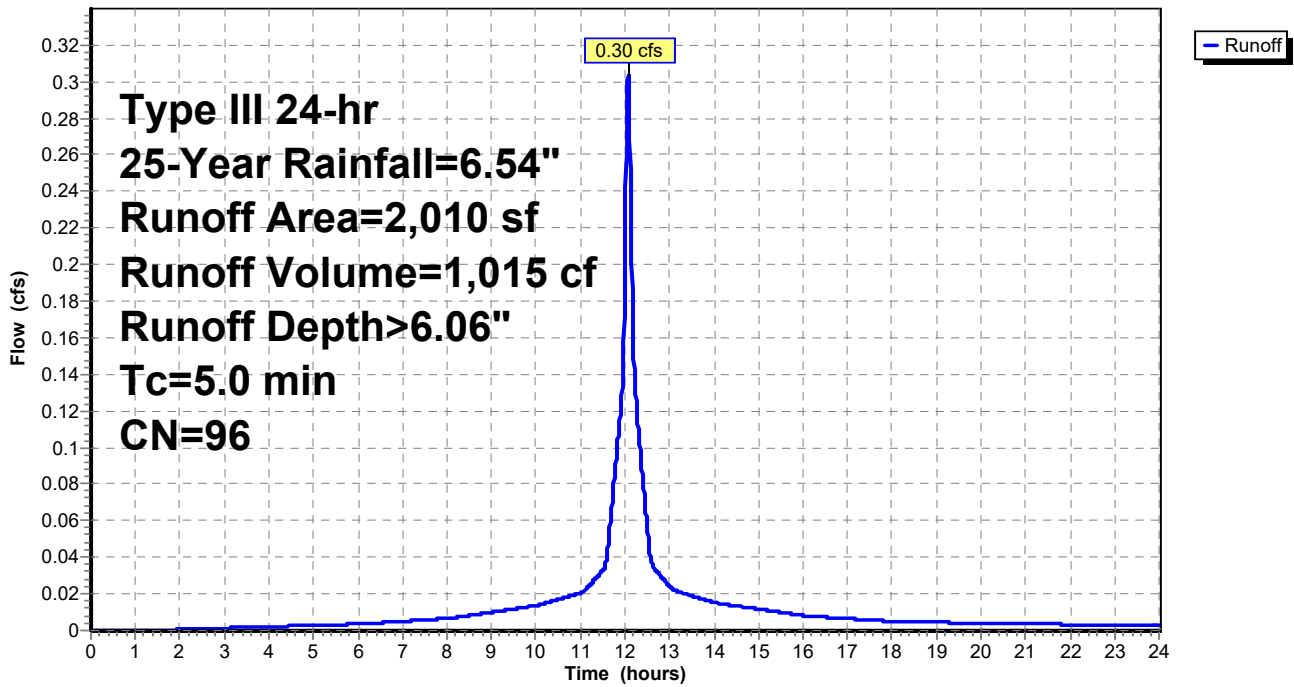
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25-Year Rainfall=6.54"

Area (sf)	CN	Description
2,010	96	Gravel surface, HSG C
2,010		100.00% Pervious Area

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

**Subcatchment C: Off-site to west**

Hydrograph



# 520 Success Ave. - Existing

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Pre Development  
Type III 24-hr 50-Year Rainfall=7.41"

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## Summary for Subcatchment A: Ex. Building

Runoff = 1.53 cfs @ 12.07 hrs, Volume= 5,273 cf, Depth> 7.17"

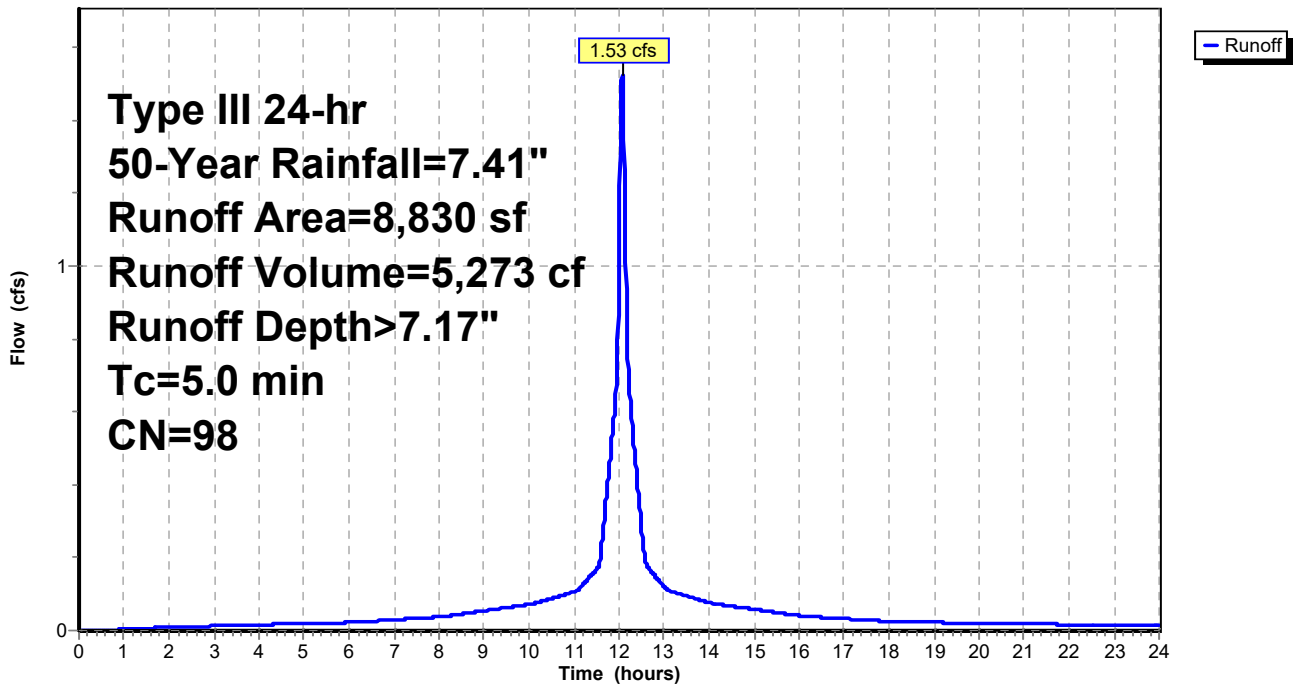
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 50-Year Rainfall=7.41"

Area (sf)	CN	Description
8,830	98	Roofs, HSG C
8,830		100.00% Impervious Area

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

## Subcatchment A: Ex. Building

Hydrograph



# 520 Success Ave. - Existing

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Pre Development  
Type III 24-hr 50-Year Rainfall=7.41"

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## Summary for Subcatchment B: Ex. Parking Lot

Runoff = 4.96 cfs @ 12.07 hrs, Volume= 16,912 cf, Depth > 7.05"

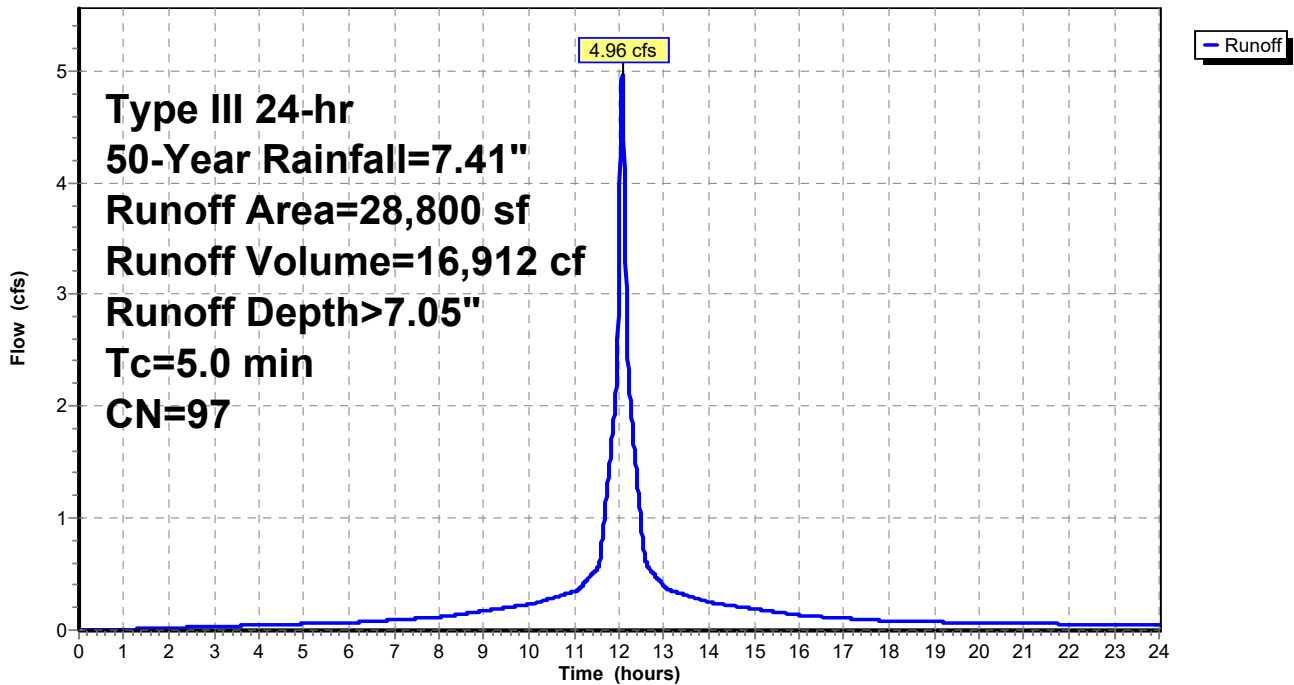
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 50-Year Rainfall=7.41"

Area (sf)	CN	Description
1,720	86	<50% Grass cover, Poor, HSG C
27,080	98	Paved parking, HSG C
28,800	97	Weighted Average
1,720		5.97% Pervious Area
27,080		94.03% Impervious Area

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

## Subcatchment B: Ex. Parking Lot

Hydrograph





# 520 Success Ave. - Existing

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Pre Development  
Type III 24-hr 50-Year Rainfall=7.41"

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## Summary for Subcatchment C: Off-site to west

Runoff = 0.34 cfs @ 12.07 hrs, Volume= 1,160 cf, Depth> 6.93"

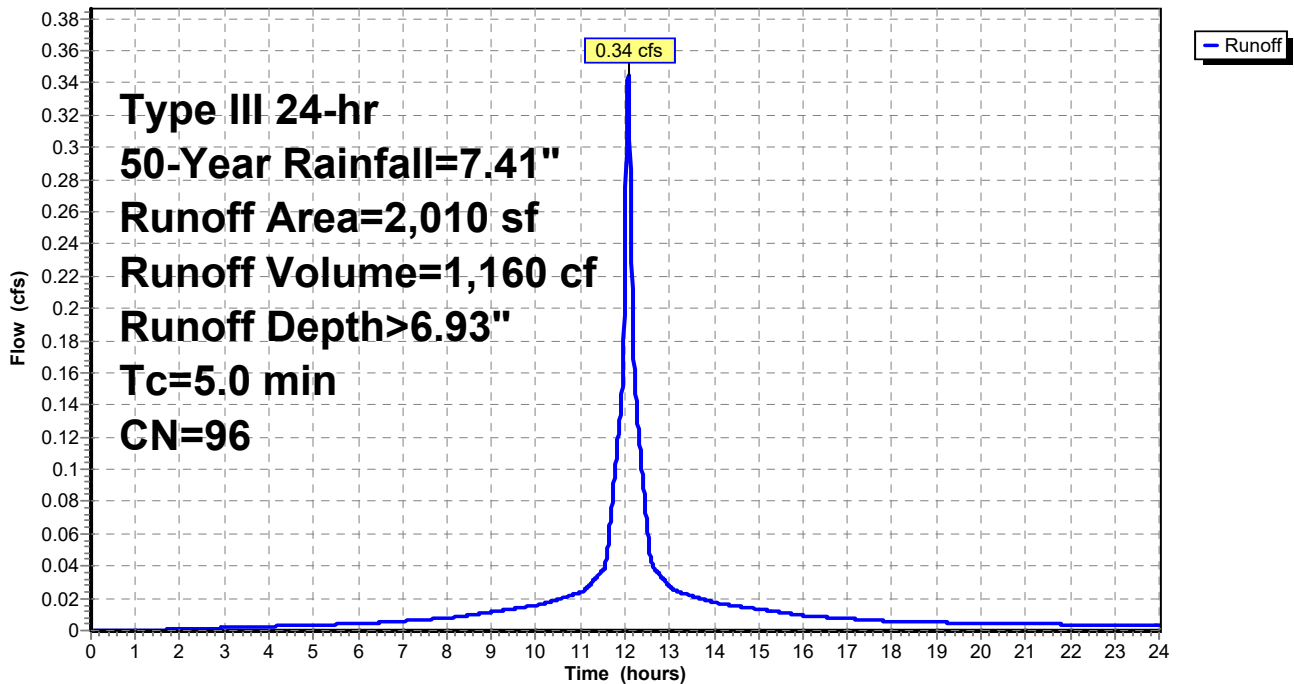
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 50-Year Rainfall=7.41"

Area (sf)	CN	Description
2,010	96	Gravel surface, HSG C
2,010		100.00% Pervious Area

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

## Subcatchment C: Off-site to west

Hydrograph

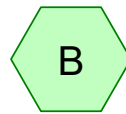




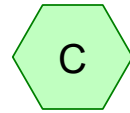
South Side



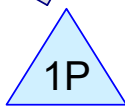
North Side



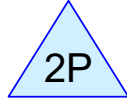
Off-site to South



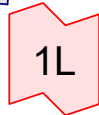
Off-site to west



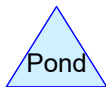
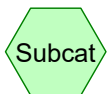
System #1



System #2



Ex. 18" RCP



**Routing Diagram for 520 Success Ave. - Proposed**  
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# 520 Success Ave. - Proposed

Prepared by Cabezas-DeAngelis LLC

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Post Development

Type III 24-hr 2-Year Rainfall=3.48"

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Page 1

## Summary for Subcatchment A1: South Side

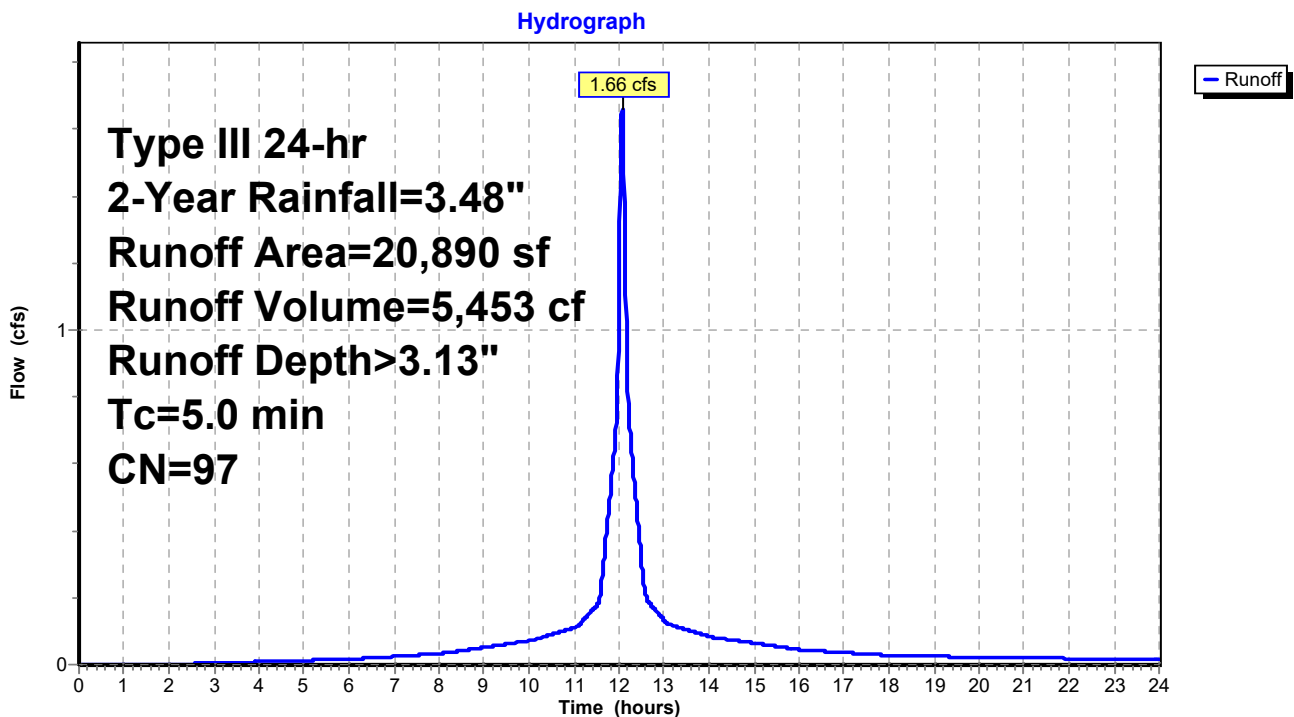
Runoff = 1.66 cfs @ 12.07 hrs, Volume= 5,453 cf, Depth> 3.13"  
Routed to Pond 1P : System #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 2-Year Rainfall=3.48"

Area (sf)	CN	Description
1,110	74	>75% Grass cover, Good, HSG C
19,780	98	Paved parking, HSG C
20,890	97	Weighted Average
1,110		5.31% Pervious Area
19,780		94.69% Impervious Area

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

## Subcatchment A1: South Side



# 520 Success Ave. - Proposed

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Post Development

Type III 24-hr 2-Year Rainfall=3.48"

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## Summary for Subcatchment A2: North Side

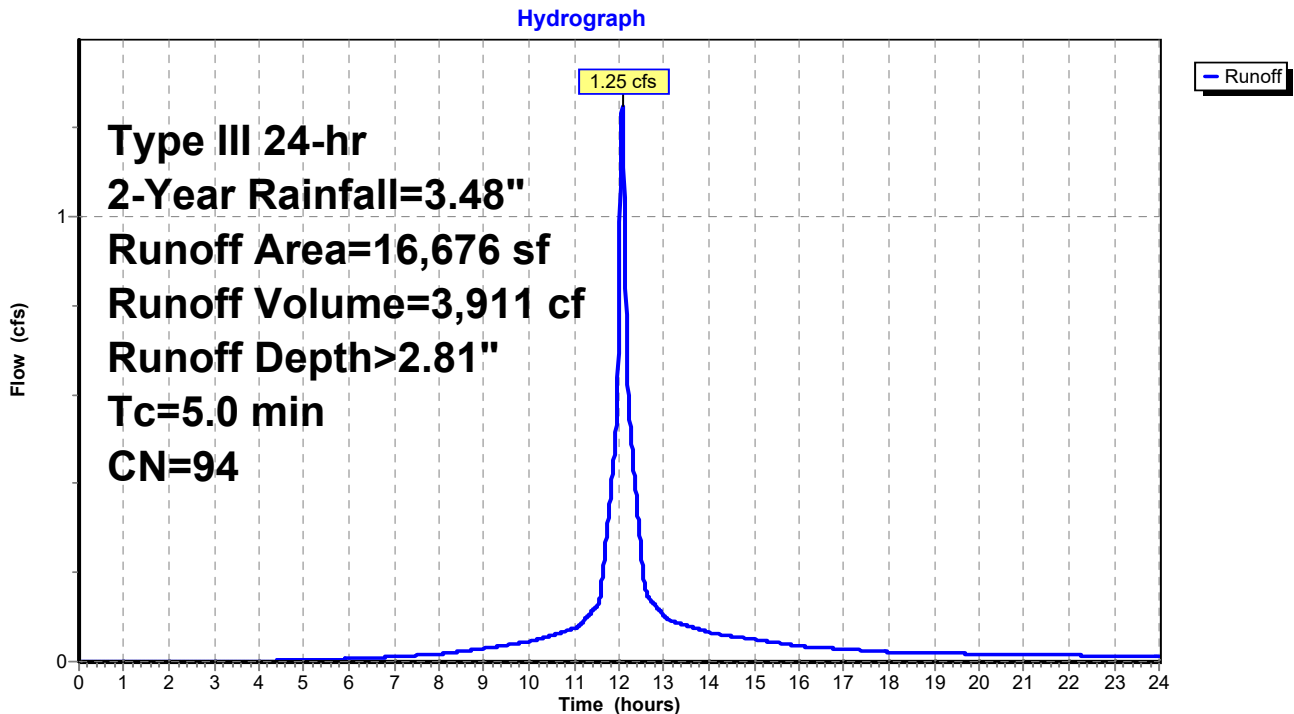
Runoff = 1.25 cfs @ 12.07 hrs, Volume= 3,911 cf, Depth> 2.81"  
Routed to Pond 2P : System #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 2-Year Rainfall=3.48"

Area (sf)	CN	Description
2,910	74	>75% Grass cover, Good, HSG C
13,766	98	Paved parking, HSG C
16,676	94	Weighted Average
2,910		17.45% Pervious Area
13,766		82.55% Impervious Area

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

## Subcatchment A2: North Side



**520 Success Ave. - Proposed**

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Post Development  
Type III 24-hr 2-Year Rainfall=3.48"

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**Summary for Subcatchment B: Off-site to South**

Runoff = 0.03 cfs @ 12.08 hrs, Volume= 98 cf, Depth> 1.22"

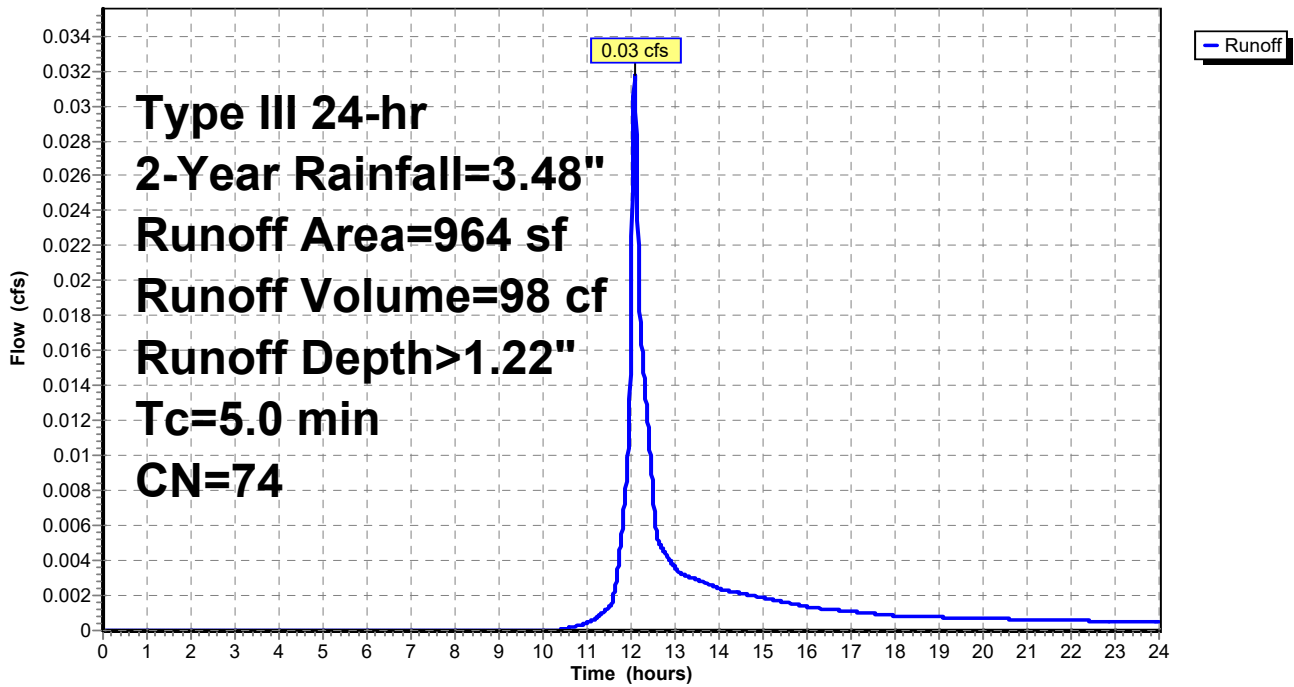
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 2-Year Rainfall=3.48"

Area (sf)	CN	Description
964	74	>75% Grass cover, Good, HSG C
964		100.00% Pervious Area

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

**Subcatchment B: Off-site to South**

Hydrograph



**520 Success Ave. - Proposed**

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Post Development  
Type III 24-hr 2-Year Rainfall=3.48"

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**Summary for Subcatchment C: Off-site to west**

Runoff = 0.04 cfs @ 12.08 hrs, Volume= 119 cf, Depth> 1.29"

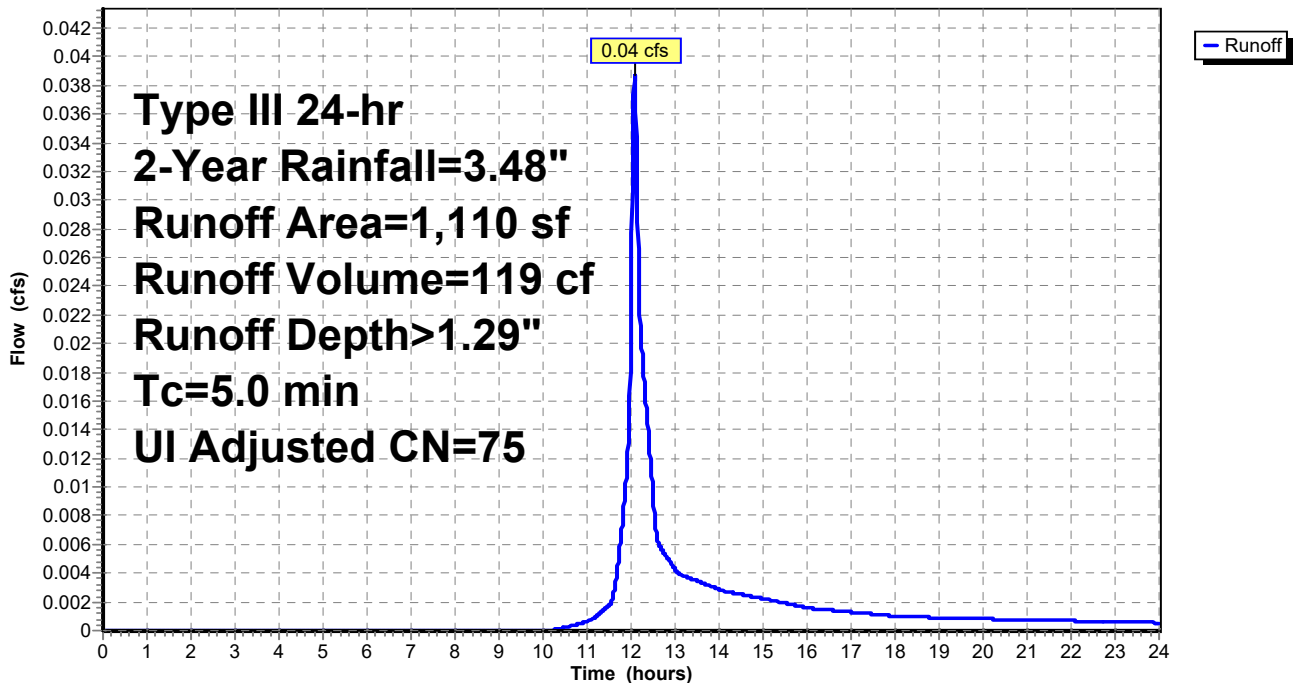
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 2-Year Rainfall=3.48"

Area (sf)	CN	Adj	Description
1,000	74		>75% Grass cover, Good, HSG C
110	98		Unconnected pavement, HSG C
1,110	76	75	Weighted Average, UI Adjusted
1,000			90.09% Pervious Area
110			9.91% Impervious Area
110			100.00% Unconnected

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

**Subcatchment C: Off-site to west**

Hydrograph



**520 Success Ave. - Proposed**

Prepared by Cabezas-DeAngelis LLC

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Post Development

Type III 24-hr 2-Year Rainfall=3.48"

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**Summary for Pond 1P: System #1**

Inflow Area = 20,890 sf, 94.69% Impervious, Inflow Depth > 3.13" for 2-Year event  
 Inflow = 1.66 cfs @ 12.07 hrs, Volume= 5,453 cf  
 Outflow = 0.26 cfs @ 12.53 hrs, Volume= 5,450 cf, Atten= 84%, Lag= 27.8 min  
 Discarded = 0.26 cfs @ 12.53 hrs, Volume= 5,450 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf  
 Routed to Link 1L : Ex. 18" RCP

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
 Peak Elev= 78.89' @ 12.53 hrs Surf.Area= 1,873 sf Storage= 1,635 cf

Plug-Flow detention time= 40.7 min calculated for 5,448 cf (100% of inflow)  
 Center-of-Mass det. time= 40.4 min ( 802.9 - 762.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	77.25'	2,200 cf	<b>22.00'W x 50.00'L x 5.00'H Prismaoid - Stone Envelope</b> 5,500 cf Overall x 40.0% Voids
#2	77.75'	2,807 cf	<b>Concrete Galley 4x8x4 x 30</b> Inside= 42.0"W x 43.0"H => 12.47 sf x 7.50'L = 93.6 cf Outside= 52.8"W x 48.0"H => 15.20 sf x 8.00'L = 121.6 cf 30 Chambers in 5 Rows
		5,007 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	77.25'	<b>5.000 in/hr Exfiltration over Wetted area</b>
#2	Primary	80.50'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Discarded OutFlow** Max=0.26 cfs @ 12.53 hrs HW=78.89' (Free Discharge)  
 ↑1=Exfiltration (Exfiltration Controls 0.26 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=77.25' (Free Discharge)  
 ↑2=Orifice/Grate ( Controls 0.00 cfs)

**520 Success Ave. - Proposed**

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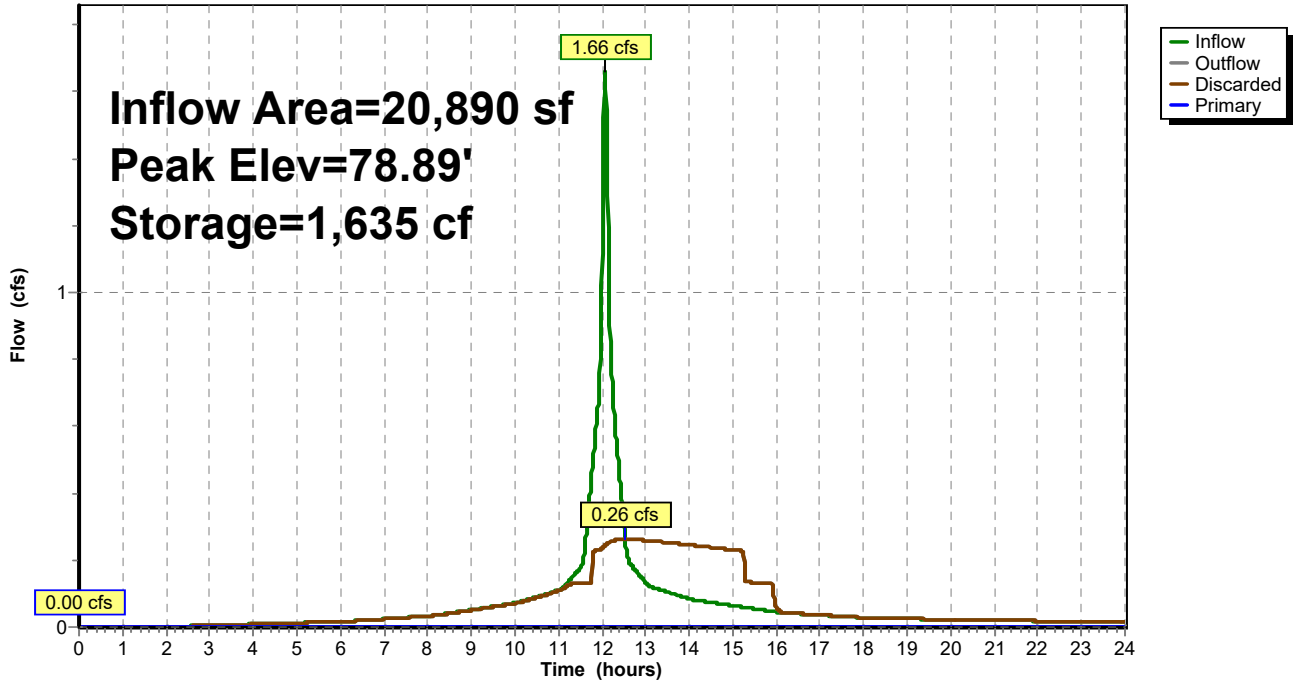
Post Development  
Type III 24-hr 2-Year Rainfall=3.48"

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**Pond 1P: System #1**

Hydrograph





**520 Success Ave. - Proposed**

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Post Development

Type III 24-hr 2-Year Rainfall=3.48"

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**Summary for Pond 2P: System #2**

Inflow Area = 16,676 sf, 82.55% Impervious, Inflow Depth > 2.81" for 2-Year event  
 Inflow = 1.25 cfs @ 12.07 hrs, Volume= 3,911 cf  
 Outflow = 0.15 cfs @ 12.62 hrs, Volume= 3,909 cf, Atten= 88%, Lag= 32.6 min  
 Discarded = 0.15 cfs @ 12.62 hrs, Volume= 3,909 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf  
 Routed to Link 1L : Ex. 18" RCP

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
 Peak Elev= 82.02' @ 12.62 hrs Surf.Area= 990 sf Storage= 1,315 cf

Plug-Flow detention time= 63.6 min calculated for 3,907 cf (100% of inflow)  
 Center-of-Mass det. time= 63.2 min ( 846.2 - 783.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	80.00'	812 cf	<b>15.00'W x 66.00'L x 5.00'H Prismaoid - Stone Envelope</b> 4,950 cf Overall - 2,919 cf Embedded = 2,031 cf x 40.0% Voids
#2	80.50'	2,245 cf	<b>Concrete Galley 4x8x4 x 24 Inside #1</b> Inside= 42.0"W x 43.0"H => 12.47 sf x 7.50'L = 93.6 cf Outside= 52.8"W x 48.0"H => 15.20 sf x 8.00'L = 121.6 cf 24 Chambers in 3 Rows
		3,058 cf	Total Available Storage

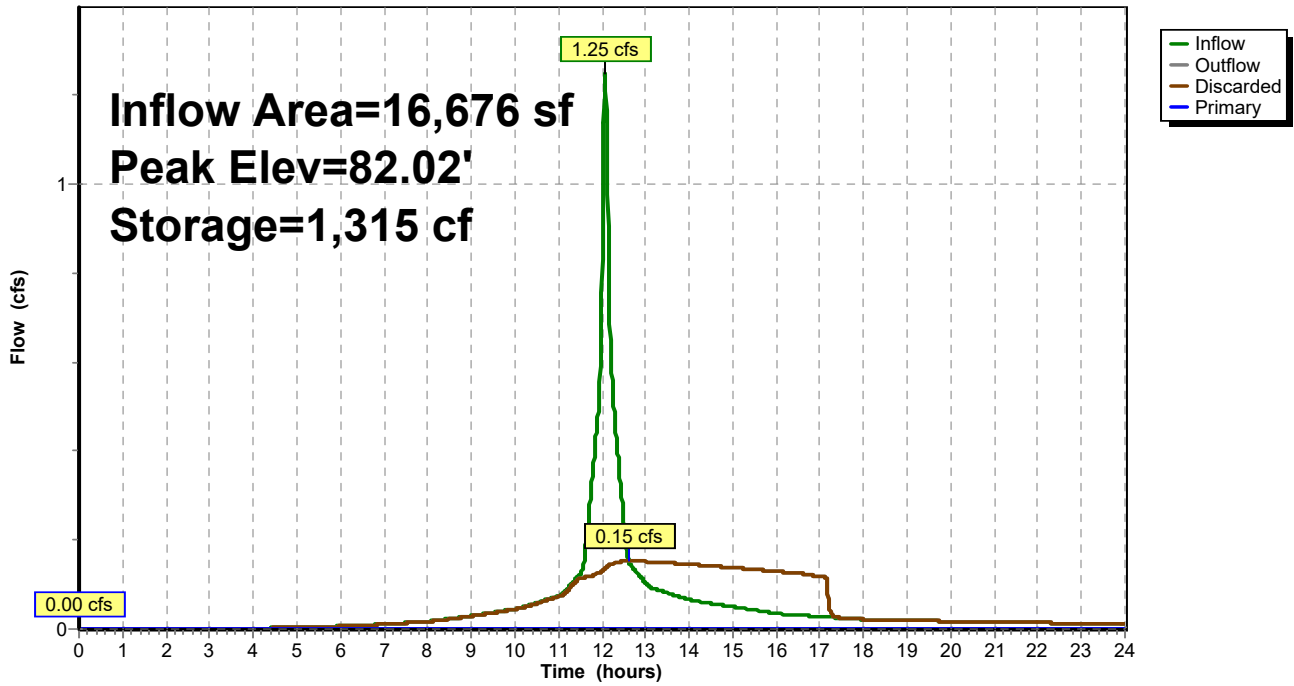
Device	Routing	Invert	Outlet Devices
#1	Discarded	80.00'	<b>5.000 in/hr Exfiltration over Wetted area</b>
#2	Primary	83.25'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Discarded OutFlow** Max=0.15 cfs @ 12.62 hrs HW=82.02' (Free Discharge)  
 ↑1=Exfiltration (Exfiltration Controls 0.15 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=80.00' (Free Discharge)  
 ↑2=Orifice/Grate ( Controls 0.00 cfs)

### Pond 2P: System #2

Hydrograph



**520 Success Ave. - Proposed**

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Type III 24-hr 2-Year Rainfall=3.48"

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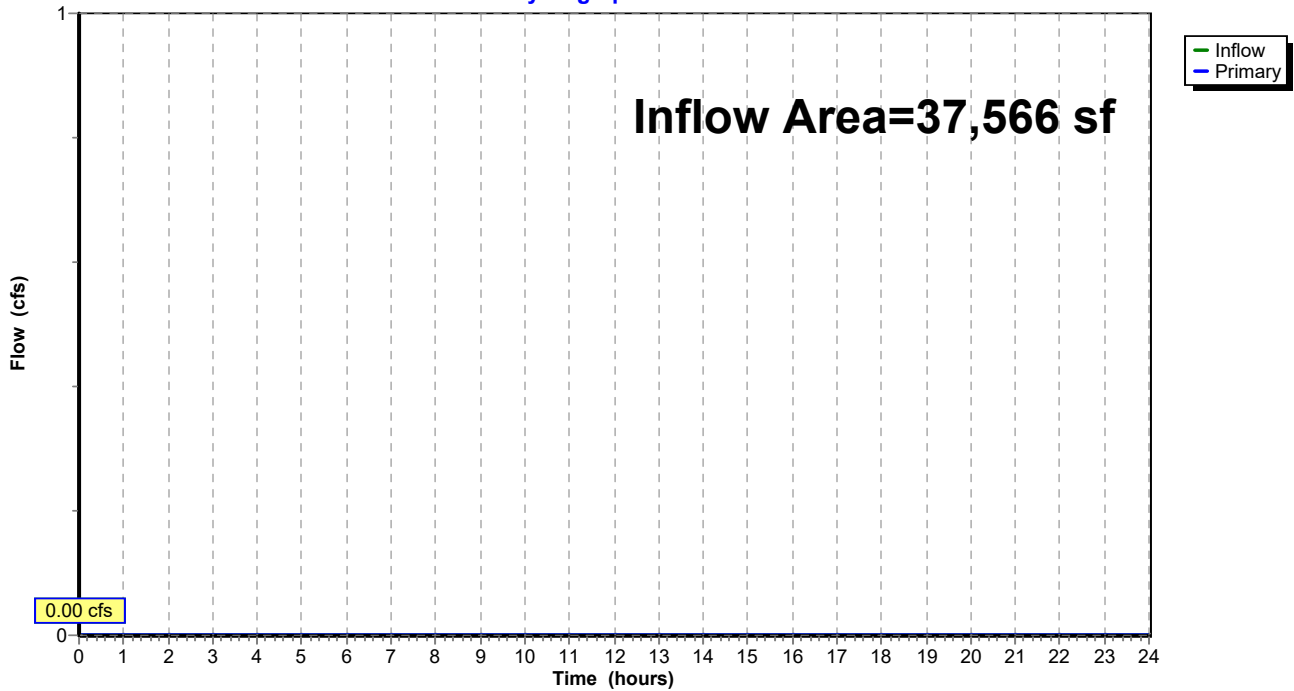
**Summary for Link 1L: Ex. 18" RCP**

Inflow Area = 37,566 sf, 89.30% Impervious, Inflow Depth = 0.00" for 2-Year event  
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf  
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

**Link 1L: Ex. 18" RCP**

Hydrograph



# 520 Success Ave. - Proposed

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Post Development  
Type III 24-hr 10-Year Rainfall=5.36"

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## Summary for Subcatchment A1: South Side

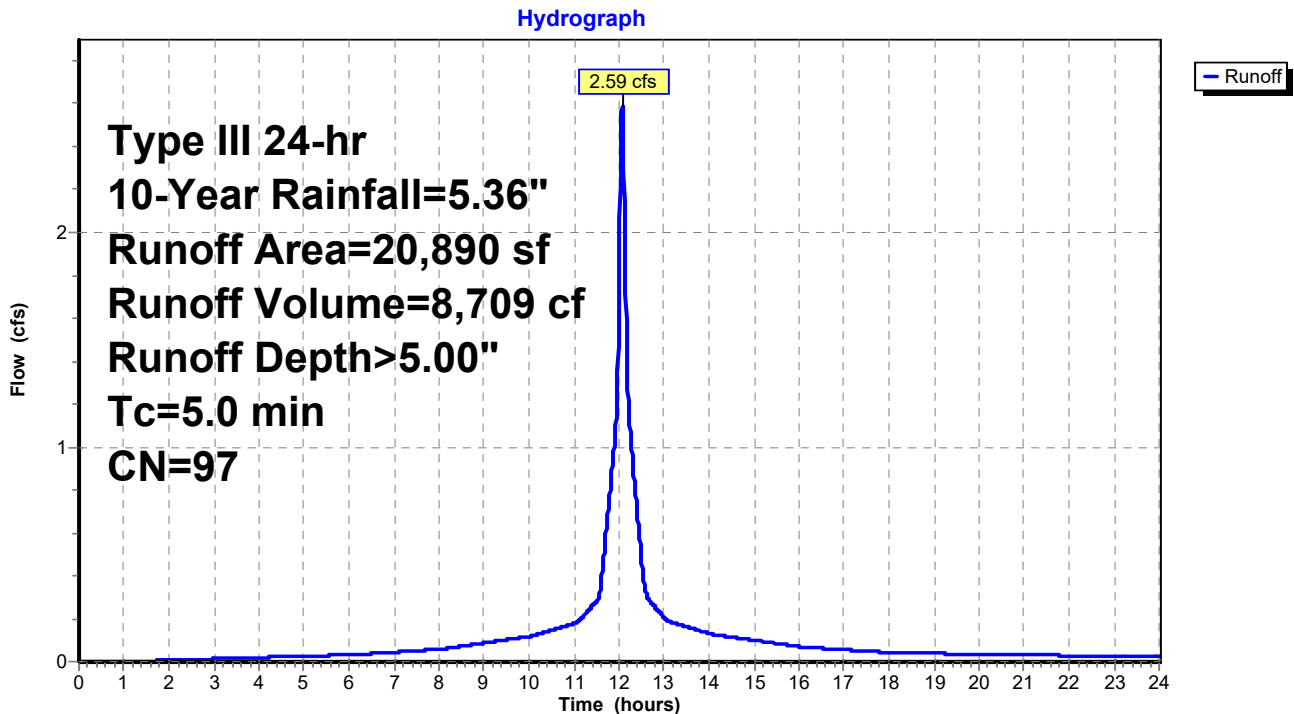
Runoff = 2.59 cfs @ 12.07 hrs, Volume= 8,709 cf, Depth> 5.00"  
Routed to Pond 1P : System #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 10-Year Rainfall=5.36"

Area (sf)	CN	Description
1,110	74	>75% Grass cover, Good, HSG C
19,780	98	Paved parking, HSG C
20,890	97	Weighted Average
1,110		5.31% Pervious Area
19,780		94.69% Impervious Area

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

## Subcatchment A1: South Side



# 520 Success Ave. - Proposed

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Post Development

Type III 24-hr 10-Year Rainfall=5.36"

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## Summary for Subcatchment A2: North Side

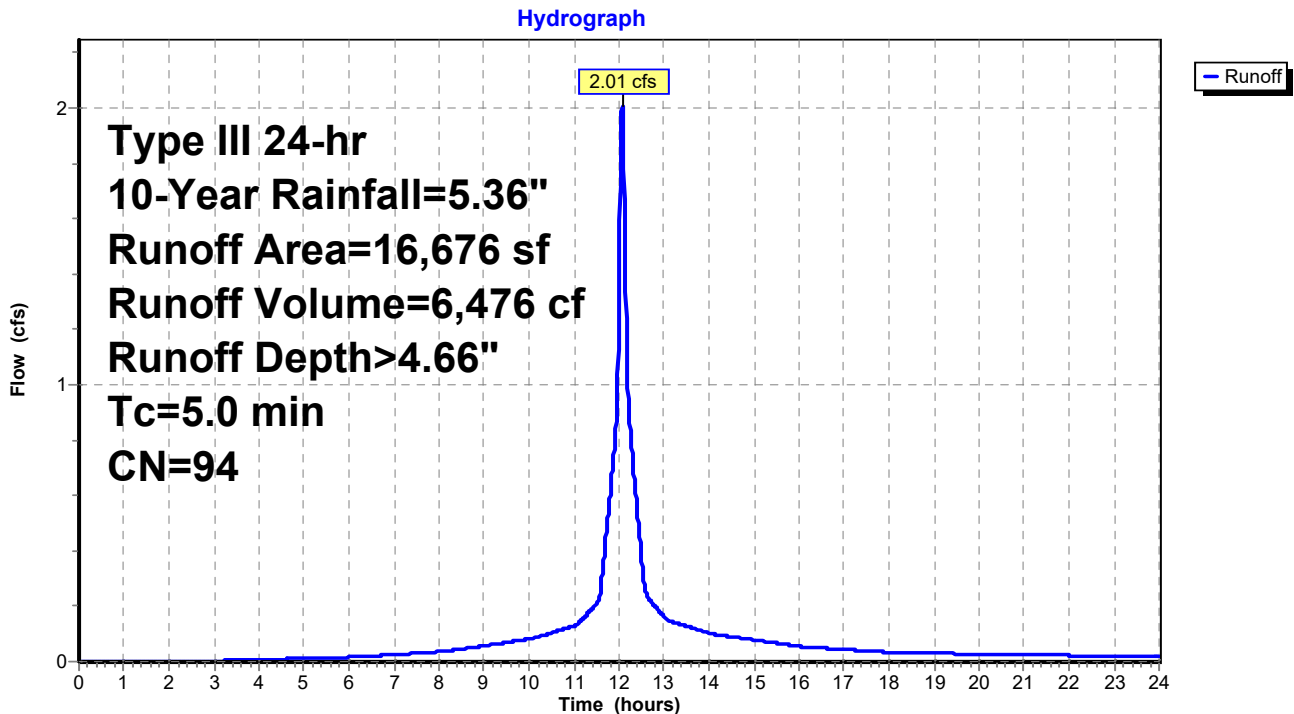
Runoff = 2.01 cfs @ 12.07 hrs, Volume= 6,476 cf, Depth> 4.66"  
Routed to Pond 2P : System #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 10-Year Rainfall=5.36"

Area (sf)	CN	Description
2,910	74	>75% Grass cover, Good, HSG C
13,766	98	Paved parking, HSG C
16,676	94	Weighted Average
2,910		17.45% Pervious Area
13,766		82.55% Impervious Area

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

## Subcatchment A2: North Side



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Post Development

Type III 24-hr 10-Year Rainfall=5.36"

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## Summary for Subcatchment B: Off-site to South

Runoff = 0.07 cfs @ 12.08 hrs, Volume= 213 cf, Depth> 2.65"

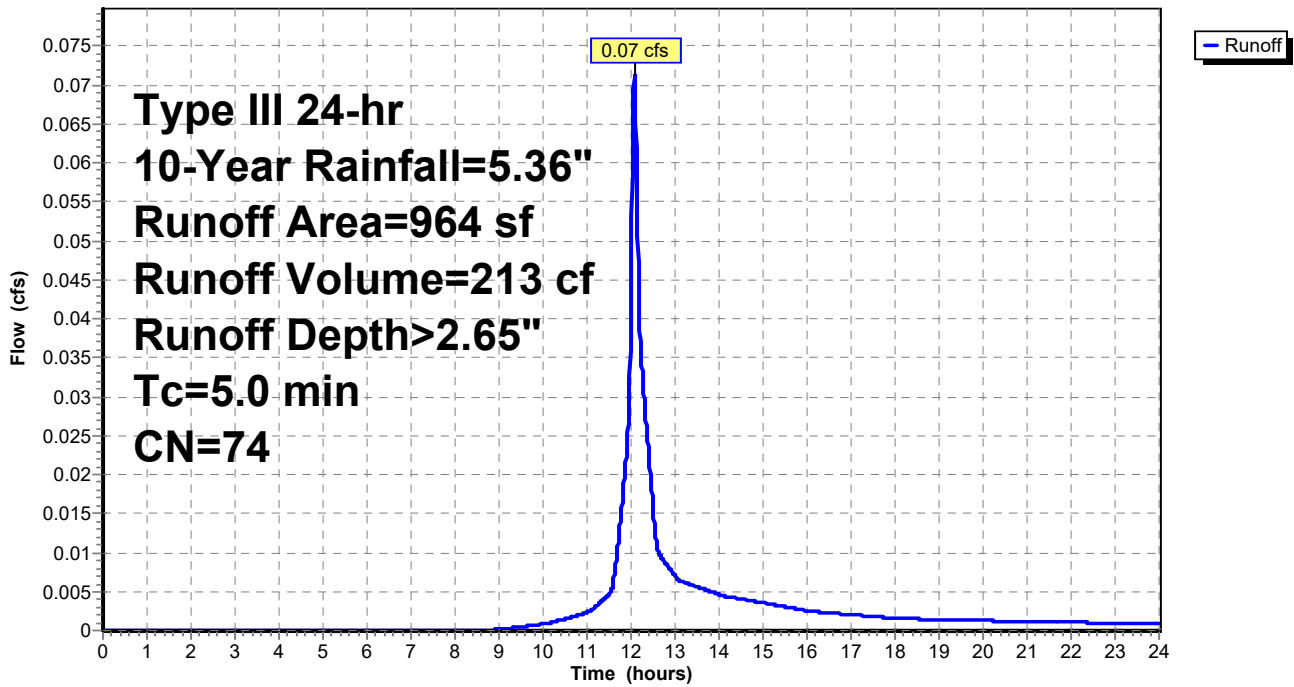
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 10-Year Rainfall=5.36"

Area (sf)	CN	Description
964	74	>75% Grass cover, Good, HSG C
964		100.00% Pervious Area

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

## Subcatchment B: Off-site to South

Hydrograph



**520 Success Ave. - Proposed**

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Post Development  
Type III 24-hr 10-Year Rainfall=5.36"

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**Summary for Subcatchment C: Off-site to west**

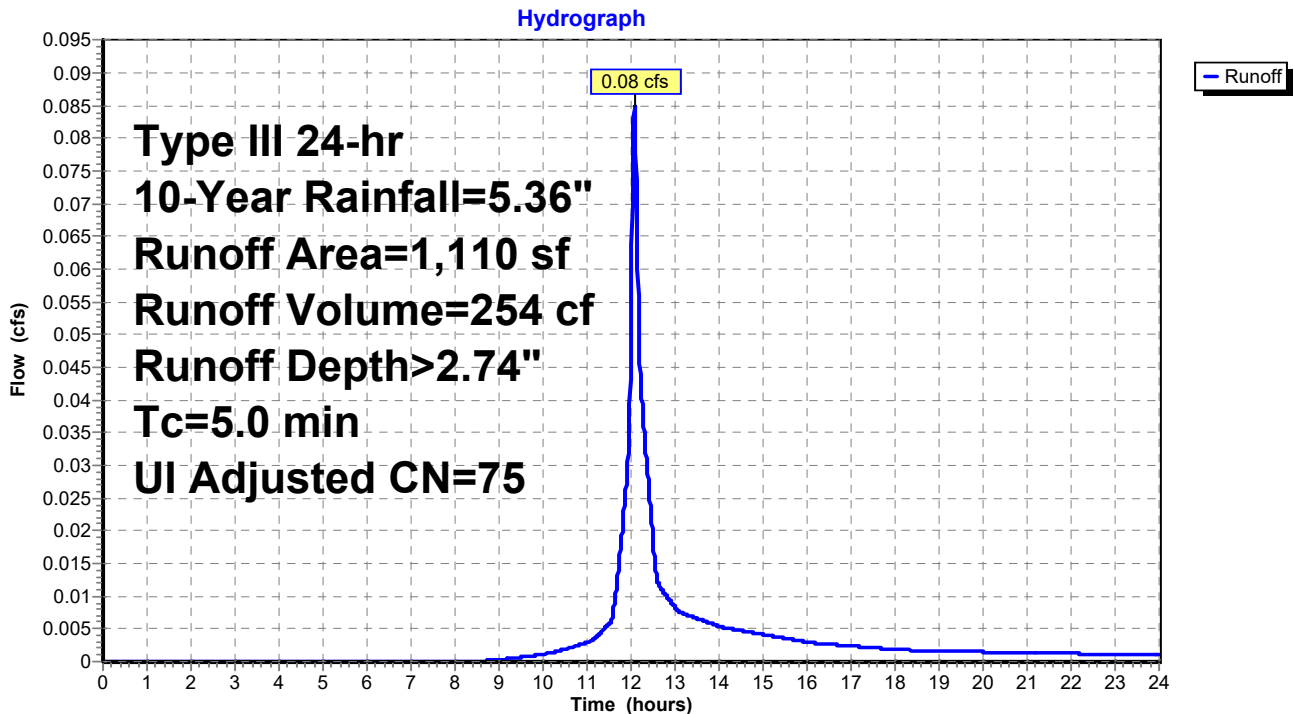
Runoff = 0.08 cfs @ 12.08 hrs, Volume= 254 cf, Depth> 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 10-Year Rainfall=5.36"

Area (sf)	CN	Adj	Description
1,000	74		>75% Grass cover, Good, HSG C
110	98		Unconnected pavement, HSG C
1,110	76	75	Weighted Average, UI Adjusted
1,000			90.09% Pervious Area
110			9.91% Impervious Area
110			100.00% Unconnected

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

**Subcatchment C: Off-site to west**



**520 Success Ave. - Proposed**

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Type III 24-hr 10-Year Rainfall=5.36"

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**Summary for Pond 1P: System #1**

Inflow Area = 20,890 sf, 94.69% Impervious, Inflow Depth > 5.00" for 10-Year event  
Inflow = 2.59 cfs @ 12.07 hrs, Volume= 8,709 cf  
Outflow = 0.30 cfs @ 12.64 hrs, Volume= 8,705 cf, Atten= 89%, Lag= 34.0 min  
Discarded = 0.30 cfs @ 12.64 hrs, Volume= 8,705 cf  
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf  
Routed to Link 1L : Ex. 18" RCP

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Peak Elev= 80.02' @ 12.64 hrs Surf.Area= 1,860 sf Storage= 3,017 cf

Plug-Flow detention time= 75.5 min calculated for 8,701 cf (100% of inflow)  
Center-of-Mass det. time= 75.2 min ( 828.2 - 753.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	77.25'	2,200 cf	<b>22.00'W x 50.00'L x 5.00'H Prismaoid - Stone Envelope</b> 5,500 cf Overall x 40.0% Voids
#2	77.75'	2,807 cf	<b>Concrete Galley 4x8x4 x 30</b> Inside= 42.0"W x 43.0"H => 12.47 sf x 7.50'L = 93.6 cf Outside= 52.8"W x 48.0"H => 15.20 sf x 8.00'L = 121.6 cf 30 Chambers in 5 Rows
		5,007 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	77.25'	<b>5.000 in/hr Exfiltration over Wetted area</b>
#2	Primary	80.50'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

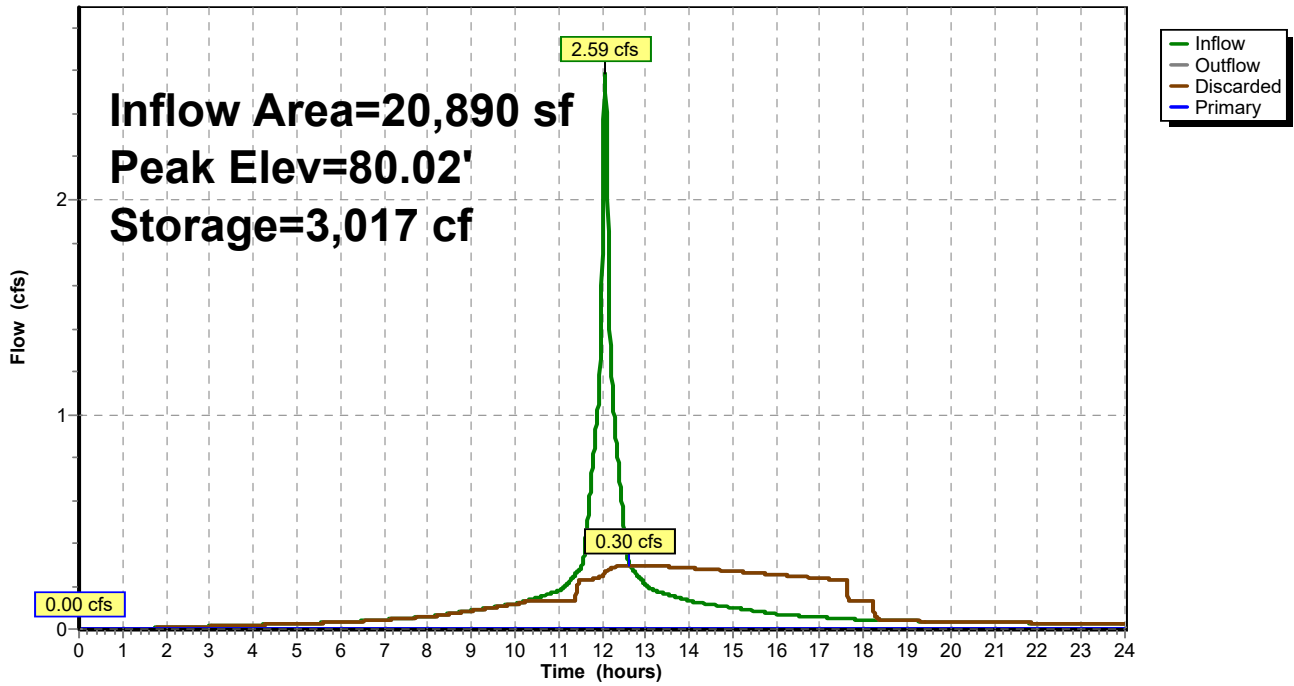
**Discarded OutFlow** Max=0.30 cfs @ 12.64 hrs HW=80.02' (Free Discharge)  
↑1=Exfiltration (Exfiltration Controls 0.30 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=77.25' (Free Discharge)  
↑2=Orifice/Grate ( Controls 0.00 cfs)



### Pond 1P: System #1

Hydrograph



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Type III 24-hr 10-Year Rainfall=5.36"

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**Summary for Pond 2P: System #2**

Inflow Area = 16,676 sf, 82.55% Impervious, Inflow Depth > 4.66" for 10-Year event  
 Inflow = 2.01 cfs @ 12.07 hrs, Volume= 6,476 cf  
 Outflow = 0.33 cfs @ 12.53 hrs, Volume= 6,473 cf, Atten= 84%, Lag= 27.5 min  
 Discarded = 0.18 cfs @ 12.53 hrs, Volume= 6,245 cf  
 Primary = 0.15 cfs @ 12.53 hrs, Volume= 229 cf  
 Routed to Link 1L : Ex. 18" RCP

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
 Peak Elev= 83.48' @ 12.53 hrs Surf.Area= 990 sf Storage= 2,380 cf

Plug-Flow detention time= 103.3 min calculated for 6,470 cf (100% of inflow)  
 Center-of-Mass det. time= 103.0 min ( 873.1 - 770.1 )

Volume	Invert	Avail.Storage	Storage Description
#1	80.00'	812 cf	<b>15.00'W x 66.00'L x 5.00'H Prismaoid - Stone Envelope</b> 4,950 cf Overall - 2,919 cf Embedded = 2,031 cf x 40.0% Voids
#2	80.50'	2,245 cf	<b>Concrete Galley 4x8x4 x 24 Inside #1</b> Inside= 42.0"W x 43.0"H => 12.47 sf x 7.50'L = 93.6 cf Outside= 52.8"W x 48.0"H => 15.20 sf x 8.00'L = 121.6 cf 24 Chambers in 3 Rows
		3,058 cf	Total Available Storage

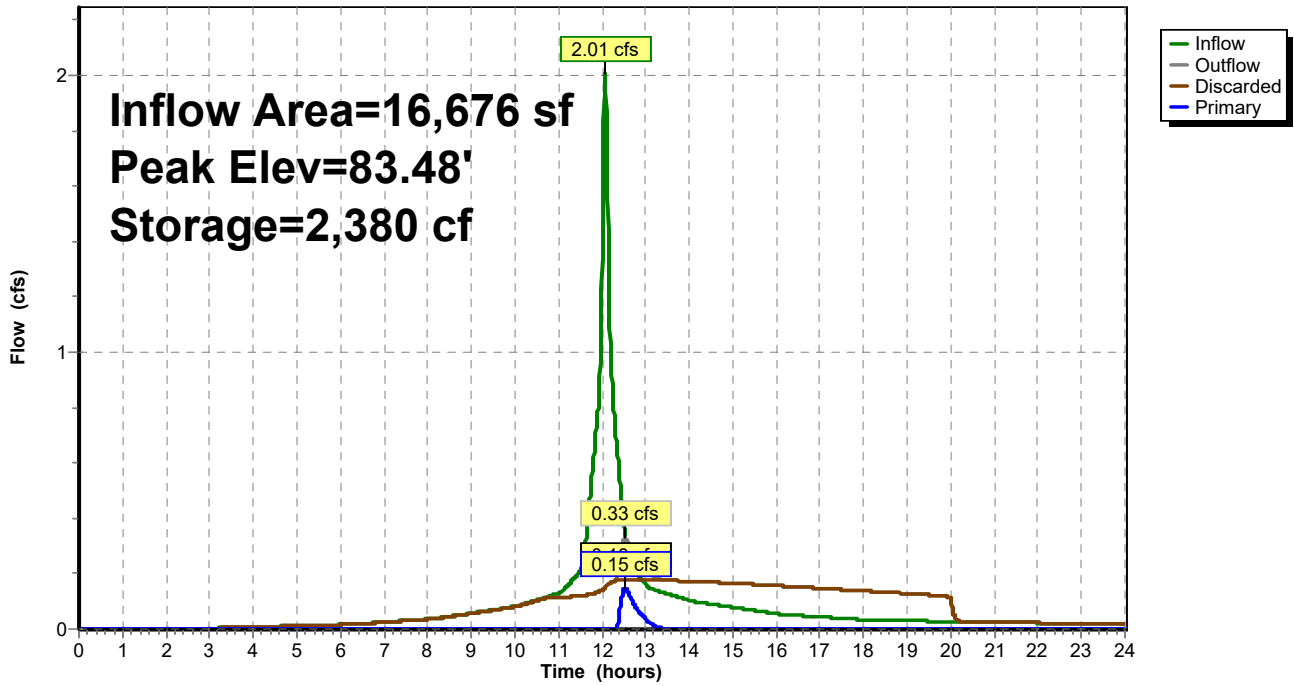
Device	Routing	Invert	Outlet Devices
#1	Discarded	80.00'	<b>5.000 in/hr Exfiltration over Wetted area</b>
#2	Primary	83.25'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Discarded OutFlow** Max=0.18 cfs @ 12.53 hrs HW=83.48' (Free Discharge)  
 ↑1=Exfiltration (Exfiltration Controls 0.18 cfs)

**Primary OutFlow** Max=0.15 cfs @ 12.53 hrs HW=83.48' (Free Discharge)  
 ↑2=Orifice/Grate (Orifice Controls 0.15 cfs @ 1.64 fps)

### Pond 2P: System #2

Hydrograph



**520 Success Ave. - Proposed**

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Post Development  
Type III 24-hr 10-Year Rainfall=5.36"

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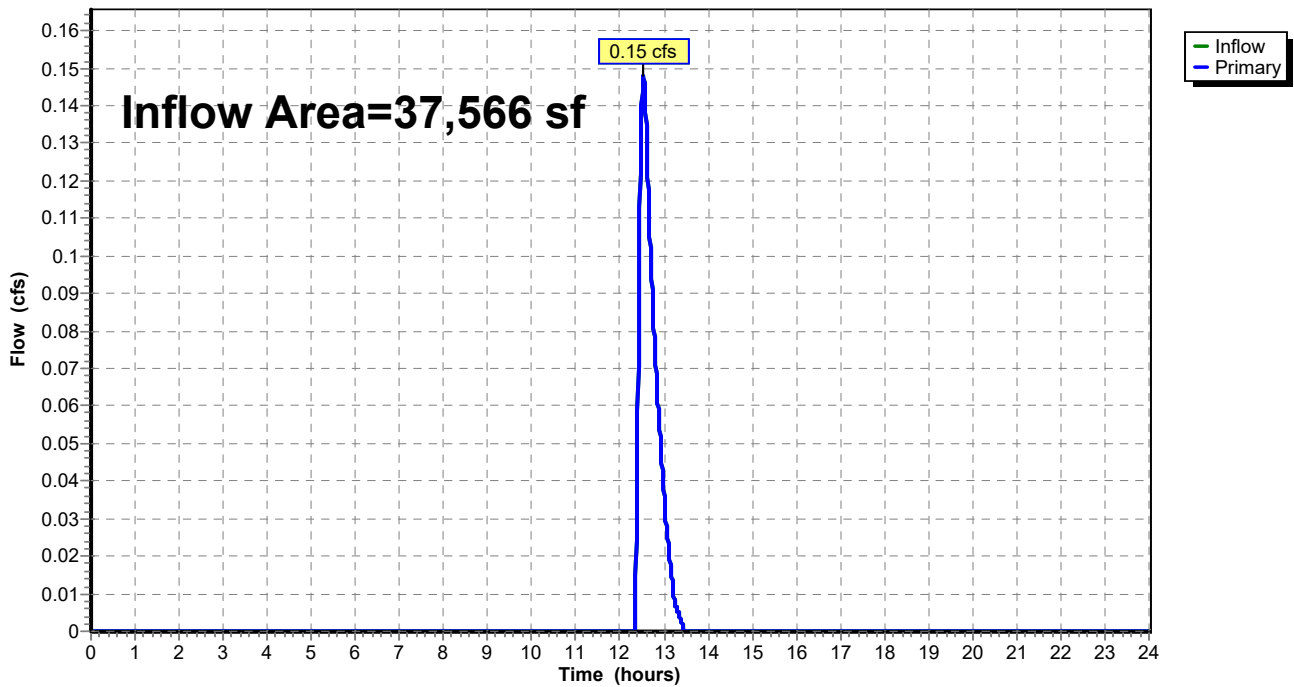
**Summary for Link 1L: Ex. 18" RCP**

Inflow Area = 37,566 sf, 89.30% Impervious, Inflow Depth = 0.07" for 10-Year event  
Inflow = 0.15 cfs @ 12.53 hrs, Volume= 229 cf  
Primary = 0.15 cfs @ 12.53 hrs, Volume= 229 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

**Link 1L: Ex. 18" RCP**

Hydrograph



# 520 Success Ave. - Proposed

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Type III 24-hr 25-Year Rainfall=6.54"

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## Summary for Subcatchment A1: South Side

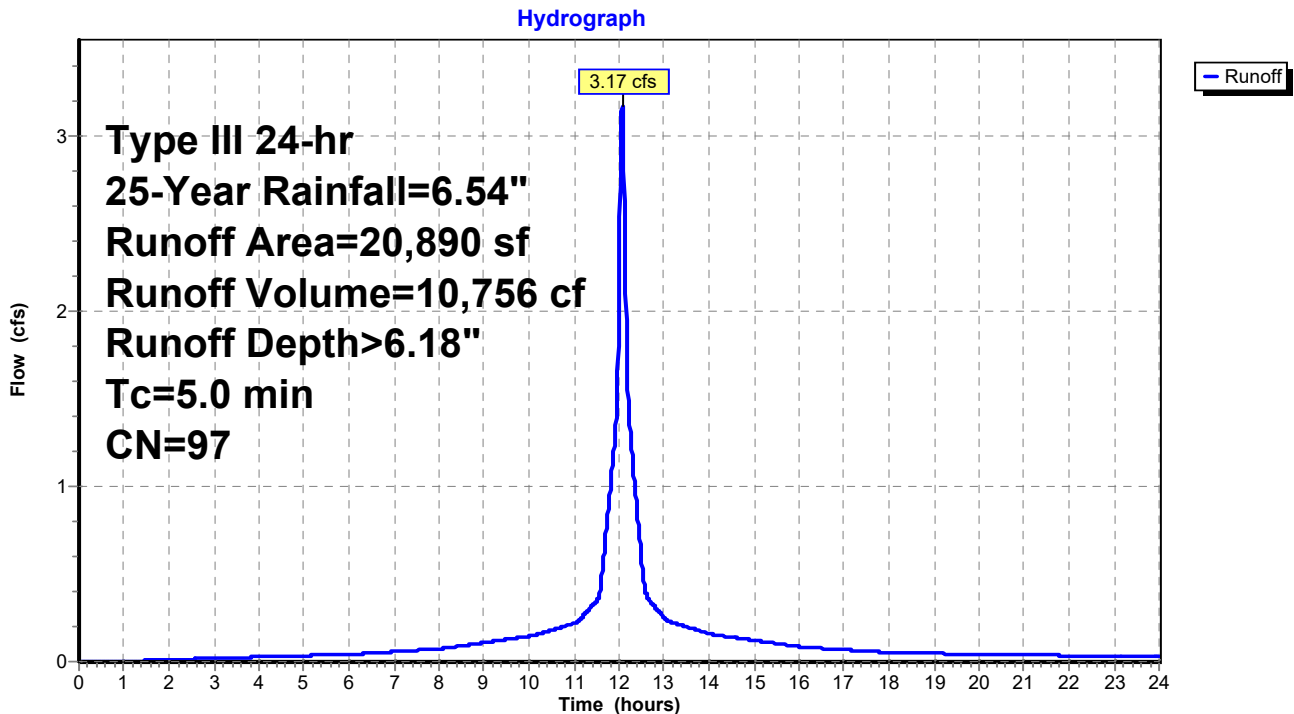
Runoff = 3.17 cfs @ 12.07 hrs, Volume= 10,756 cf, Depth> 6.18"  
Routed to Pond 1P : System #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25-Year Rainfall=6.54"

Area (sf)	CN	Description
1,110	74	>75% Grass cover, Good, HSG C
19,780	98	Paved parking, HSG C
20,890	97	Weighted Average
1,110		5.31% Pervious Area
19,780		94.69% Impervious Area

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

## Subcatchment A1: South Side



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Type III 24-hr 25-Year Rainfall=6.54"

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## Summary for Subcatchment A2: North Side

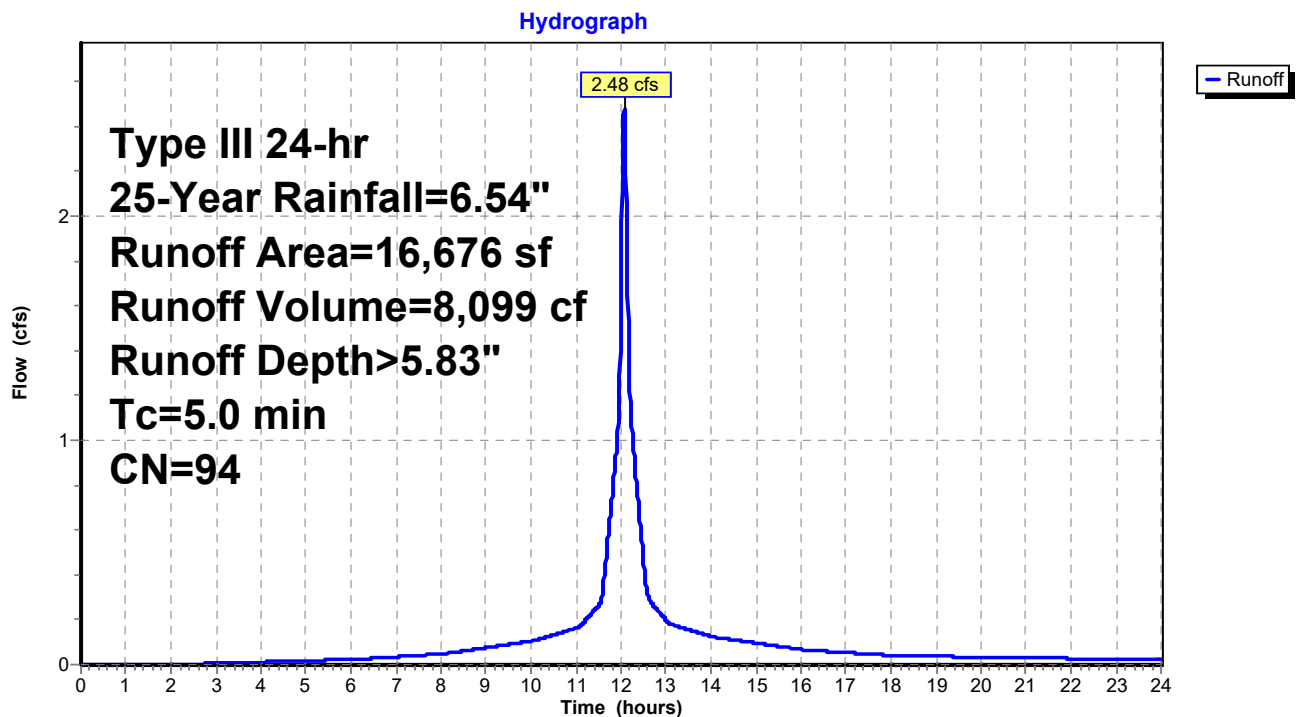
Runoff = 2.48 cfs @ 12.07 hrs, Volume= 8,099 cf, Depth> 5.83"  
Routed to Pond 2P : System #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25-Year Rainfall=6.54"

Area (sf)	CN	Description
2,910	74	>75% Grass cover, Good, HSG C
13,766	98	Paved parking, HSG C
16,676	94	Weighted Average
2,910		17.45% Pervious Area
13,766		82.55% Impervious Area

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

## Subcatchment A2: North Side



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Type III 24-hr 25-Year Rainfall=6.54"

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## Summary for Subcatchment B: Off-site to South

Runoff = 0.10 cfs @ 12.07 hrs, Volume= 292 cf, Depth> 3.64"

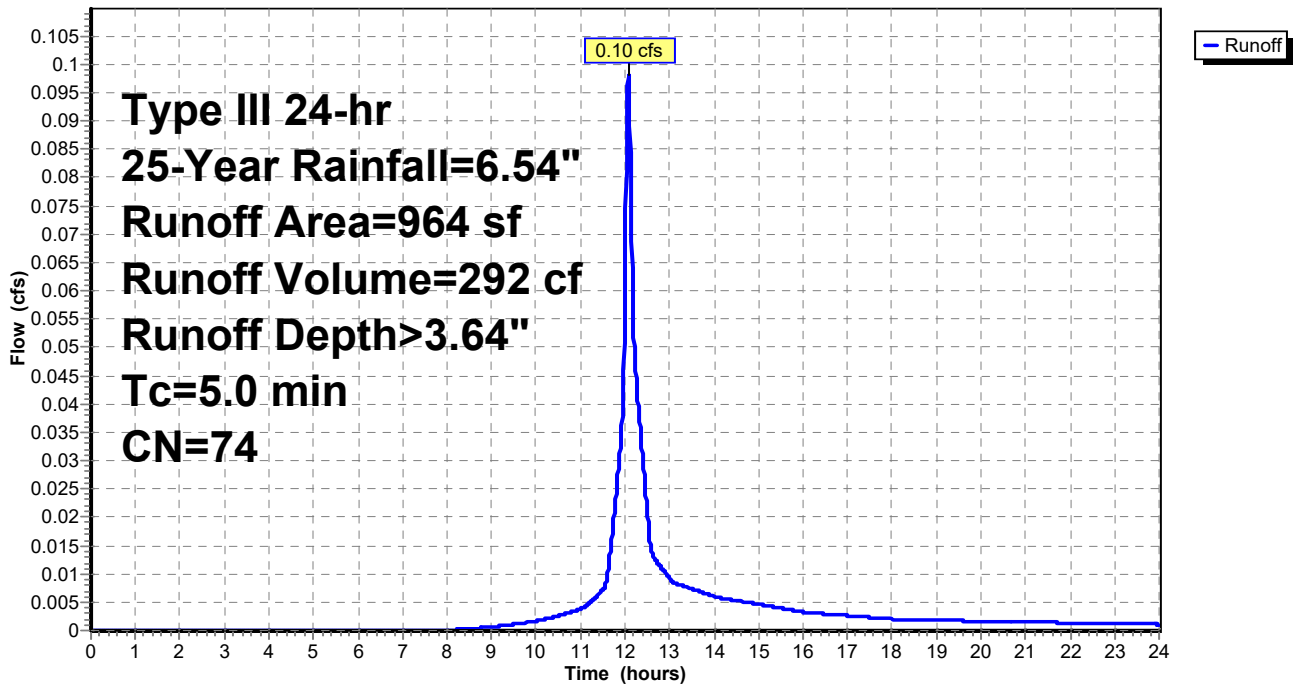
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25-Year Rainfall=6.54"

Area (sf)	CN	Description
964	74	>75% Grass cover, Good, HSG C
964		100.00% Pervious Area

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

## Subcatchment B: Off-site to South

Hydrograph



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Type III 24-hr 25-Year Rainfall=6.54"

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**Summary for Subcatchment C: Off-site to west**

Runoff = 0.12 cfs @ 12.07 hrs, Volume= 346 cf, Depth> 3.74"

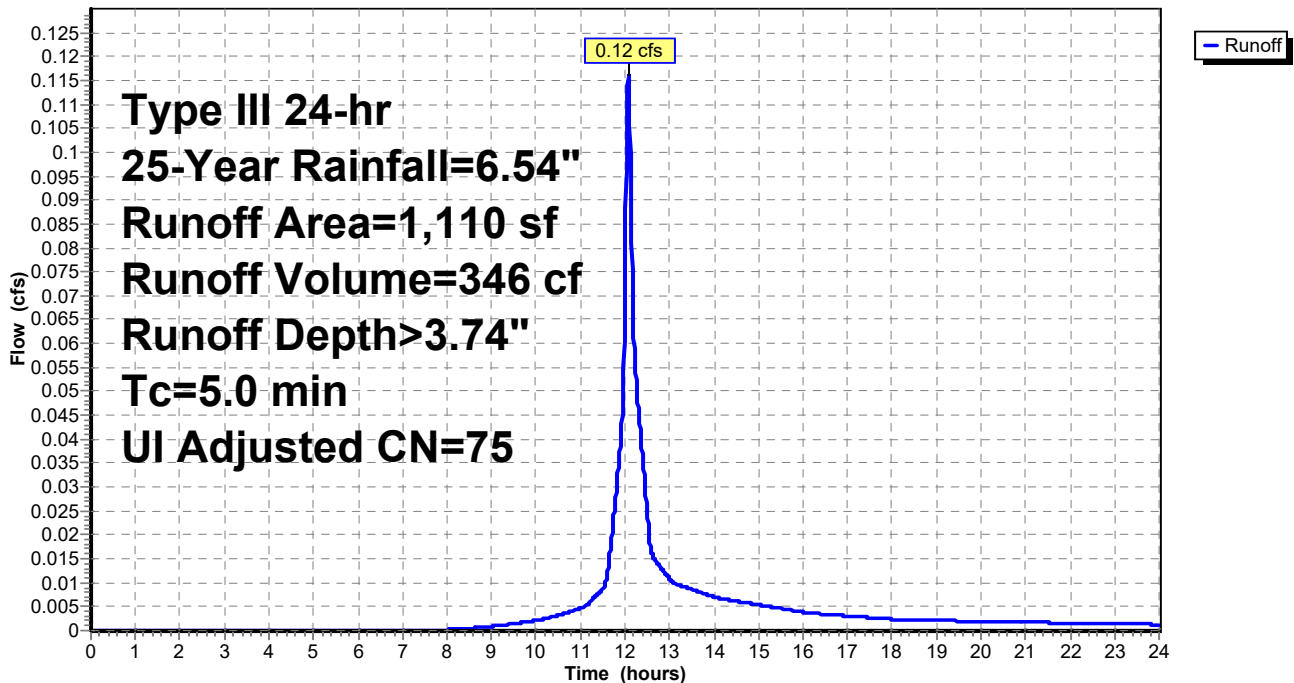
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25-Year Rainfall=6.54"

Area (sf)	CN	Adj	Description
1,000	74		>75% Grass cover, Good, HSG C
110	98		Unconnected pavement, HSG C
1,110	76	75	Weighted Average, UI Adjusted
1,000			90.09% Pervious Area
110			9.91% Impervious Area
110			100.00% Unconnected

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

**Subcatchment C: Off-site to west**

Hydrograph





**520 Success Ave. - Proposed**

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Post Development  
Type III 24-hr 25-Year Rainfall=6.54"

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**Summary for Pond 1P: System #1**

Inflow Area = 20,890 sf, 94.69% Impervious, Inflow Depth > 6.18" for 25-Year event  
 Inflow = 3.17 cfs @ 12.07 hrs, Volume= 10,756 cf  
 Outflow = 0.43 cfs @ 12.56 hrs, Volume= 10,752 cf, Atten= 86%, Lag= 29.5 min  
 Discarded = 0.32 cfs @ 12.56 hrs, Volume= 10,563 cf  
 Primary = 0.12 cfs @ 12.56 hrs, Volume= 189 cf  
 Routed to Link 1L : Ex. 18" RCP

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
 Peak Elev= 80.70' @ 12.56 hrs Surf.Area= 1,852 sf Storage= 3,847 cf

Plug-Flow detention time= 91.3 min calculated for 10,752 cf (100% of inflow)  
 Center-of-Mass det. time= 91.0 min ( 840.2 - 749.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	77.25'	2,200 cf	<b>22.00'W x 50.00'L x 5.00'H Prismaoid - Stone Envelope</b> 5,500 cf Overall x 40.0% Voids
#2	77.75'	2,807 cf	<b>Concrete Galley 4x8x4 x 30</b> Inside= 42.0"W x 43.0"H => 12.47 sf x 7.50'L = 93.6 cf Outside= 52.8"W x 48.0"H => 15.20 sf x 8.00'L = 121.6 cf 30 Chambers in 5 Rows
		5,007 cf	Total Available Storage

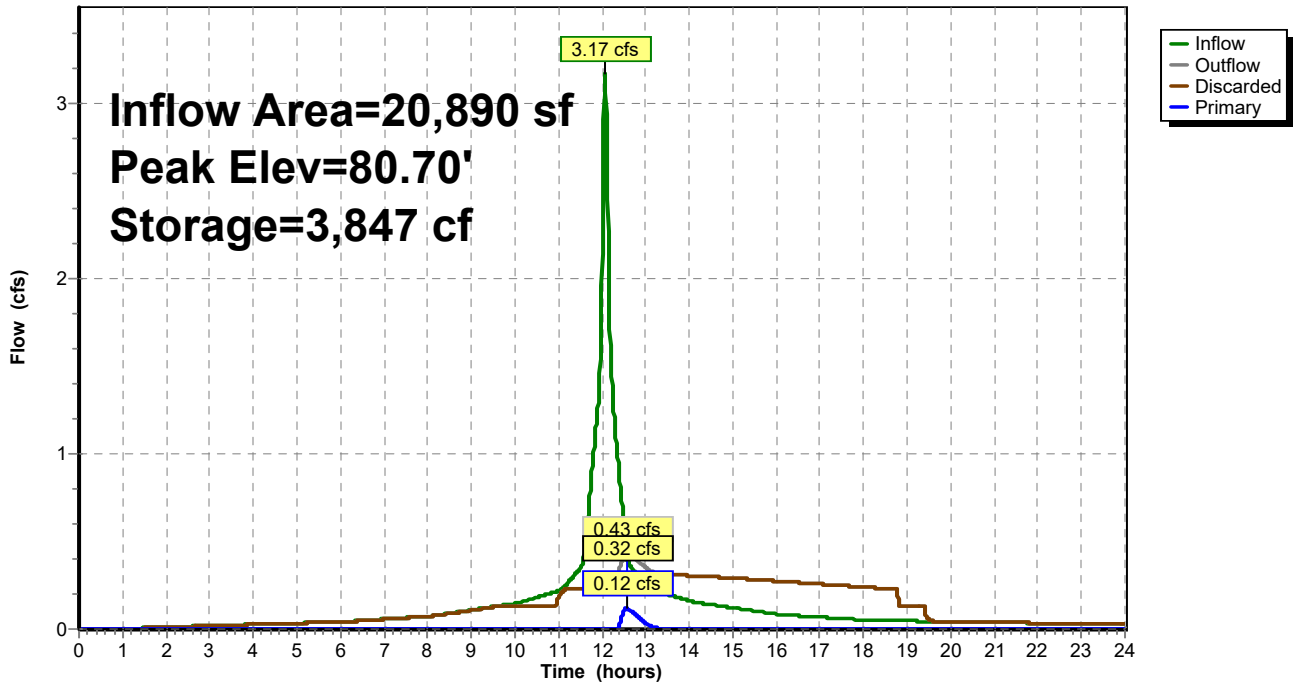
Device	Routing	Invert	Outlet Devices
#1	Discarded	77.25'	<b>5.000 in/hr Exfiltration over Wetted area</b>
#2	Primary	80.50'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Discarded OutFlow** Max=0.32 cfs @ 12.56 hrs HW=80.70' (Free Discharge)  
 ↑1=Exfiltration (Exfiltration Controls 0.32 cfs)

**Primary OutFlow** Max=0.12 cfs @ 12.56 hrs HW=80.70' (Free Discharge)  
 ↑2=Orifice/Grate (Orifice Controls 0.12 cfs @ 1.54 fps)

### Pond 1P: System #1

Hydrograph



**520 Success Ave. - Proposed**

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Type III 24-hr 25-Year Rainfall=6.54"

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**Summary for Pond 2P: System #2**

Inflow Area = 16,676 sf, 82.55% Impervious, Inflow Depth > 5.83" for 25-Year event  
 Inflow = 2.48 cfs @ 12.07 hrs, Volume= 8,099 cf  
 Outflow = 0.75 cfs @ 12.37 hrs, Volume= 8,095 cf, Atten= 70%, Lag= 17.9 min  
 Discarded = 0.19 cfs @ 12.37 hrs, Volume= 7,000 cf  
 Primary = 0.56 cfs @ 12.37 hrs, Volume= 1,096 cf  
 Routed to Link 1L : Ex. 18" RCP

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
 Peak Elev= 83.85' @ 12.37 hrs Surf.Area= 990 sf Storage= 2,650 cf

Plug-Flow detention time= 95.6 min calculated for 8,095 cf (100% of inflow)  
 Center-of-Mass det. time= 95.3 min ( 860.2 - 764.9 )

Volume	Invert	Avail.Storage	Storage Description
#1	80.00'	812 cf	<b>15.00'W x 66.00'L x 5.00'H Prismaoid - Stone Envelope</b> 4,950 cf Overall - 2,919 cf Embedded = 2,031 cf x 40.0% Voids
#2	80.50'	2,245 cf	<b>Concrete Galley 4x8x4 x 24 Inside #1</b> Inside= 42.0"W x 43.0"H => 12.47 sf x 7.50'L = 93.6 cf Outside= 52.8"W x 48.0"H => 15.20 sf x 8.00'L = 121.6 cf 24 Chambers in 3 Rows
		3,058 cf	Total Available Storage

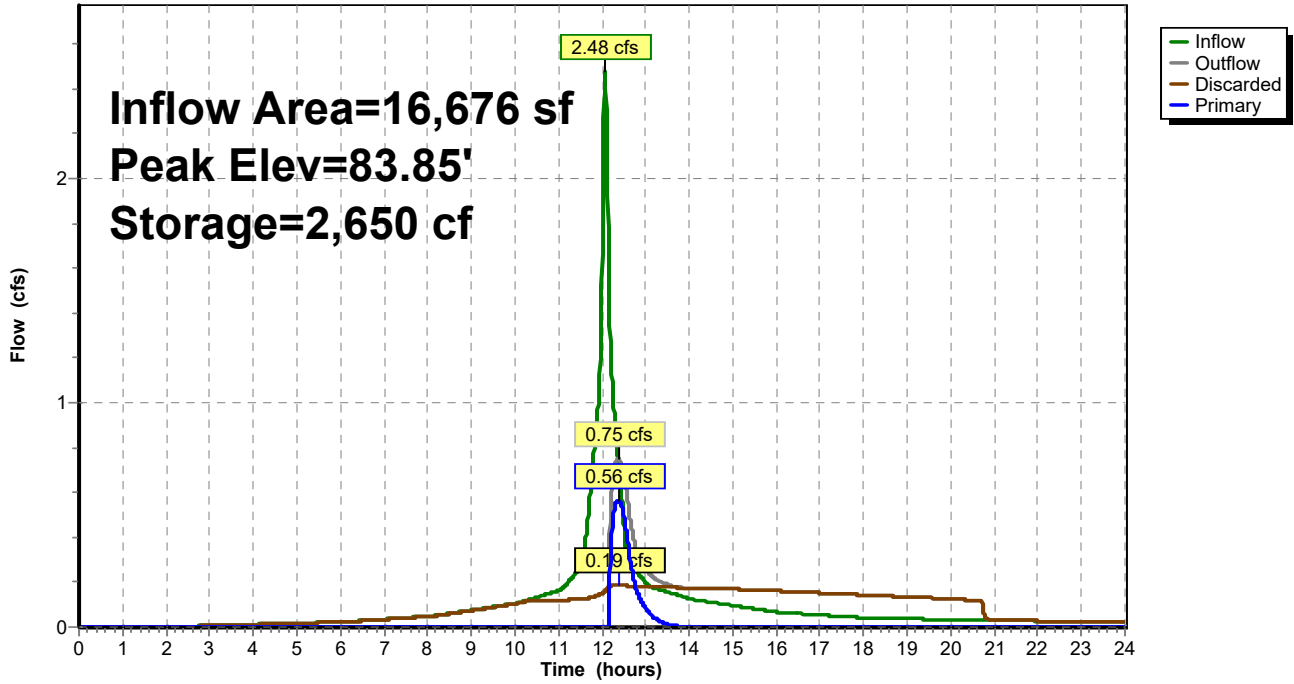
Device	Routing	Invert	Outlet Devices
#1	Discarded	80.00'	<b>5.000 in/hr Exfiltration over Wetted area</b>
#2	Primary	83.25'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Discarded OutFlow** Max=0.19 cfs @ 12.37 hrs HW=83.85' (Free Discharge)  
 ↑1=Exfiltration (Exfiltration Controls 0.19 cfs)

**Primary OutFlow** Max=0.56 cfs @ 12.37 hrs HW=83.85' (Free Discharge)  
 ↑2=Orifice/Grate (Orifice Controls 0.56 cfs @ 2.87 fps)

### Pond 2P: System #2

Hydrograph



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Type III 24-hr 25-Year Rainfall=6.54"

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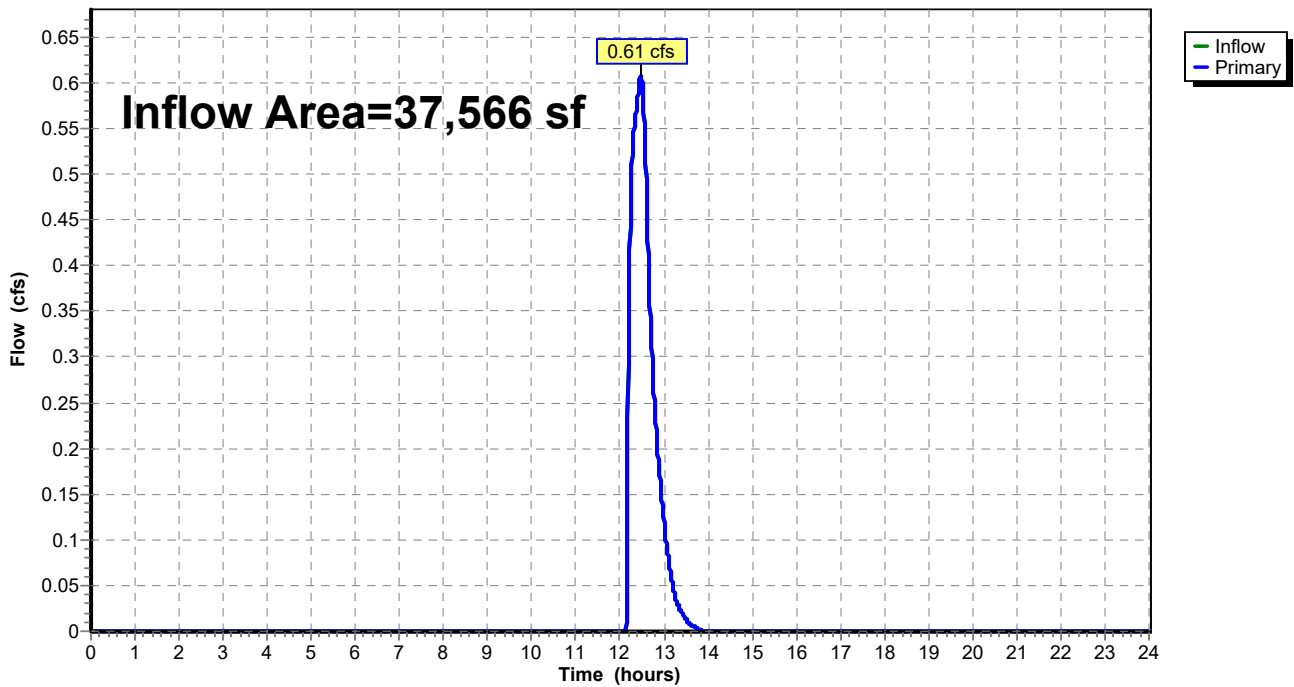
**Summary for Link 1L: Ex. 18" RCP**

Inflow Area = 37,566 sf, 89.30% Impervious, Inflow Depth = 0.41" for 25-Year event  
Inflow = 0.61 cfs @ 12.47 hrs, Volume= 1,285 cf  
Primary = 0.61 cfs @ 12.47 hrs, Volume= 1,285 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

**Link 1L: Ex. 18" RCP**

Hydrograph



# 520 Success Ave. - Proposed

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Type III 24-hr 50-Year Rainfall=7.41"

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## Summary for Subcatchment A1: South Side

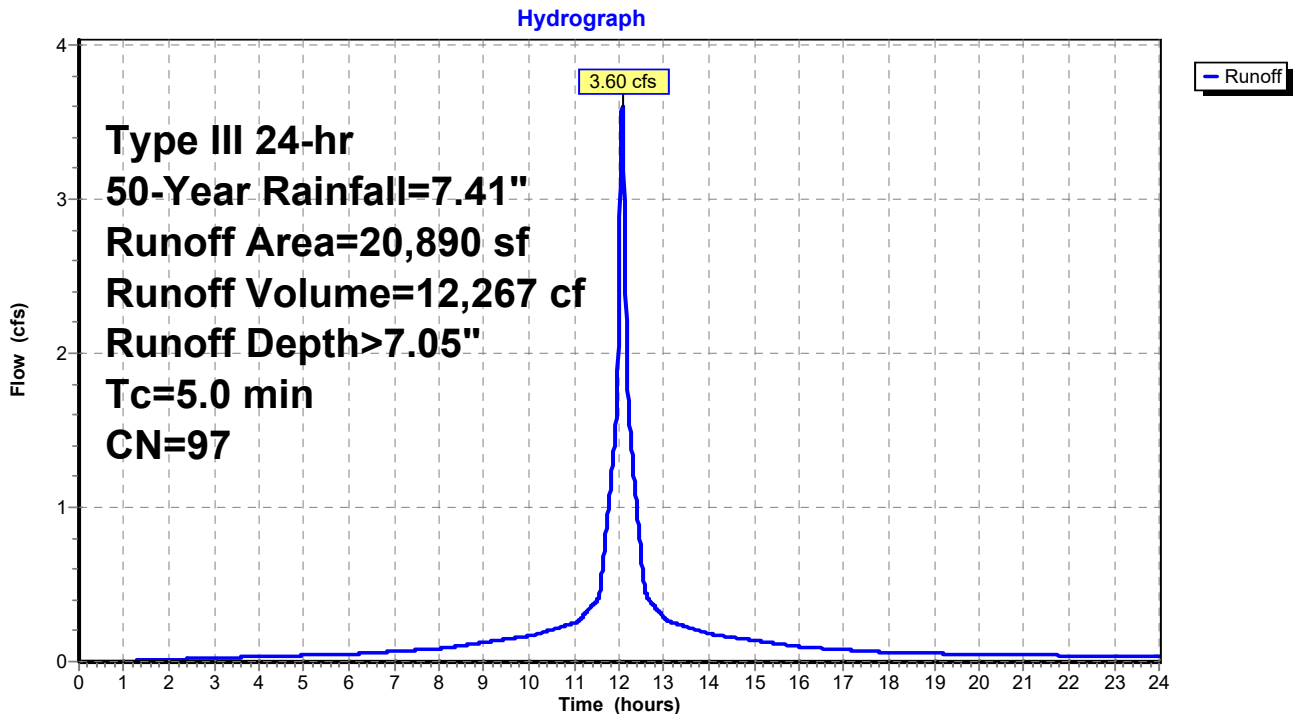
Runoff = 3.60 cfs @ 12.07 hrs, Volume= 12,267 cf, Depth> 7.05"  
Routed to Pond 1P : System #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 50-Year Rainfall=7.41"

Area (sf)	CN	Description
1,110	74	>75% Grass cover, Good, HSG C
19,780	98	Paved parking, HSG C
20,890	97	Weighted Average
1,110		5.31% Pervious Area
19,780		94.69% Impervious Area

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

## Subcatchment A1: South Side



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Type III 24-hr 50-Year Rainfall=7.41"

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## Summary for Subcatchment A2: North Side

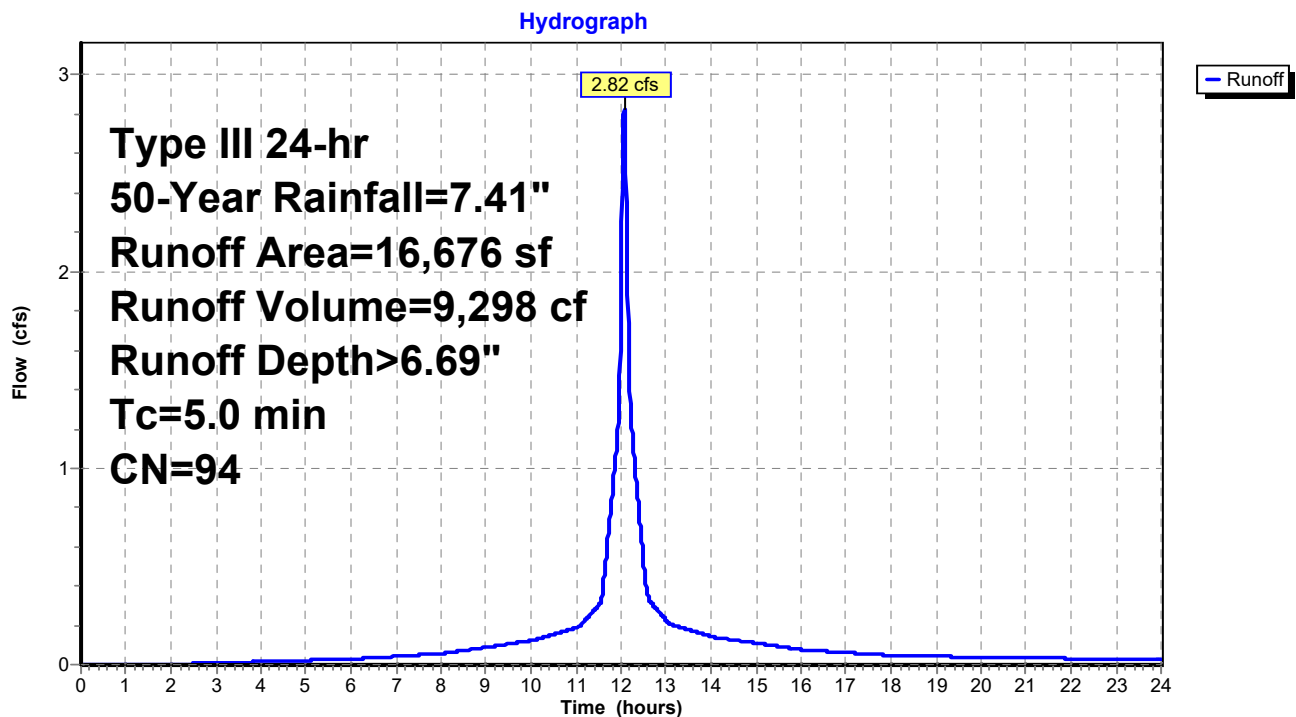
Runoff = 2.82 cfs @ 12.07 hrs, Volume= 9,298 cf, Depth> 6.69"  
Routed to Pond 2P : System #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 50-Year Rainfall=7.41"

Area (sf)	CN	Description
2,910	74	>75% Grass cover, Good, HSG C
13,766	98	Paved parking, HSG C
16,676	94	Weighted Average
2,910		17.45% Pervious Area
13,766		82.55% Impervious Area

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

## Subcatchment A2: North Side



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Type III 24-hr 50-Year Rainfall=7.41"

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## Summary for Subcatchment B: Off-site to South

Runoff = 0.12 cfs @ 12.07 hrs, Volume= 353 cf, Depth> 4.40"

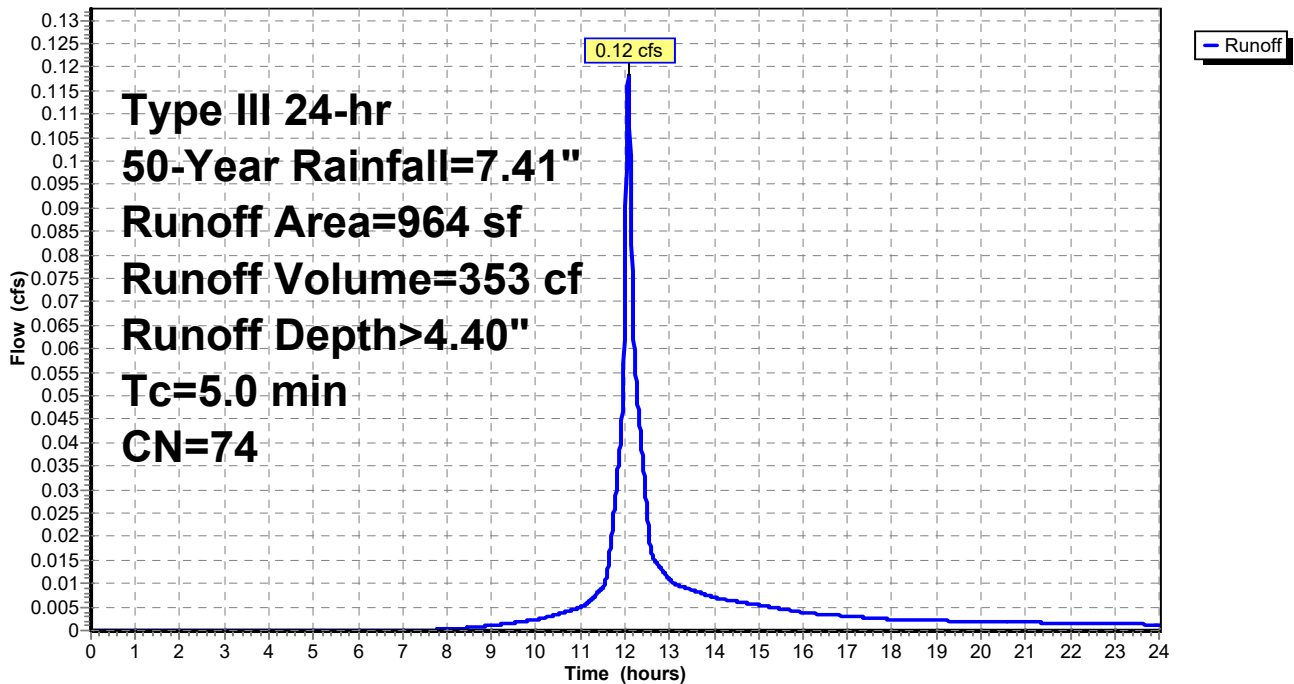
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 50-Year Rainfall=7.41"

Area (sf)	CN	Description
964	74	>75% Grass cover, Good, HSG C
964		100.00% Pervious Area

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

## Subcatchment B: Off-site to South

Hydrograph





**520 Success Ave. - Proposed**

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Type III 24-hr 50-Year Rainfall=7.41"

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**Summary for Subcatchment C: Off-site to west**

Runoff = 0.14 cfs @ 12.07 hrs, Volume= 417 cf, Depth> 4.51"

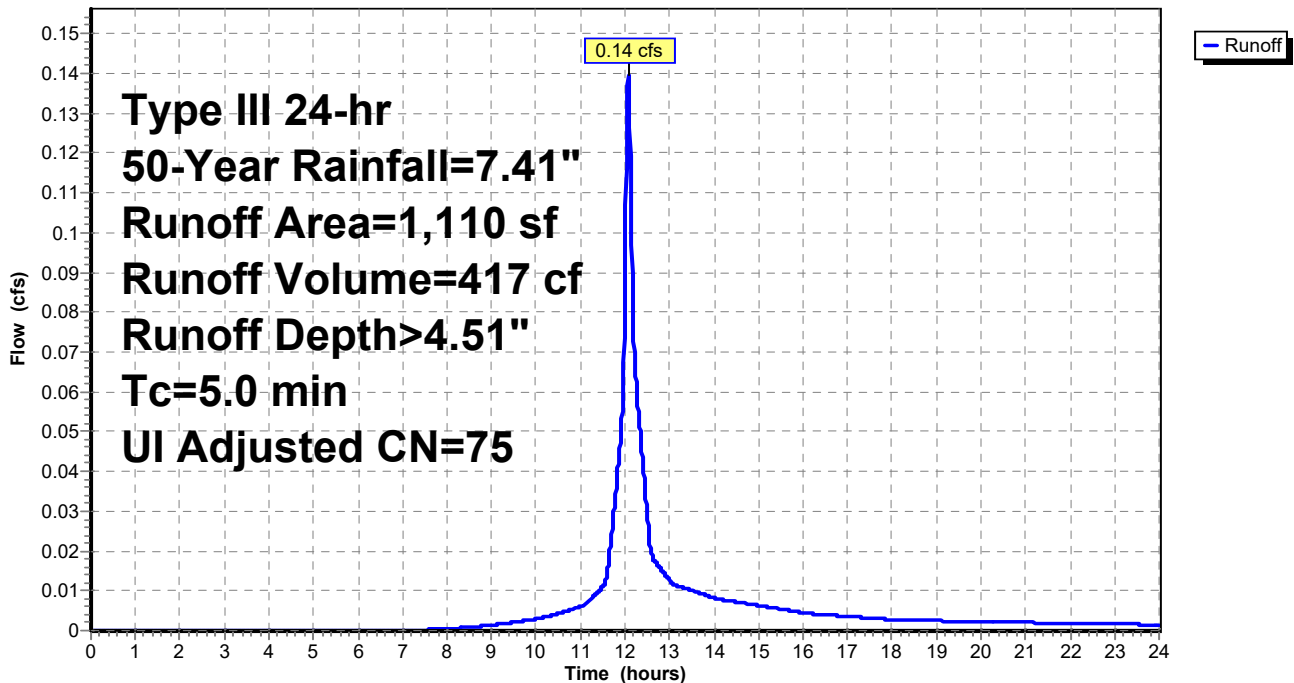
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
Type III 24-hr 50-Year Rainfall=7.41"

Area (sf)	CN	Adj	Description
1,000	74		>75% Grass cover, Good, HSG C
110	98		Unconnected pavement, HSG C
1,110	76	75	Weighted Average, UI Adjusted
1,000			90.09% Pervious Area
110			9.91% Impervious Area
110			100.00% Unconnected

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

**Subcatchment C: Off-site to west**

Hydrograph



**520 Success Ave. - Proposed**

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Post Development  
Type III 24-hr 50-Year Rainfall=7.41"

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**Summary for Pond 1P: System #1**

Inflow Area = 20,890 sf, 94.69% Impervious, Inflow Depth > 7.05" for 50-Year event  
 Inflow = 3.60 cfs @ 12.07 hrs, Volume= 12,267 cf  
 Outflow = 0.78 cfs @ 12.46 hrs, Volume= 12,262 cf, Atten= 78%, Lag= 23.6 min  
 Discarded = 0.33 cfs @ 12.46 hrs, Volume= 11,386 cf  
 Primary = 0.46 cfs @ 12.46 hrs, Volume= 876 cf  
 Routed to Link 1L : Ex. 18" RCP

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
 Peak Elev= 80.98' @ 12.46 hrs Surf.Area= 1,849 sf Storage= 4,183 cf

Plug-Flow detention time= 88.7 min calculated for 12,257 cf (100% of inflow)  
 Center-of-Mass det. time= 88.3 min ( 835.4 - 747.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	77.25'	2,200 cf	<b>22.00'W x 50.00'L x 5.00'H Prismatic - Stone Envelope</b> 5,500 cf Overall x 40.0% Voids
#2	77.75'	2,807 cf	<b>Concrete Galley 4x8x4 x 30</b> Inside= 42.0"W x 43.0"H => 12.47 sf x 7.50'L = 93.6 cf Outside= 52.8"W x 48.0"H => 15.20 sf x 8.00'L = 121.6 cf 30 Chambers in 5 Rows
		5,007 cf	Total Available Storage

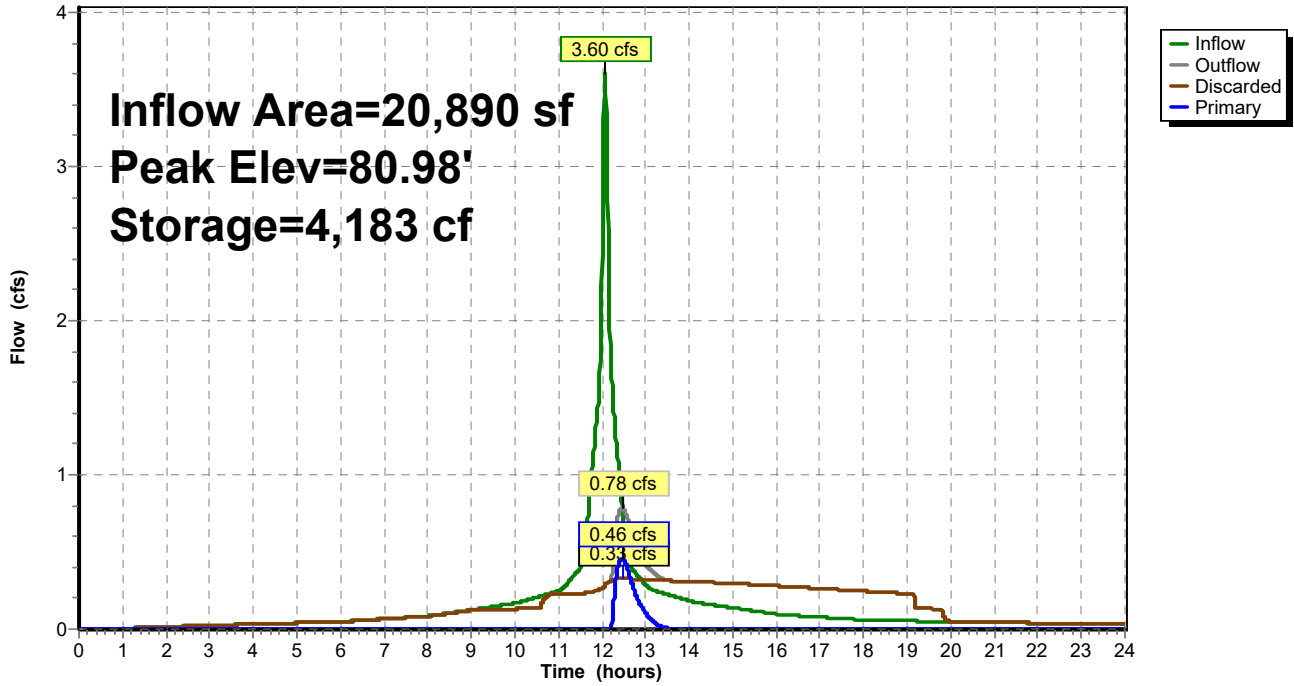
Device	Routing	Invert	Outlet Devices
#1	Discarded	77.25'	<b>5.000 in/hr Exfiltration over Wetted area</b>
#2	Primary	80.50'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Discarded OutFlow** Max=0.33 cfs @ 12.46 hrs HW=80.98' (Free Discharge)  
 ↑1=Exfiltration (Exfiltration Controls 0.33 cfs)

**Primary OutFlow** Max=0.46 cfs @ 12.46 hrs HW=80.98' (Free Discharge)  
 ↑2=Orifice/Grate (Orifice Controls 0.46 cfs @ 2.36 fps)

### Pond 1P: System #1

Hydrograph



**520 Success Ave. - Proposed**

Prepared by Cabezas-DeAngelis LLC

HydroCAD® 10.10-7b s/n 10014 © 2022 HydroCAD Software Solutions LLC

Post Development

Type III 24-hr 50-Year Rainfall=7.41"

Printed 4/16/2024

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**Summary for Pond 2P: System #2**

Inflow Area = 16,676 sf, 82.55% Impervious, Inflow Depth > 6.69" for 50-Year event  
 Inflow = 2.82 cfs @ 12.07 hrs, Volume= 9,298 cf  
 Outflow = 1.11 cfs @ 12.27 hrs, Volume= 9,294 cf, Atten= 61%, Lag= 11.9 min  
 Discarded = 0.20 cfs @ 12.27 hrs, Volume= 7,511 cf  
 Primary = 0.92 cfs @ 12.27 hrs, Volume= 1,783 cf  
 Routed to Link 1L : Ex. 18" RCP

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs  
 Peak Elev= 84.44' @ 12.27 hrs Surf.Area= 990 sf Storage= 2,853 cf

Plug-Flow detention time= 91.4 min calculated for 9,290 cf (100% of inflow)  
 Center-of-Mass det. time= 91.1 min ( 852.9 - 761.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	80.00'	812 cf	<b>15.00'W x 66.00'L x 5.00'H Prismaoid - Stone Envelope</b> 4,950 cf Overall - 2,919 cf Embedded = 2,031 cf x 40.0% Voids
#2	80.50'	2,245 cf	<b>Concrete Galley 4x8x4 x 24 Inside #1</b> Inside= 42.0"W x 43.0"H => 12.47 sf x 7.50'L = 93.6 cf Outside= 52.8"W x 48.0"H => 15.20 sf x 8.00'L = 121.6 cf 24 Chambers in 3 Rows
		3,058 cf	Total Available Storage

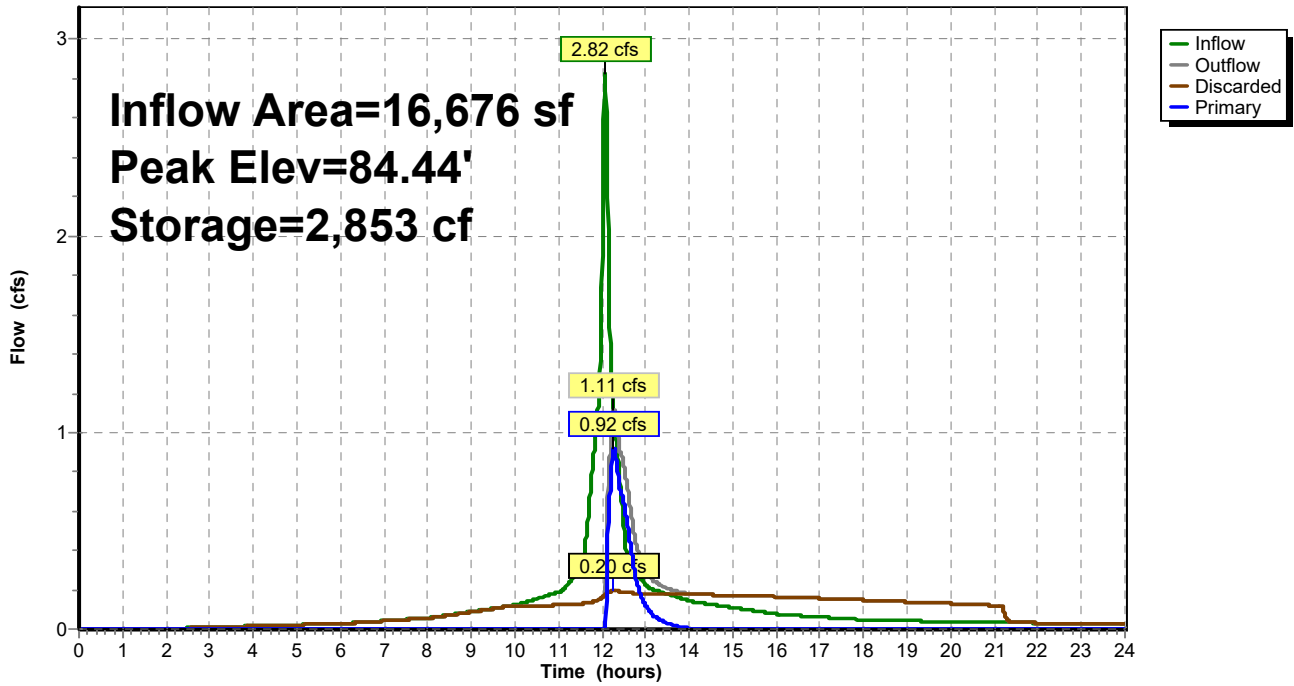
Device	Routing	Invert	Outlet Devices
#1	Discarded	80.00'	<b>5.000 in/hr Exfiltration over Wetted area</b>
#2	Primary	83.25'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Discarded OutFlow** Max=0.20 cfs @ 12.27 hrs HW=84.44' (Free Discharge)  
 ↑1=Exfiltration (Exfiltration Controls 0.20 cfs)

**Primary OutFlow** Max=0.92 cfs @ 12.27 hrs HW=84.44' (Free Discharge)  
 ↑2=Orifice/Grate (Orifice Controls 0.92 cfs @ 4.67 fps)

### Pond 2P: System #2

Hydrograph



**520 Success Ave. - Proposed**

Prepared by Cabezas-DeAngelis LLC

HydroCAD® 10.10-7b s/n 10014 © 2022 HydroCAD Software Solutions LLC

Post Development

Type III 24-hr 50-Year Rainfall=7.41"

Printed 4/16/2024

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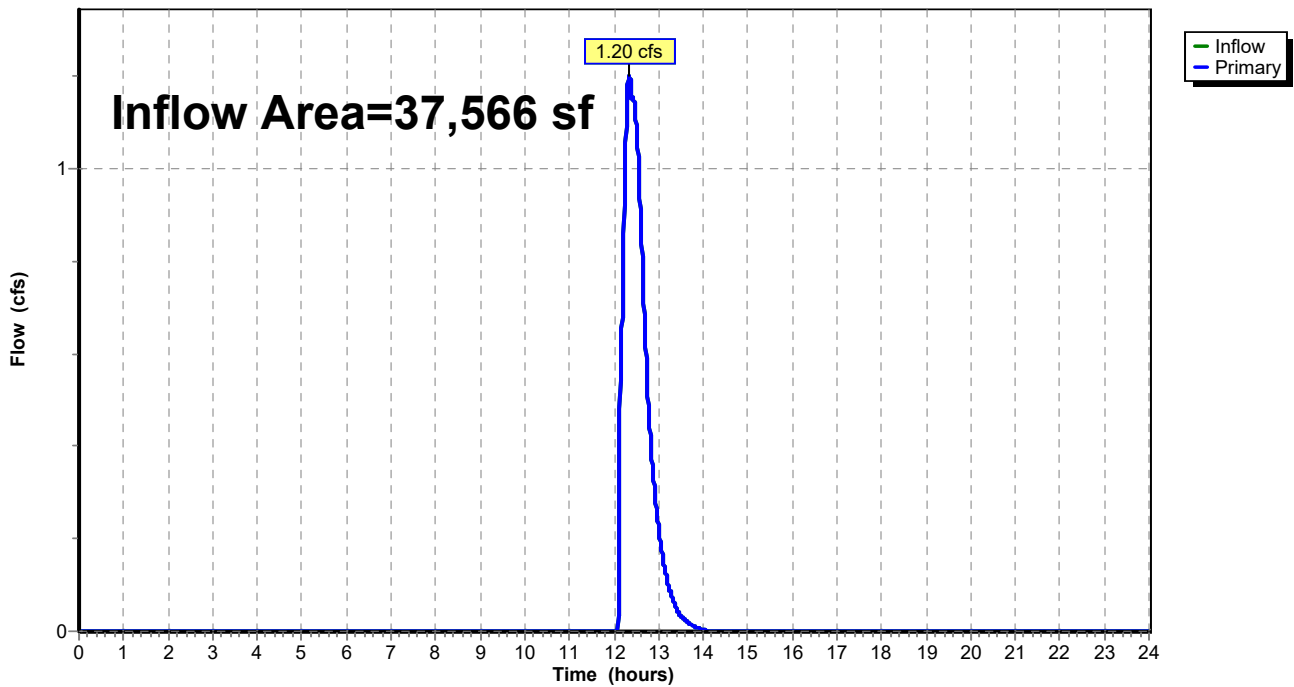
**Summary for Link 1L: Ex. 18" RCP**

Inflow Area = 37,566 sf, 89.30% Impervious, Inflow Depth = 0.85" for 50-Year event  
Inflow = 1.20 cfs @ 12.34 hrs, Volume= 2,659 cf  
Primary = 1.20 cfs @ 12.34 hrs, Volume= 2,659 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

**Link 1L: Ex. 18" RCP**

Hydrograph



PERC TEST P-1:  
 BY CABEZAS-DeANGELIS, LLC  
 4/15/2024  
 DRY AND SUNNY, LIGHT RAIN IN  
 PREV. 24 HOURS, 6"Ø HOLE, 18" DEEP

<u>TIME</u>	<u>MEAS.</u>	<u>DROP</u>
11:30	4 1/2"	—
11:35	6 1/2"	2"
11:40	8"	1 1/2"
11:45	9"	1"
11:50	9 1/2"	1/2"
11:55	10"	1/2"
12:00	10 3/8"	3/8"
12:05	10 3/4"	3/8"
12:10	11 1/8"	3/8"

MIN. PERC RATE = 3/8" OVER 5 MINS.  
 = 13.33 MINS./INCH

**DEEP TEST PIT DATA**  
 BY CABEZAS-DeANGELIS, LLC APRIL 16, 2024

TEST PIT #1:

0" - 5" ASPHALT MILLINGS  
 5" - 18" TOPSOIL WITH TREE  
 ROOTS, STONY  
 18"-36" GRAY SILTY SAND, DRY,  
 COMPACT  
 36"-78" MIXED LAYERS OF O-B  
 MEDIUM SAND WITH  
 GRAY SILTY SAND, DRY  
 TO 73" (WATER)

ROOTS TO 18"  
 WATER AT 73"  
 NO LEDGE

TEST PIT #2:

0" - 6" ASPHALT MILLINGS  
 6" - 36" SANDY FILL WITH GRAVEL,  
 SOME BRICK DEBRIS,  
 COMPACT AND DRY  
 36"-72" GRAY MEDIUM SAND WITH  
 SOME SILT, STONEY, DRY  
 TO 69" (WATER), COMPACT  
 72"-78" O-B MEDIUM SAND

NO ROOTS  
 WATER AT 69"  
 NO LEDGE

### WQV CALCULATION

TOTAL PROPERTY AREA = ±39,640 SF (STRATFORD + BRIDGEPORT)

TOTAL PROPOSED IMPERVIOUS AREA = ±33,660 SF

$I = 33,660/39,640 = 0.85 \times 100 = 85.0$ ;  $R = 0.05 + 0.009 \times I = 0.05 + 0.009 \times (85) = 0.815$

DETERMINE WQV FOR 1.3" RAIN:

$(1.3") \times 0.815 \times (39,640 \text{ SF} / 12) = 3,500 \text{ CF}$

DETERMINE RETAINED VOLUME OF INFILTRATION SYSTEM:

4x4x8 CONC. GALLEYS WITH STONE PROVIDES = ±125 CF PER 48" HIGH GALLEY  
OVERFLOW INVERT LOCATED 2.75' ABOVE BOTTOM, MULTIPLY BY 2.75/4 = 0.6875

NET VOLUME BELOW INVERT FOR 54 CHAMBERS =  $(54) \times 0.6875 \times (125 \text{ CF/GALLEY})$   
= 4,640 CF > 3,500 CF [OK]

### DCIA CALCULATION (STRATFORD)

PROPERTY AREA = 31,757 SF (STRATFORD ONLY)

TOTAL EXISTING IMPERVIOUS COVERAGE = 30,037 SF (INCLUDES MILLINGS AND  
COMPACTED GRAVEL SURFACES)

TOTAL EXISTING DIRECTLY CONNECTED IMPERV. AREA = 30,037 SF = 100%

TOTAL PROPOSED IMPERVIOUS COVERAGE = 27,090 SF

TOTAL PROPOSED DIRECTLY CONNECTED IMPERV. AREA = 0 SF = 0%



#1

RECVD IN THE BPT. ZONING DEPT. ON 4/29/24

PETITION TO THE BOARD OF APPEALS

City of Bridgeport, Connecticut

APR 29 '24 PM 4:27

The undersigned presents the following petition for:

(Check all that Apply)

[X] Variance [ ] Appeal from Zoning Officer [ ] Extension of Time Permit / Modification of Plan of Development [ ] Request for Re-hearing [ ] Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

2380 (Number) MAIN ST (Street) Zone MX1 (Zone Classification)

On the NF (North, South, East, West) side of the street about CORNPN (North, South, East, West) feet from

CHARLES (Street) Block: 2111 Lot: 10 Dimension of Lot in Question 220x118.03x170x70x98.03' (Specify)

- 1. NAME OF PETITIONER / BUSINESS: BV BRASIL MEAT MARKET LLC (Print)
2. PETITIONERS INTEREST IN PROPERTY (OWNER, LESSEE, ETC.)
3. HAS ANY PREVIOUS PETITION BEEN FILED? NO (Yes or No) IF SO, GIVE DATE OF HEARING
4. DESCRIBE PROPOSED DEVELOPMENT

GROCERY BEER

5. THIS PETITION RELATES TO: Check all that Apply

[ ] Setback [ ] Coverage [ ] Landscaping [ ] Lot Area and Width [ ] Floor Area [ ] Height [ ] Parking [ ] Extension or Enlargement of Non-Conforming Use and/or Building [ ] Coastal Area Management Approval [X] Liquor [ ] Use [ ] Other: VARIANCE FOR 750 PROTECTED USP

\* 6. USE TO BE MADE OF PROPERTY: THESE MANY CHURCHES ILLEGAL AND THERE OTHER PLACE NEAR ME THEY HAVE LIQUOR PERMITS

\* 7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? I ASK TO EVALUATE

CAREFULLY THESE MANY CHURCHES ILLEGAL, ALL MARKET NEAR ME HAVE LIQUOR PERMITS

PETITIONER: Gilman M Zoloh (Signature) Gilman M ZOLLI (Print) DATE

If signed by agent, state capacity (lawyer, builder, etc) OWNPN 1 Gilman vsa10@outlook.com (Email)

Mailing Address 2180 MAIN ST BRIDGEPORT (Zip Code) 06606 2037272698 (Phone #)

PROPERTY OWNERS ENDORSEMENT: Margaret Mary Marguerite (Signature) (If other than owner)

Subscribe & Sworn to before me this day of 20 Notary Public in & for the County of Fairfield, State of Connecticut.

Note: READ CAREFULLY BEFORE FILLING OUT THIS PETITION

All questions must be answered in detail (use separate sheet if necessary). The Petitioner or Agent for, must adhere to the attached check list or it will not be possible for The Zoning Board of Appeals to process this petition.

NO PETITION RECEIVED BY MAIL CAN BE ACCEPTED. PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS (REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)

Handwritten notes and signatures at the bottom of the page.

PROPERTY NOTIFICATION WITHIN 100-FEET

(2380 Main St)

<p>(2321 Main St)</p> <p>NEW COLONY DINER OF BPT 2321 MAIN ST BRIDGEPORT, CT 06606</p>	<p>(2328 Main St)</p> <p><b>2328 MAIN, LLC</b> 4403 15<sup>TH</sup>, SUITE 215 BROOKLYN, NY 11219</p>	<p>(2336 Main St)</p> <p><b>2328 MAIN, LLC</b> 4403 15<sup>TH</sup>, SUITE 215 BROOKLYN, NY 11219</p>
<p>(2351 Main St)</p> <p><b>2351 MAIN STREET, LLC</b> 54 WINTRHOP WOODS RD SHELTON, CT 06484</p>	<p>(2365-2367 Main St)</p> <p><b>2365 MAIN STREET, LLC</b> 54 WINTRHOP WOODS RD SHELTON, CT 06484</p>	<p>(2375-2377 Main St)</p> <p>ALBERTINA PAIVA, ETAL 49 BLACKS HILL RD SHELTON, CT 06484</p>
<p>(2379-2381 Main St)</p> <p>ALBERTINA PAIVA, ETAL 49 BLACKS HILL RD SHELTON, CT 06484</p>	<p>(2391-2393 Main St)</p> <p>JOEL &amp; CHANTALE ALEXIS PO BOX 5106 BRIDGEPORT, CT 06610</p>	<p>(150-152 Charles St)</p> <p>JOSE PEREZ SR, ETAL 61 FIRST ST NEW ROCHELLE, NY 10801</p>
<p>(142-144 Charles St)</p> <p>CITY OF BRIDGEPORT 202 STATE ST. BRIDGEPORT, CT 06604</p>	<p>(2395-2397 Main St)</p> <p>EDUARDO CHUQUI, ETAL 561 W. 141 ST, APT #58 NEW YORK, NY 10031</p>	<p>(132-134 Charles St)</p> <p>BLANCA FERRO &amp; JORGE WILLSON SOLANO 132-134 CHARLES ST BRIDGEPORT, CT 06606</p>
<p>(381 Wells St)</p> <p><b>MARGUERITE L. MAINS</b> 11 FOX RUN RD W. REDDING, CT 06896</p>	<p>(2403-2409 Wells St)</p> <p>DANMARK ASSOCIATES, LLC 2403-2409 WELLS ST BRIDGEPORT, CT 06605</p>	<p>(383 Wells St)</p> <p>CARLINGTON &amp; SHERRI-GAYE DAVY-HINDS 382 WELLS ST BRIDGEPORT, CT 06606</p>
<p>(2350-2394 Main St)</p> <p><b>MARGUERITE L. MAINS</b> 11 FOX RUN RD W. REDDING, CT 06896</p>	<p>(385 Wells St)</p> <p>DENNIS &amp; DORA HARDISON 385 WELLS ST BRIDGEPORT, CT 06604</p>	<p>(2400 Main St)</p> <p><b>2400 MAIN STREET, LLC</b> 375 MOUNTAIN GROVE ST BRIDGEPORT, CT 06605</p>

NEW COLONY DINER OF BPT  
2321 MAIN ST

2328 MAIN LLC  
4403 15TH AVE STE 215

2336 MAIN LLC  
4403 15TH AVE SUITE 215

2351 MAIN STREET LLC  
54 WINTHROP WOODS RD

WELLS CHARLES LLC  
4403 15TH AVE SUITE 215

2365 MAIN STREET LLC  
54 WINTHROP WOODS ROAD

PAIVA ALBERTINA ETAL  
49 BLACKS HILL ROAD

PAIVA ALBERTINA ET AL  
49 BLACKS HILL ROAD

ALEXIS JOEL & CHANTALE  
P O BOX 5106

PEREZ JOSE SR ET AL  
61 FIRST ST

BRIDGEPORT CITY OF  
202 STATE ST

CHUQUI EDUARDO D P ET AL  
561 W 141 ST APT #58

FERRO BLANCA  
132 CHARLES ST #134

MAINS MARGUERITE L  
11 FOX RUN RD

DANMARK ASSOCIATES LLC  
2403 MAIN ST #2409

HINDS CARLINGTON  
383 WELLS ST

MAINS MARGUERITE L  
11 FOX RUN RD

HARDISON DENNIS K & DORA  
385 WELLS ST

2400 MAIN STREET LLC  
375 MOUNTAIN GROVE ST

2400 MAIN STREET LLC  
375 MOUNTAIN GROVE ST

2400 MAIN STREET LLC  
375 MOUNTAIN GROVE ST

2400 MAIN STREET LLC  
375 MOUNTAIN GROVE ST

MY NAME IS GILMAR ZOCOLI, I AM  
THE OWNER OF BU BRASIL MEAT MARKET  
AT 2380 MAIN ST BRIDGEPORT CT  
06606

I AM REQUESTING APPROVED FOR MY  
CROCKERY STORE TO OBTAIN PERMIT TO  
SELL CARRY OUT BEER

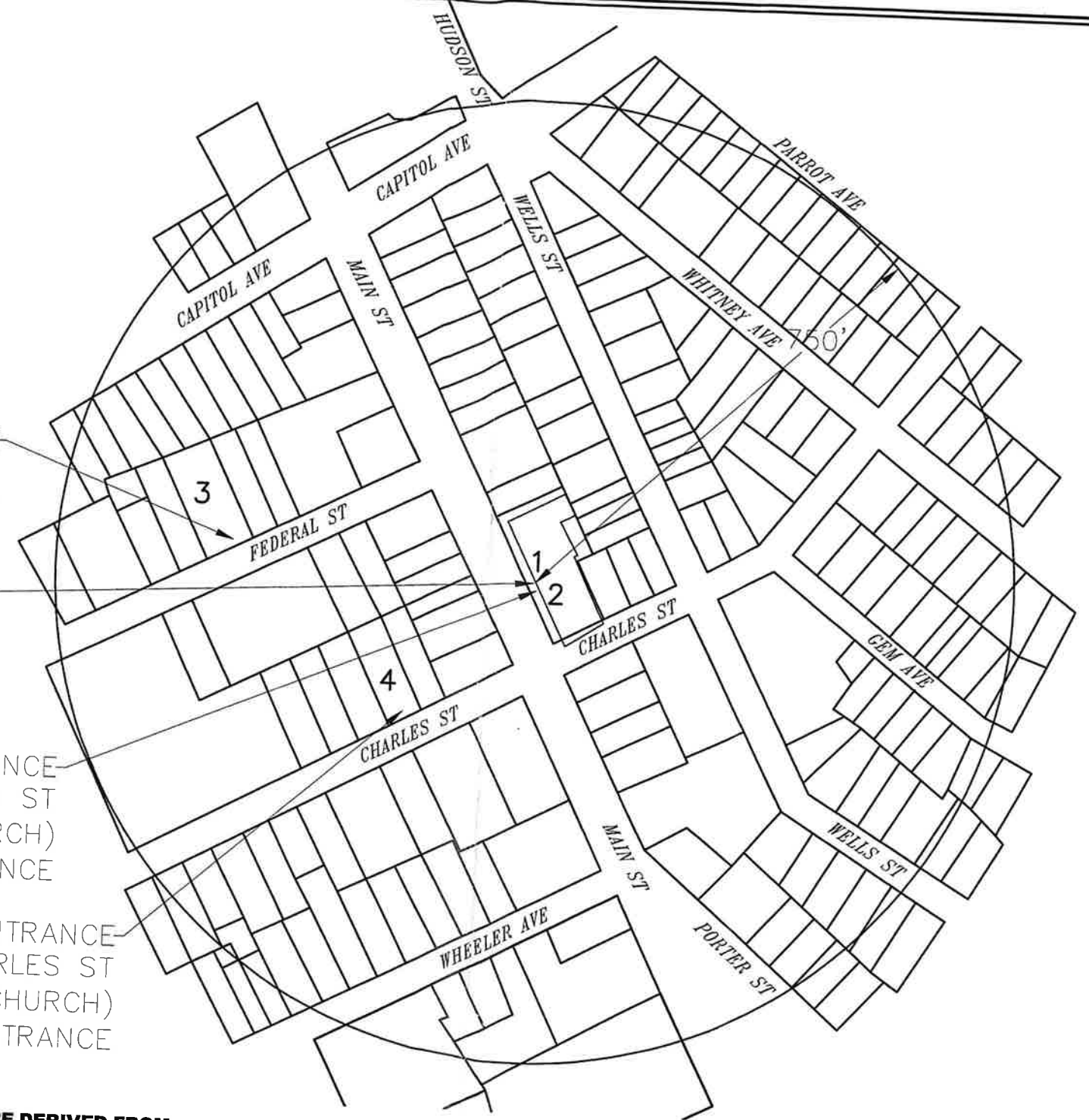
ASS: Gilmar M Zocoli

PRIMARY ENTRANCE  
66 FEDERAL ST  
(HOLY TRINITY CHURCH)  
475' ENTRANCE TO ENTRANCE

PRIMARY ENTRANCE  
2380 MAIN ST  
(GV BRAZIL MEAT MARKET)  
APPLICANT ENTRANCE

PRIMARY ENTRANCE  
2372 MAIN ST  
(PRIME TIME CHURCH)  
12' ENTRANCE TO ENTRANCE

PRIMARY ENTRANCE  
226 CHARLES ST  
(GOSPEL LIGHT CHURCH)  
287' ENTRANCE TO ENTRANCE



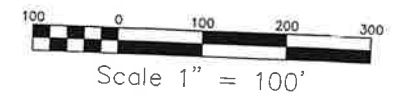
1. ALL PARCELS SHOWN HEREIN WERE DERIVED FROM THE CITY OF BRIDGEPORT'S GIS DATA.
2. DISTANCES SHOWN FROM SUBJECT PARCEL FRONT ENTRANCE TO NEIGHBORING PARCELS FRONT ENTRANCE WERE OBTAINED BY A SURVEY PERFORMED ON FEBRUARY 15, 2024.
3. THIS MAP IS TO SHOW THE FRONT ENTRANCE OF ALL PROTECTED USE PARCELS WITHIN 750' OF THE FRONT ENTRANCE OF THE SUBJECT PARCEL.
4. PROTECTED USE IS DEFINED IN THE CITY OF BRIDGEPORT'S ZONING REGULATIONS AS "All religious assembly, school, hospital, and commercial day care center uses."

LOCATION AND RELATIONSHIP OF OVERLAPPING UTILITIES UNLESS OTHERWISE NOTED IS UNRELIABLE AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

ANY USE OR REUSE OF ORIGINAL OR ALTERED CADS DESIGN AUTOMATED BY THE CLIENT, CONTRACTOR OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF AN AUTHORIZED REPRESENTATIVE OF NAFIS & YOUNG ENGINEERS, INC. SHALL BE AT THE SOLE RISK OF CLIENT, CONTRACTOR, OR OTHER PARTY ACROSS TO DEFEND, INDEMNIFY, AND HOLD NAFIS & YOUNG ENGINEERS, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MISAPPLICATION OR ABUSE OF THESE MATERIALS.

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

DAVID C. NAFIS, L.S. #22924



**2380 MAIN ST  
(2350 MAIN ST) 52 / 2111  
BRIDGEPORT, CT**

PREPARED FOR:  
GV BRAZIL MEAT MARKET  
2380 MAIN ST  
BRIDGEPORT, CT

PROPERTY OWNER:  
MARIS MARGUERITE L  
11 FOX RUN RD  
W REDDING, CT 06896

**ABUTTERS MAP**

**NAFIS & YOUNG  
ENGINEERS, INC.**  
1355 Middletown Avenue  
Northford, Connecticut 06472  
Phone: (203) 484-2793  
Fax: (203) 484-7343  
Email: nyeng@nafisandyoung.com

DATE: FEBRUARY 6, 2024

JOB NO. 2024-014 SHEET NO. 01

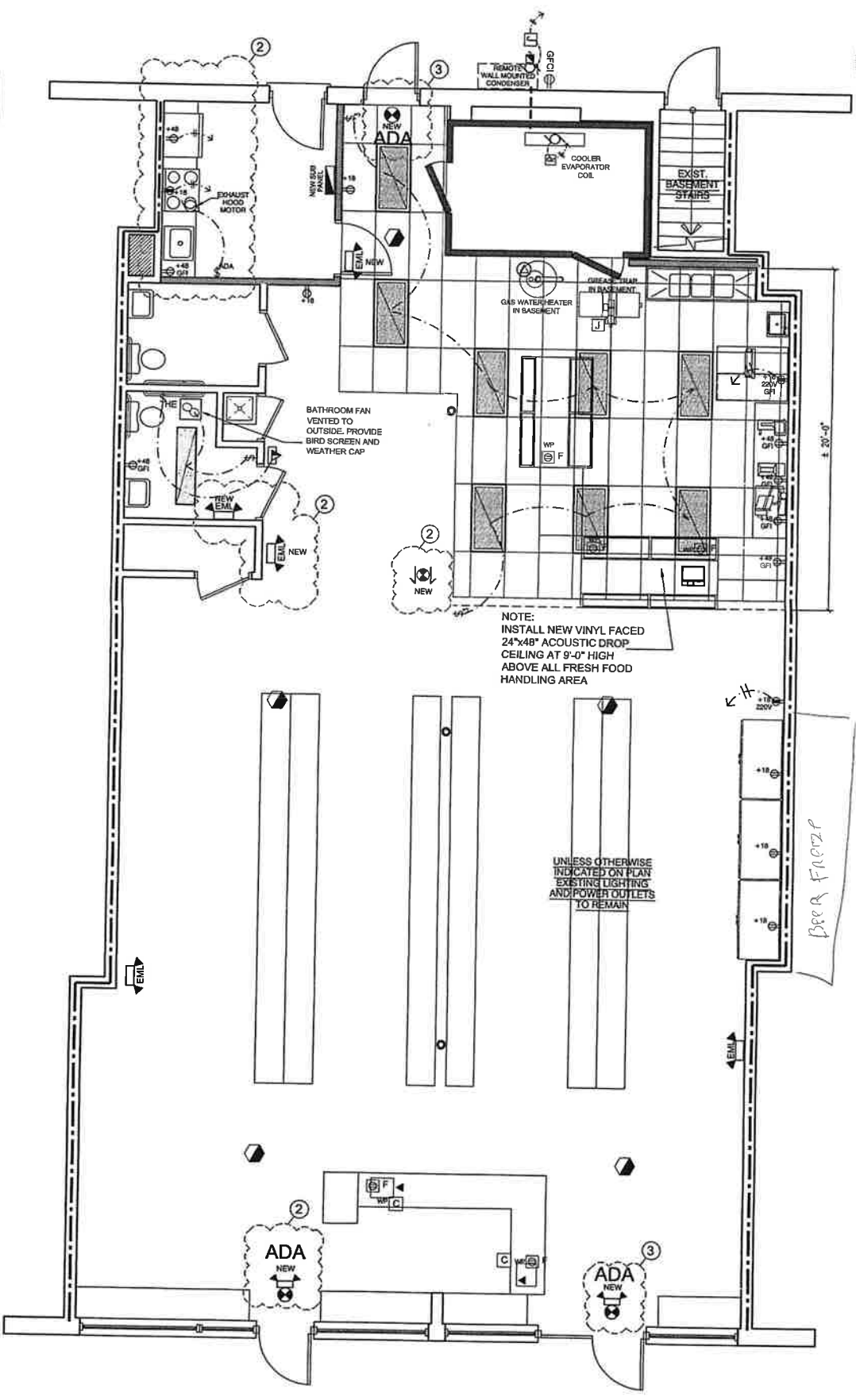
ELECTRICAL SYMBOLS			
SWITCH	RECESSED LIGHTING FIXTURE	DUPLUX RECEPTACLE OUTLET	
3-WAY SWITCH	WALL MOUNTED LIGHTING FIXTURE	QUADRUPLEX RECEPTACLE OUTLET	
4-WAY SWITCH	WALL MOUNTED LUMINAIRE	SURGE SUPPRESSION RECEPTACLE	
DIMMER SWITCH	CANOPY LIGHTING - SURFACE MOUNT 150W HP	CEILING DUPLUX OUTLET	
HANDICAP EMERGENCY PULL SWITCH W/ CORD	2x2' RECESSED GRID-TYPE TROFFER FLUOR. FIXTURE CLEAR ACRYLIC PRISMATIC LENS	SPECIAL OUTLET - 115/120 VOLT	
EMERGENCY SWITCH	2x4' RECESSED GRID-TYPE TROFFER FLUOR. FIXTURE CLEAR ACRYLIC PRISMATIC LENS	SPECIAL OUTLET - 208/240 VOLT	
FUSED DISCONNECT SWITCH		FLOOR DUPLUX OUTLET	
UNFUSED DISCONNECT SWITCH		FLOOR SPECIAL OUTLET - 208/240 VOLT	
JUNCTION BOX		COMPUTER CATS OUTLET	
BATHROOM FAN / LIGHT COMB.	1x4' RECESSED GRID-TYPE TROFFER FLUOR. FIXTURE CLEAR ACRYLIC PRISMATIC LENS, NIGHT LIGHT	TELEPHONE JACK	
BATHROOM EXHAUST FAN	SURFACE MOUNT WRAPAROUND FLUOR. LIGHTING FIXTURE		
EXHAUST FAN		WATER HEATER CONNECTION	
INLINE FAN BOOST	SURFACE MOUNT ENCLOSED VAPOR & DUST-PROOF LUMINAIRE FOR WET LOCATION	CONNECT TO MOTOR	
EMERGENCY LIGHT UNIT	WALL MOUNTED or CEILING MOUNTED VAPOR PROOF LIGHT FIXTURE	FIRE ALARM MANUAL PULL STATION	
CEILING MOUNTED EMERGENCY LIGHT	EXPLOSION-PROOF LIGHTING FIXTURE	AUDIBLE & VISIBLE ALARM DEVICE	
COMBINATION EMERGENCY/EXIT FIXTURE	HANDICAP AUDIO AND VISUAL ALARM	ELECTRICAL SERVICE PANELS	
EXIT SIGN - SINGLE or DOUBLE FACE W/ BATTERY BACK-UP	SMOKE DETECTOR AC/DC	WEATHERPROOF	
EXIT SIGN - SINGLE OR DOUBLE FACE and DIRECTIONAL-CHEVRONS W/ BATTERY BACK-UP	HEAT DETECTOR AC/DC	GROUND FAULT CIRCUIT INTERRUPTER	
OUTDOOR EMERGENCY LIGHTING - WALL MOUNT	DUCT SMOKE DETECTOR AC/DC	ADA ILLUMINATED EXIT SIGN W/ BATTERY BACK-UP	
EXTERIOR WALL MOUNT FIXTURE, GASKETED	HVAC CEILING DISPUSER	ACCESSIBLE SWITCH	
WALL PACK FOR BUILDINGS, GARAGE, WALKWAY ENTRANCES, 175W MH	HVAC SYSTEM CEILING RETURN AIR GRILLE		
EXTERIOR HID HEAVY-DUTY WALL PACK - 250W MH	THERMOSTAT		
CEILING MOUNTED LIGHTING FIXTURE	HOMERUN TO PANEL		

**GENERAL ELECTRICAL NOTES -**

- 1) ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, THE 2017 NFPA 70 NATIONAL ELECTRICAL CODE, ALL STATE AND LOCAL BUILDING CODES, AND ALL OTHER APPLICABLE CODES IN EFFECT.
- 2) PERMITS AND CERTIFICATES - AT ELECTRICAL CONTRACTOR'S EXPENSE, PROVIDE ALL NECESSARY CERTIFICATES AND APPROVALS. ALL PERMITS AND LICENCES COVERING THE COMPLETE INSTALLATION OF ELECTRICAL WORK SHALL BE OBTAINED AND PAID FOR BY THE ELECTRICAL CONTRACTOR.
- 3) LAYOUT AND WIRING SHOWN ON THESE DRAWINGS ARE DIAGRAMMATIC ONLY. EXACT LOCATIONS OF EQUIPMENT AND WIRING SHALL BE DETERMINED IN THE FIELD.
- 4) ALL TRENCHING AND BACKFILL REQUIRED FOR ELECTRICAL WORK SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- 5) PROVIDE PROOF OF LIABILITY AND PROPERTY INSURANCE TO THE OWNER BEFORE COMMENCING WITH WORK. ALL DEDUCTIBLE SHALL BE PAID FOR BY THE CONTRACTOR IN CASE OF A CLAIM.
- 6) CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH OWNER, UTILITY, AND OTHER TRADES.
- 7) ELECTRICAL CONTRACTOR SHALL SEAL ALL ELECTRICAL PENETRATIONS BY CABLES, WIRES, CONDUITS, PIPES, ETC. THROUGH FIRE RATED PARTITIONS, FLOOR ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRESTOP SYSTEM. THROUGH-PENETRATION FIRESTOP SYSTEM SHALL BE TESTED IN ACCORDANCE WITH ASTM E814 AND PER UL (UNDERWRITERS LABORATORIES INC.) FIRE RERESISTANCE - VOLUMN 2 / 2001..
- 8) UNLESS OTHERWISE NOTED THE MECHANICAL EQUIPMENT SHOWN ON THESE DRAWINGS WILL BE FURNISHED AND INSTALL BY THE MECHANICAL CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR. THE EXACT LOCATION OF THE EQUIPMENT SHALL BE IN THE FIELD BY THE MECHANICAL CONTRACTOR.
- 10) OUTLETS SHOWN BACK TO BACK ON PARTITION WALL SHALL BE OFFSET 1'-0" MAXIMUM, OR MOUNTED AT DIFFERENT HEIGHTS IF INDICATED OR OTHERWISE INDICATED.
- 11) COORDINATE ALL WORK RELATED TO EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS.
- 12) ALL HOMERUNS GREATER THAN 100 FEET SHALL BE #10 WIRE MINIMUM.
- 13) THE ELECTRICAL CONTRACTOR SHALL PROVIDE POWER WIRING FOR MECHANICAL EQUIPMENT AND ALL LOW VOLTAGE WIRING FOR THERMOSTAT.

**GENERAL ELECTRICAL SPECIFICATIONS -**

- 1) ALL WIRE SHALL BE 600V RATED COPPER. WIRE SIZE #14 THRU #3 / 0 SHALL BE ITYPE THHN OR THWN, #4 / 0 AND LARGER SHALL BE TYPE THHN OR XHHW. WIRE SIZE #14 THRU #10 SHALL BE SOLID #8 AND LARGER SHALL BE STRANDED. ALL POWER WIRING FOR MECHANICAL EQUIPMENT SHALL BE A MINIMUM OF THREE (3) #10's. ALL CONTROL WIRING SHALL BE A MINIMUM OF TWO (2) #14's. LIGHTING AND POWER HOMERUNS SHALL BE A MINIMUM OF THREE (3) #10's. ALL OTHER WIRING SHALL BE A MINIMUM OF THREE (3) #12's.
- 2) ALL CURRENT CARRING MATERIAL USED SHALL BE COPPER.
- 3) ALL NEW RACEWAY SHALL BE METALLIC OF SIZE AS NOTED ON THE DRAWINGS OR AS DICTATED BY THE CODES IN EFFECT. THE CONTRACTOR MAY CHOOSE TO INCREASE THE SIZE OF THE RACEWAY AT HIS DISCRETION BUT WITH NO ADDITIONAL COST TO THE OWNER. MINIMUM CONDUIT SIZE SHALL BE 3/4". WHERE NOT SUSCEPTIBLE TO PHYSICAL DAMAGE, THE CONTRACTOR MAY CHOOSE TO RUN MC CABLE CONCEALED IN WALLS FOR BRANCH CIRCUITS, NO MORE THAN 12' TO A RECEPTACLE AND 6' TO A LIGHT FIXTURE. EMT SHALL BE USED FOR EXPOSED BRANCH CIRCUITS. MINIMUM CONDUIT SIZE BE 3/4". THE CONTRACTOR MAY CHOOSE TO RUN ARMORED FIRE ALARM / CONTROL CABLE AS MANUFACTURED BY AFC CABLE SYSTEMS OR EQUAL WHERE CONCEALED IN WALLS OR ABOVE CEILINGS.
- 4) ALL MATERIAL SHALL BE NEW AND U/L APPROVED / LABELED.
- 5) FURNISH GROUNDING / BONDING BUSHING ONTO ALL CONDUIT ENTERING / LEAVING BOXES.
- 6) FURNISH AND INSTALL ALL LUGS FOR ANY AND ALL ELECTRICAL EQUIPMENT REQUIRED, INCLUDING OWNER FURNISHED EQUIPMENT.
- 7) ALL RECEPTACLES SHALL BE FLUSH MOUNTED 18" A.F.F. AND LIGHT SWITCHES SHALL BE FLUSH MOUNTED 48" A.F.F. UNLESS NOTED OTHERWISE. DIMENSIONS SHALL BE TO CENTER TO DEVICE. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND SHALL MODIFY MOUNTING HEIGHTS AND LOCATIONS AS DIRECTED BY THE ARCHITECT TO AVOID CONFLICTS WITH OTHER WORK.
- 8) ALL GROUND CONDUCTORS SHALL BE GREEN, NEUTRAL CONDUCTORS SHALL BE WHITE.
- 9) ALL POWER AND FIRE ALARM DEVICES SHALL BE FLUSH MOUNTED WITH BACK BOX CONCEALED IN THE WALL. NO SURFACE MOUNTED GEM OR HANDY BOXES SHALL BE PERMITTED.
- 10) ALL FIRE ALARM WIRING SHALL BE CONCEALED IN WALLS OR ABOVE CEILINGS. CONTRACTOR SHALL SNAKE CONDUIT AND WIRE OR ARMORED FIRE ALARM CABLE THROUGH WALLS TO NEW DEVICE LOCATIONS AS REQUIRED AND SHALL REPAIR ANY DAMAGE TO THE WALL OR CEILING TO MATCH SURROUNDING CONDITION. NO WIRING PENETRATIONS SHALL BE PERMITTED INTO STAIRS EXCEPT CIRCUITS SERVING STAIR AREA.
- 11) ELECTRICAL CONTRACTOR SHALL SEAL ALL ELECTRICAL PENETRATIONS BY CABLES, WIRE, CONDUITS, PIPES, ETC.; THROUGH FIRE RATED PARTITIONS, FLOOR ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRESTOP SYSTEM. THROUGH-PENETRATION FIRESTOP SYSTEM SHALL BE TESTED IN ACCORDANCE WITH ASTM E814 AND PER UL (UNDERWRITERS LABORATORIES INC.) FIRE RESISTANCE - VOLUMN 2 / 2005.
- 12) WHERE TWO OR MORE LIGHT SWITCHES OCCUR AT THE SAME LOCATION, THE SWITCHES SHALL BE GANGED UNDER ONE CONTINUOUS COVERPLATE.



**ELECTRICAL PLAN**  
SCALE 1/4" = 1'-0"



This drawing is the property of the architect. It has been prepared specifically 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 the architect. Method of construction shown on this drawing should be followed exactly. Any deviation without architect's consent or supervision, the architect will not be held responsible for damages.



1	08-09-20	BUILDING PERMIT REVIEW 10-28-20
2		BUILDING PERMIT REVIEW 11-23-20
3		
4		
5		
6		

**GUEDES ASSOCIATES, INC.**  
 Designers, Architects & Project Managers  
 1425 Noble Avenue, Bpt., CT. 06610  
 Tel. 203-367-5180 Fax. 203-367-4961

PROPOSED LAYOUT NEW PARTITION DETAILS NEW EQUIPMENT LIST	date: 03-15-20	scale: AS NOTED
PLUMBING PLAN	drawn: M.R.	project #: 2020-104



ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application for:

(Check all that Apply)

- Variance Appeal from Zoning Officer Extension of Time Permit / Modification of Plan of Development Request for Re-hearing Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

222 & 260 Greenfield Drive Zone N2
On the East side of the street about 84.84 feet South from Westfield Avenue
Block : 58/2250 Lot: 24 & 2
Dimension of Lot in Question 125' x 100' x 125' x 100'

- 1. NAME OF APPLICANT / BUSINESS BATRA HOMES, LLC
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner
3. HAS A PREVIOUS APPLICATION BEEN FILED? No IF SO, GIVE DATE OF HEARING
4. DESCRIBE PROPOSED DEVELOPMENT Construction of two (2) two-family dwellings on separate building lots with associated Site improvements
5. THIS APPLICATION RELATES TO: Check all that Apply
Setback Coverage Landscaping Lot Area and Width Floor Area Height Parking Extension or Enlargement of Non-Conforming Use and/or Building Coastal Area Management Approval Liquor Use Other: Porch width
6. USE TO BE MADE OF PROPERTY Two-family dwelling on each building lot in the N2 Zone

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? See attached

APPLICANT [Signature] / DATE 05/02/2024
If signed by agent, state capacity (lawyer, builder, etc) / (Email)
Mailing Address 10 Sasco Hill Road, Fairfield, CT 06824 203-254-7579 (Zip Code) (Phone #)

PROPERTY OWNERS ENDORSEMENT [Signature] Print
Subscribe & Sworn to before me this day of 20
Notary Public in & for the County of Fairfield, State of Connecticut.

Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION

All questions must be answered in detail (use separate sheet if necessary).
The Applicant, or Agent for, must adhere to the attached check list or it will not be possible for The Zoning Board of Appeals to process this application.
NO APPLICATION RECEIVED BY MAIL CAN BE ACCEPTED.
PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS
(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)

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

May 1, 2024

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

**Re: Petition for Variances – 222 & 260 Greenfield Drive**

Dear Mr. Boucher:

Please accept, on behalf of my client, BATRA Homes, LLC (the “Petitioner”), the following narrative and enclosed application materials as part of a Petition for variances of the Bridgeport Zoning Regulations (the “Regulations”) for the properties located at 222 & 260 Greenfield Drive (the “Site”) to permit the construction of two (2) two-family dwellings with associated Site improvements in the N2 Zone.

**Variances Requested**

1. Variance of Section 3.100.4.4 of the Regulations to increase the maximum porch width from sixteen feet (16’) to thirty-two feet (32’);
2. Variance of Section 3.100.5.1 of the Regulations to increase the maximum driveways per building from one (1) to two (2); and
3. Variance of Section 3.100.5.3 of the Regulations to waive the side setback requirement for surface parking.

**Narrative**

The Petitioner requests variances in order to construct two (2) separate two-family dwellings on conforming building lots in N2 Zone. The Petitioner proposes to revise the lot lines between the two (2) existing properties that constitute the Site to create two (2) fully-



conforming building lots. The Petitioner is permitted via Special Permit to construct a two-family dwelling in the N2 Zone. This block of Greenfield Drive is a mixture of single- and two-family dwellings.

Each dwelling is proposed to be 32' x 45' with side-by-side units. The dwellings will have the appropriate setbacks under the Regulations. The Applicant proposes a roofed porch at the front of each dwelling, which provides a porch area for each dwelling unit, as well as their own 6' x 8' rear deck. The Petitioner proposes a driveway in proximity to each dwelling unit. Therefore, each building lot will have two (2) driveways. Greenfield Drive is a narrow two-way street. It pinches particularly close in front of the Site as shown on the submitted site plan. On-street parking is also permitted on Greenfield Drive, which essentially converts the street into a single lane for vehicles going opposite directions to navigate. There is also no curbing. For proper traffic flow, vehicles should park on-Site.

For these reasons, the Petitioner proposes to locate two (2) driveways on each building lot, which will ensure there is sufficient on-street parking to alleviate the parking problem on Greenfield Drive. Another two-family dwelling, diagonal from the Site, has the same layout. In addition, that existing two-family dwelling also contains a covered porch for the same width as proposed for the dwellings in the Petition.

### **Hardship**

Granting the Petitioner the above-stated variances will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations (the "Regulations") would cause a unique hardship to the Applicant as Greenfield Drive is an extremely narrow street, which should not contain on-street parking. The existing conditions of Greenfield Drive clearly demonstrate that it is too narrow of a street to carry on-street parking. The width of the street noticeably varies and "pinches" in front of the Site. Two-way traffic must stop to allow one vehicle to pass. With no curbing, there is clear evidence that vehicles trespass onto lawn areas to navigate the tight street.

The Petitioner proposes two (2) driveways to reduce the necessity for on-street parking and begin to alleviate the parking situation on Greenfield Drive. The Petitioner proposes a dwelling that is completely conforming as to setbacks, height, coverage etc. The Petitioner requests an additional waiver to extend the covered porch along the entire frontage of the proposed dwelling. The Petitioner has designed side-by-side dwelling units. With the locations of the driveway, it is logical to extend the porch to provide a porch area to each dwelling unit. In addition, it is conforming to the neighborhood as it is the same exact design as a two-family dwelling diagonal to the Site.

For the reasons stated above, the Applicant respectfully requests approval of the Petition for the above-stated variances.

Sincerely,



Christopher Russo

# BATRA HOMES, LLC ACTIVE

90 SALEM ROAD, TRUMBULL, CT, 06611, United States

## BUSINESS DETAILS ▼

### Business Details ▲

#### General Information —

Business Name  
BATRA HOMES, LLC

Business status  
ACTIVE

Citizenship/place of formation  
Domestic/Connecticut

Business address  
90 SALEM ROAD, TRUMBULL, CT, 06611, United States

Annual report due  
3/31/2025

NAICS code  
Commercial and Institutional Building Construction (236220)

Business ALEI  
2905488

Date formed  
12/13/2023

Business type  
LLC

Mailing address  
90 SALEM ROAD, TRUMBULL, CT, 06611, United States

Last report filed  
2024

NAICS sub code

#### Principal Details —

Principal Name  
RANJEETA BATRA

Principal Title

MEMBER

Principal Business address

90 SALEM ROAD, TRUMBULL, CT, 06611, United States

Principal Residence address

90 SALEM ROAD, TRUMBULL, CT, 06611, United States

Principal Name

TEJINDER BATRA

Principal Title

MEMBER

Principal Business address

90 SALEM ROAD, TRUMBULL, CT, 06611, United States

Principal Residence address

90 SALEM ROAD, TRUMBULL, CT, 06611, United States

**Agent details**



Agent name

TEJINDER BATRA

Agent Business address

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Agent Mailing address

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Agent Residence addresss

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**Filing History**



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Organization  
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Filing time: 02:43 PM

Volume Type

Volume

Start page

Pages

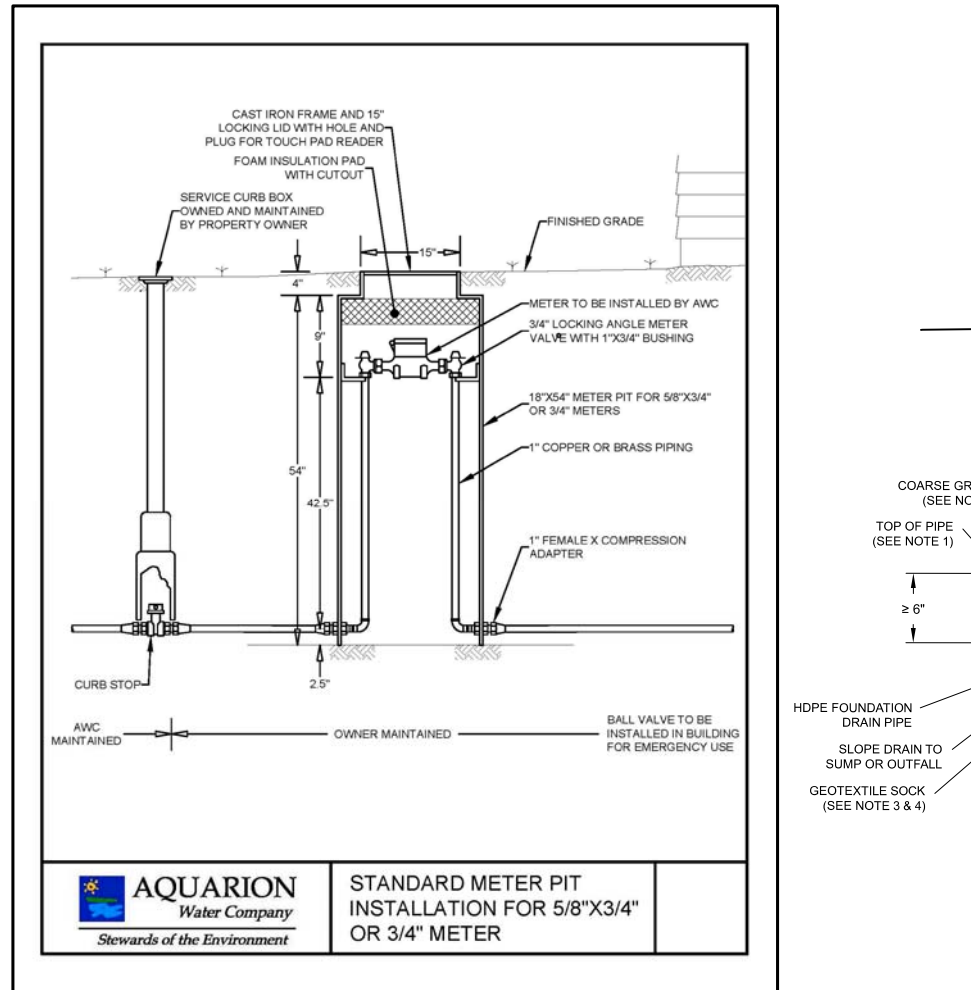
Date generated

**220-260 GREENFIELD DR - 100' ABUTTERS LIST**

<b>LOCATION</b>	<b>OWNER</b>	<b>OWNER ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
225 GREENFIELD DR	FRASER GREGORY C ET AL	225-227 GREENFIELD DR	BRIDGEPORT	CT	06606
235 GREENFIELD DR	SCOTT RAINFORD & JACQUELINE	235 GREENFIELD DR	BRIDGEPORT	CT	06606
230 GREENFIELD DR #232	COOTE ERIC P & JODI ANN K WALCOTT	230 GREENFIELD DR #232	BRIDGEPORT	CT	06606
225 GARDEN DR	KRIEWALD SUSAN M	225 GARDEN DR	BRIDGEPORT	CT	06606
242 GREENFIELD DR	HULL EMPIRE LLC	242 GREENFIELD DRIVE	BRIDGEPORT	CT	06606
222 GREENFIELD DR	FERRARA JOSEPHINE	242 GREENFIELD DR	BRIDGEPORT	CT	06606
241 GARDEN DR	EPIFANO DANIEL	2490 BLACK ROCK TPKE #359	FAIRFIELD	CT	06825
251 GARDEN DR #253	SORRENTINO ROBERT G ET AL	251 GARDEN DR	BRIDGEPORT	CT	06606
260 GREENFIELD DR	FERRARA KEITH S	135 RIPTON PARISH LN	STRATFORD	CT	06614
259 GARDEN DR #261	FAVALE ELISE & ETAL	259 GARDEN DRIVE	BRIDGEPORT	CT	06606
723 WESTFIELD AV	ALESSI CAROL A	168 MIRO STREET	FAIRFIELD	CT	06825
705 WESTFIELD AV	BERRIOS JOSE I & ALICIA	705 WESTFIELD AVE	BRIDGEPORT	CT	06606
693 WESTFIELD AV	OBSIDIAN INVESTMENTS TRUST	14 ARROWHEAD WAY	WESTON	CT	06883
681 WESTFIELD AV	PASQUA FAMILY REV TRUST UTD	681 WESTFIELD AVENUE	BRIDGEPORT	CT	06606
673 WESTFIELD AV	STYLE MAGARETTA	4120 HUTCHINSON RIVER PKWY E	BRONX	NY	10475

**NOTES**

- 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.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEOID03 AND **CONVERTED TO THE CITY OF BRIDGEPORT DATUM (+14.60')**. 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 **DECEMBER 7, 2017** 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: 658307.101, EASTING: 930968.510**  
**LATITUDE: 41°13'13.601", LONGITUDE: 73°00'03.7333"**  
**ELLIPSOID: 65047.**
- MAP REFERENCES  
 A. SAVOY GARDENS, BRIDGEPORT, CT. SCALE: 1" = 60', NOV. 1, 1916. PREPARED BY SCOFIELD & FORD ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOLUME 7 PAGE 25**.  
 B. GREENFIELD DRIVE SEWER MAP "ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT AS **MAP NO. 5789**".  
 C. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 2276**.
- PARCEL INFORMATION:  
 A. **222 GREENFIELD DRIVE (PARCEL ONE)**  
 A. ASSESSOR'S REFERENCE: MAP 58 | BLOCK 2250 | LOT 24  
 B. RECORD PARCEL AREA: 2,502± SQ. FT., 0.057± AC.  
 C. RECORD OWNER: BATRA HOMES, LLC; VOL. 11126 PG. 18  
 B. **260 GREENFIELD DRIVE (PARCEL TWO)**  
 A. ASSESSOR'S REFERENCE: MAP 58 | BLOCK 2250 | LOT 2  
 B. RECORD PARCEL AREA: 7,500± SQ. FT., 0.172± AC.  
 C. RECORD OWNER: BATRA HOMES, LLC; VOL. 11126 PG. 18
- PARCEL IS LOCATED WITHIN THE **N2** ZONING DISTRICT.
- 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 **0900100429G**, MAP REVISED **JULY 8, 2013**. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X (UNSHADED)**.
- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION AND VAGUE DEED DESCRIPTIONS THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DEANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DEANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN 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).

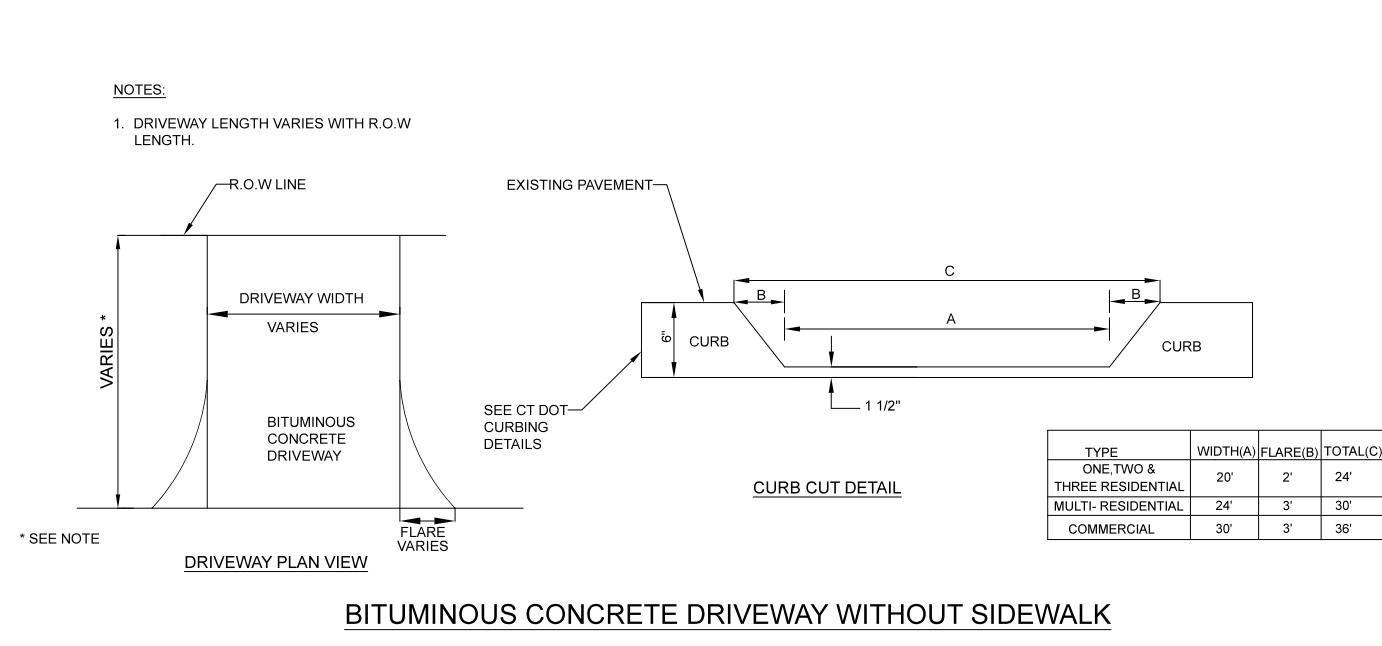


**LEGEND**

NF	NOW OR FORMERLY	CB	CATCH BASIN
MON	MONUMENT	WM	WATER METER
IP	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
UG	UNDER GROUND	INT	INTERSECTION
MH	MANHOLE	INV	INVERT
ELEC.	ELECTRIC	CI	CAST IRON
U	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
L.P.	LIGHT POST	PVC	POLYVINYL CHLORIDE
U	EXISTING CONIFER TREE	U	EXISTING DECIDUOUS TREE

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

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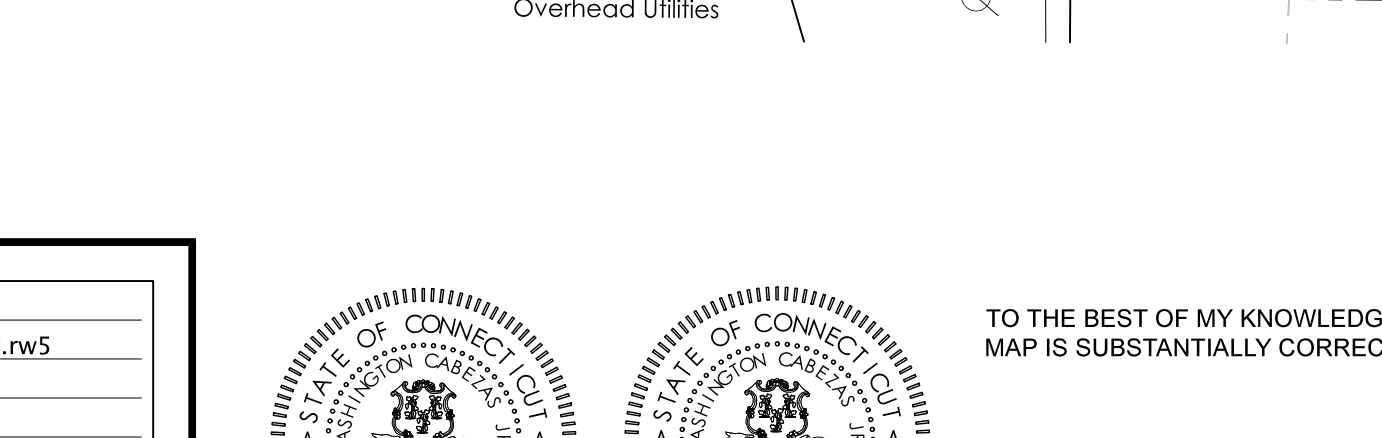
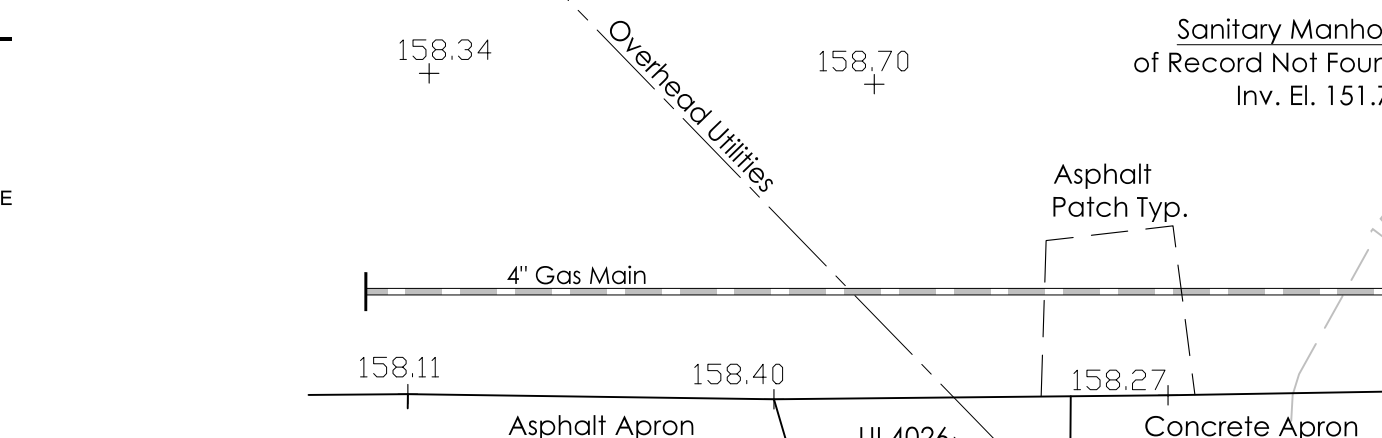
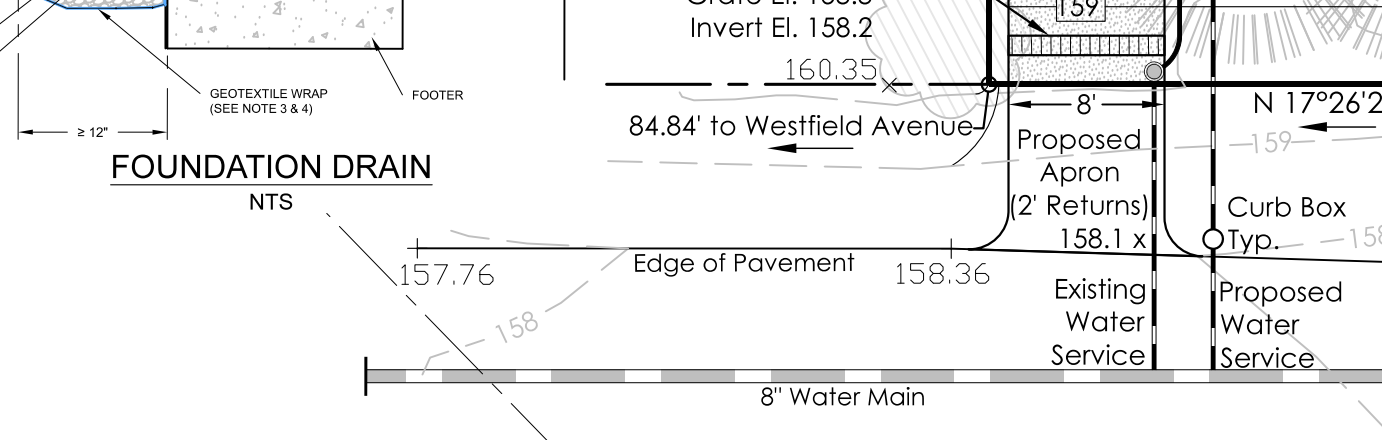
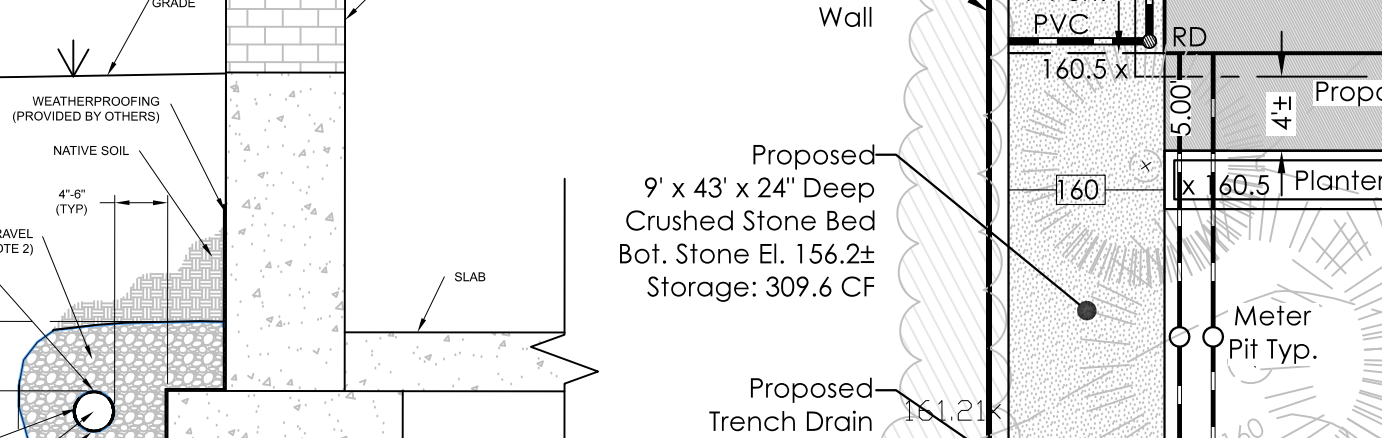
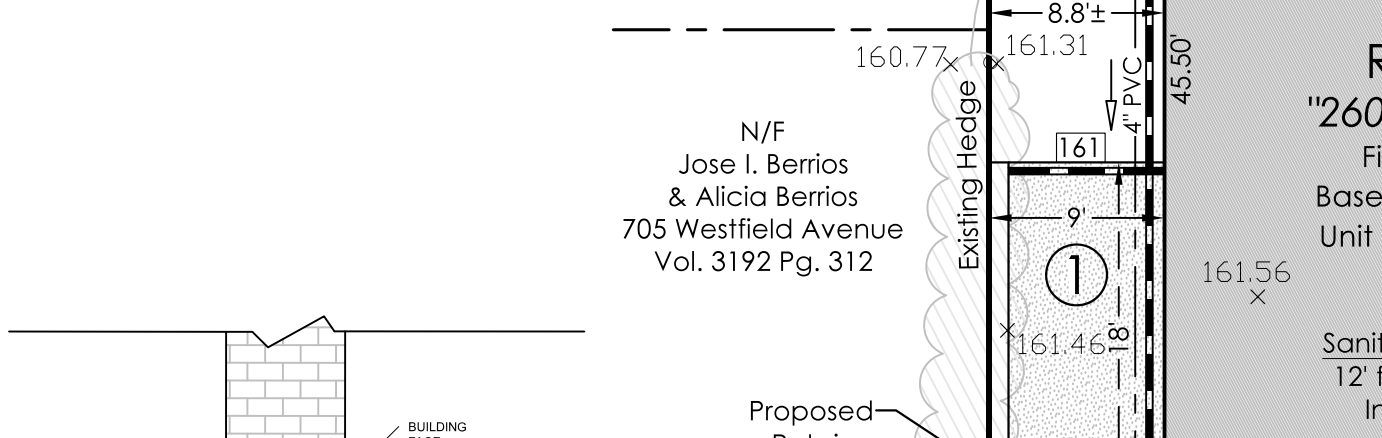
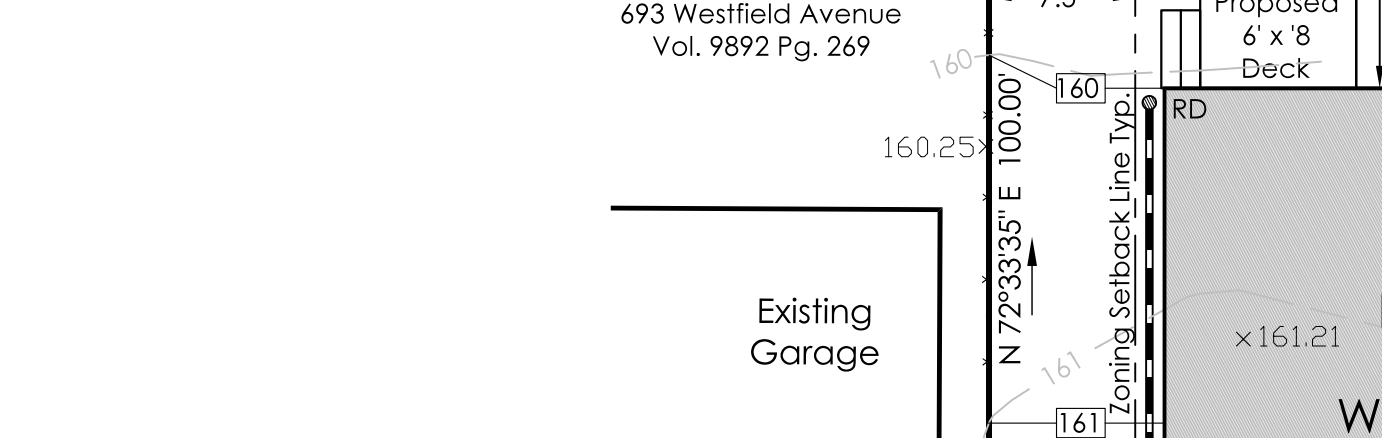
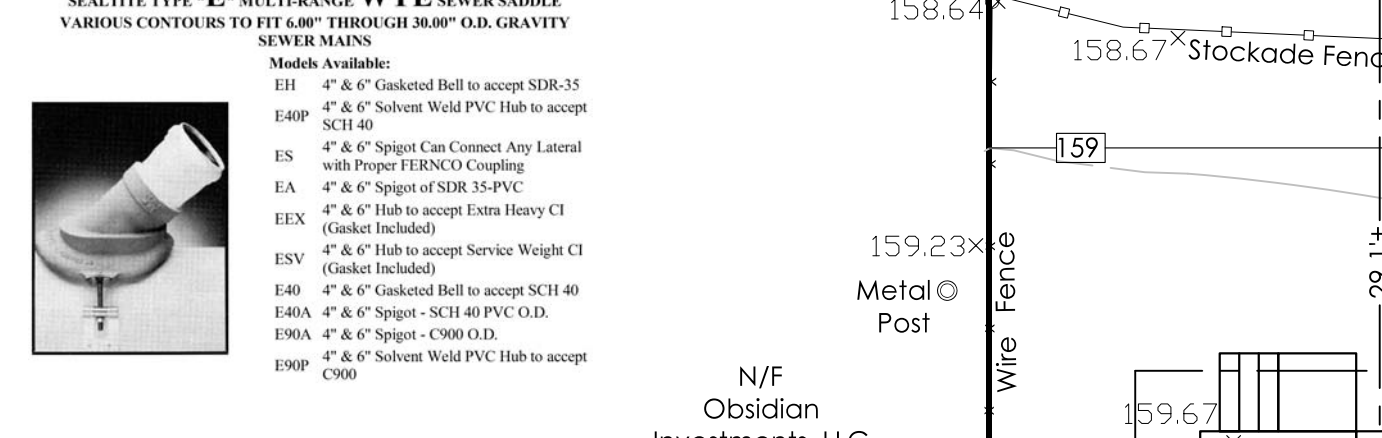


**SANITARY SEWER NOTES**

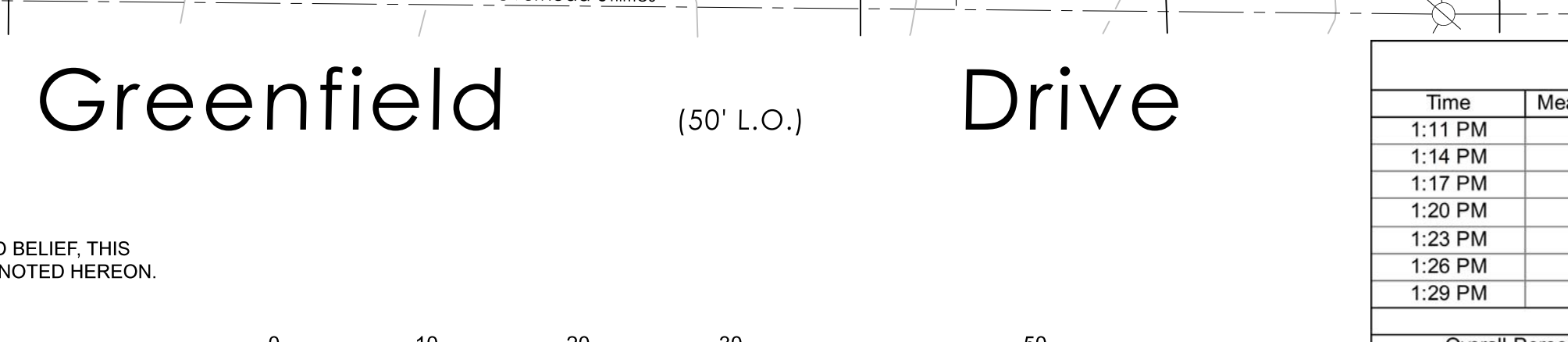
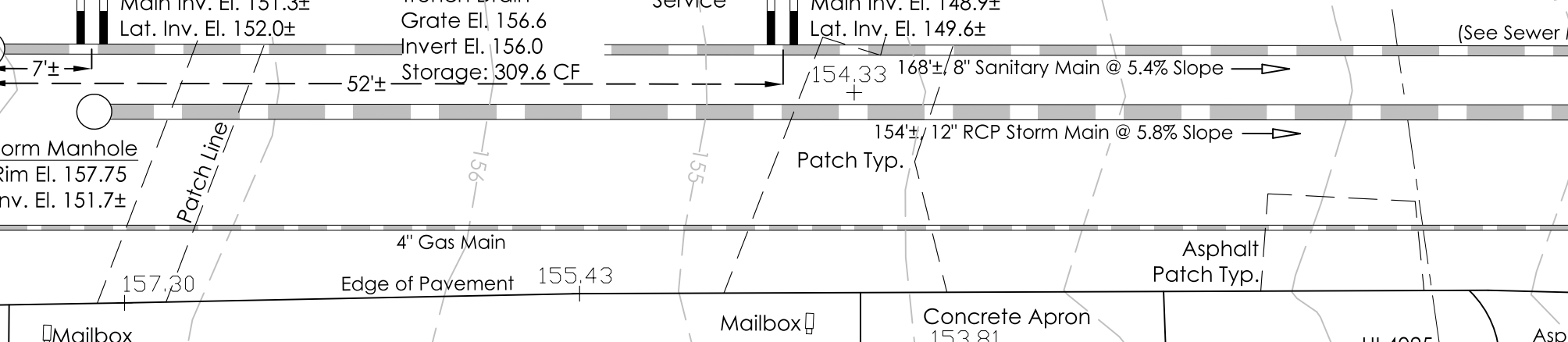
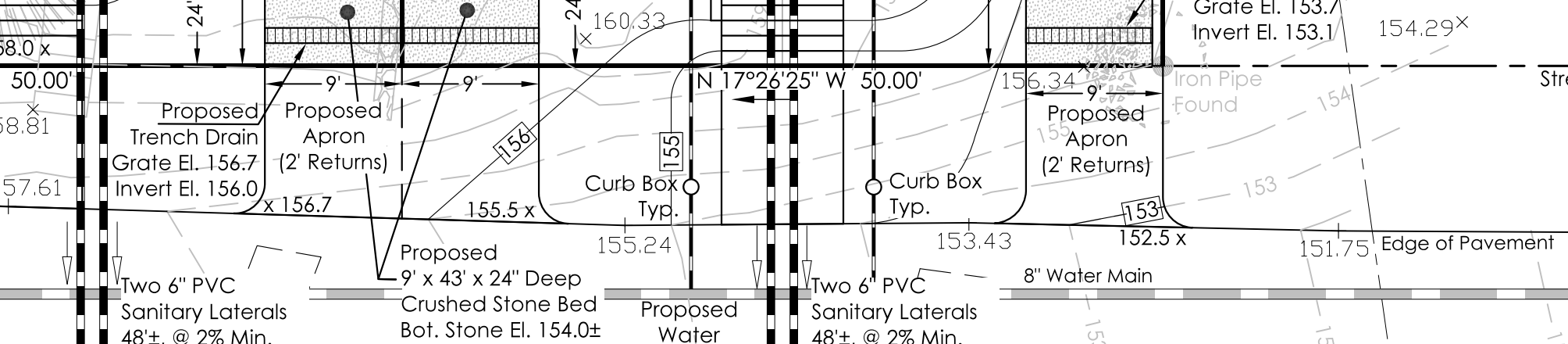
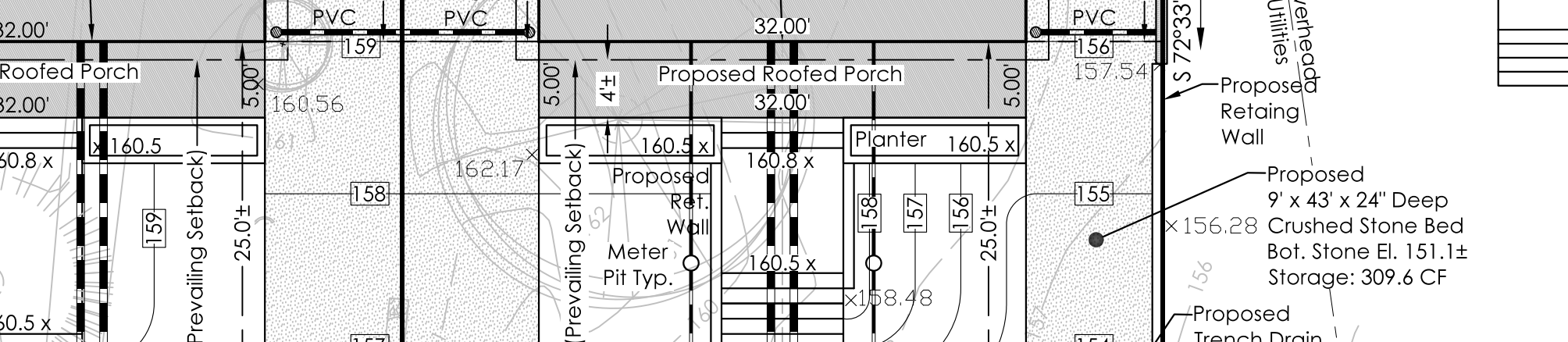
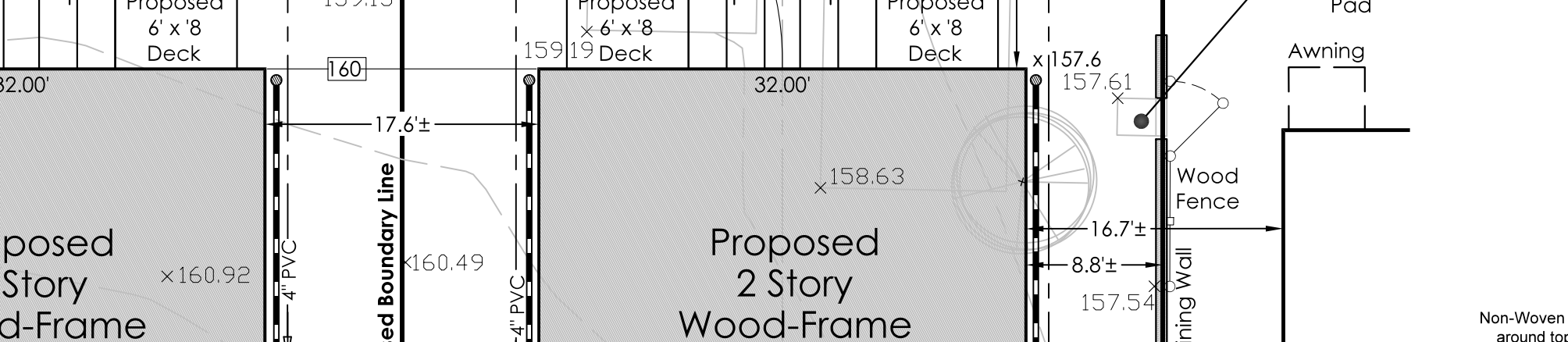
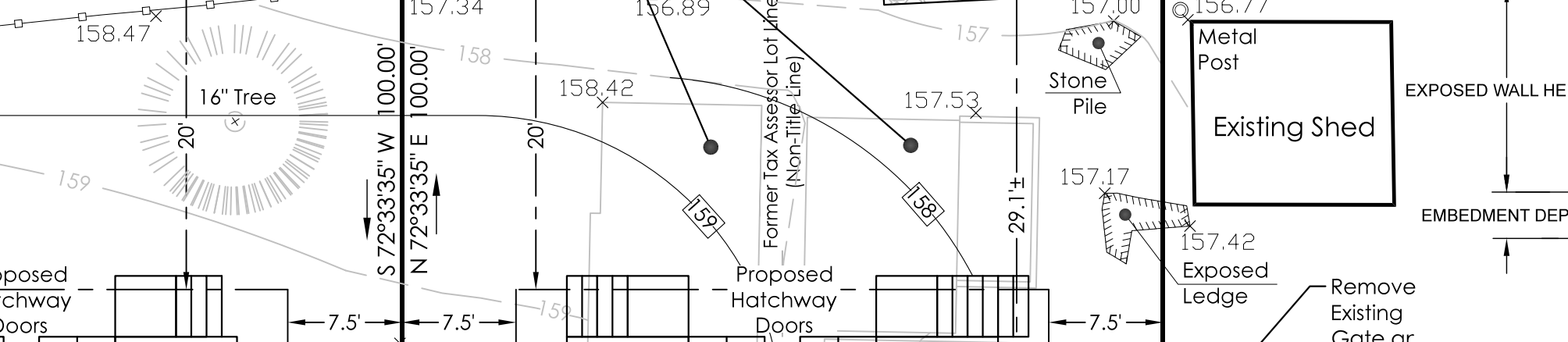
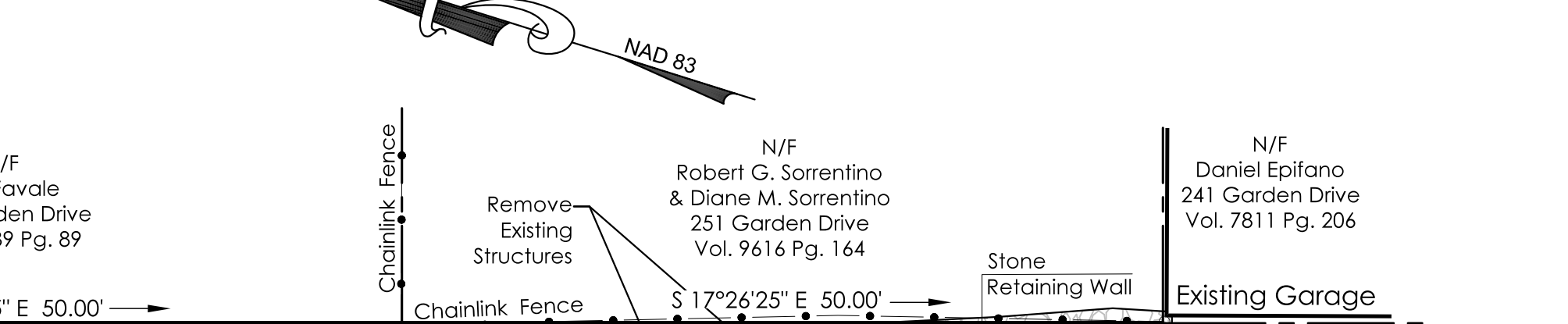
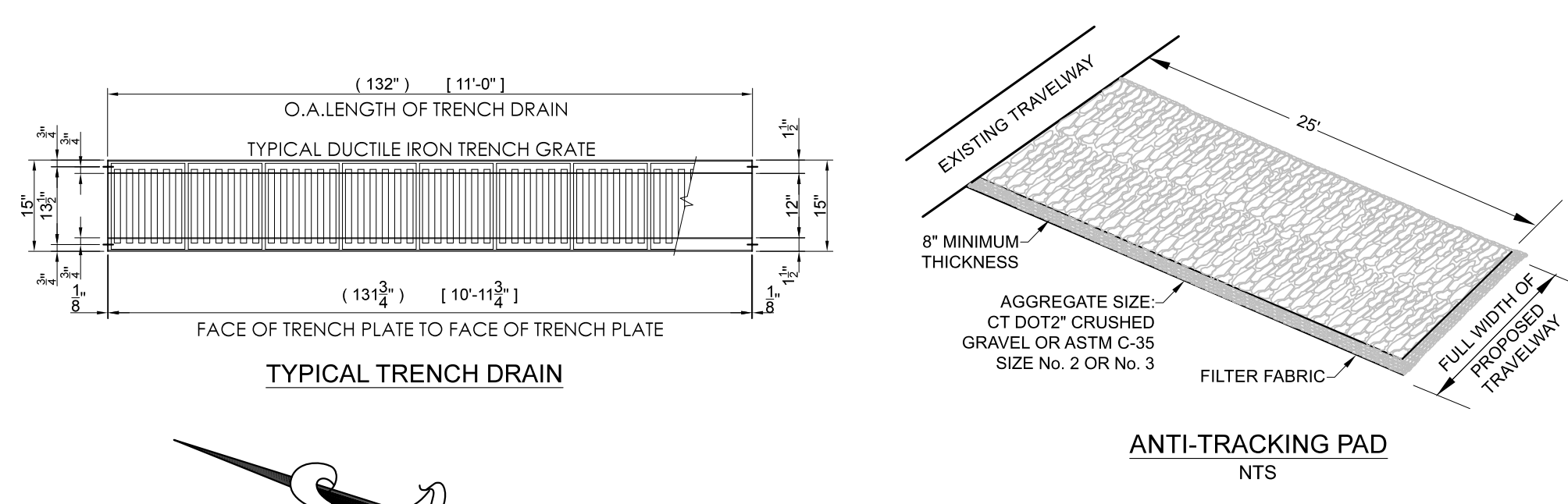
- SADDLE TO BE SEALTITE TYPE 'E' MULTIRANGE WYE SEWER SADDLE. (TO BE USED IF CONNECTION IS NOT FOUND)
- 8" PVC SEWER CONNECTION TO BE INSTALLED ON CRUSHED STONE BASE. CRUSHED STONE TO EXTEND FROM 6" BELOW PIPE TO 3" ABOVE PIPE. FILTER FABRIC TO BE INSTALLED ON TOP SURFACE OF CRUSHED STONE.
- SERVICE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

**NOTE**

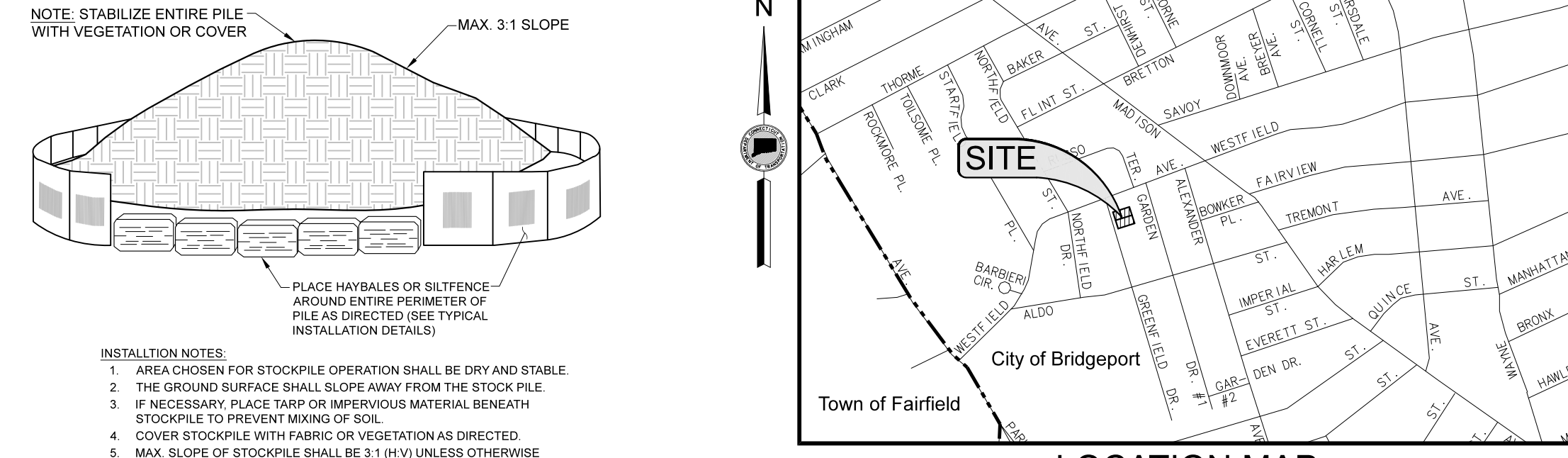
- PIPE TO BE BEDDED IN CRUSHED STONE.



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



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



**N2 Zone Development Standards**  
 House 'B' Building Type

REQUIREMENT	REQUIRED	PROPOSED 260 GREENFIELD DRIVE	PROPOSED 222 GREENFIELD DRIVE
3.100.4. BUILDING LOCATION	SEE FIGURE 3.100-B		
MULTIPLE PRINCIPAL BUILDINGS	ALLOWED PER 3.100.10.A	N/A	N/A
1) LOT WIDTH PER PRINCIPAL BUILDING	45 FT MINIMUM	50.00 FT PROPOSED	50.00 FT PROPOSED
LOT SIZE	NO MINIMUM	5,000± SF	5,000± SF
2) PRIMARY STREET WALL	NO MAX FOR 1-UNIT; 50 FT MAX FOR 2-UNIT (MEASURED AT MINIMUM SETBACK ALONG ANY PRIMARY STREET)		
3) PRIMARY STREET SETBACK	20 FT MINIMUM; 30 FT MAXIMUM (PREVAILING SETBACK SHALL BE 14.20± FOR MEASURING. SEE 3.100.10 FOR ALLOWED ENCROACHMENTS)	<b>24.1 FT PREVAILING SETBACK</b>	
4) PORCH, STEPS, BAY ENCROACHMENT	8 FT MAX; PORCH OR BAY WIDTH OF 16 FT MAX		
5) NON-PRIMARY STREET SETBACK	12 FT MINIMUM		
6) SIDE SETBACK	6 FT MIN; MIN 15 FT TOTAL BOTH SIDES		
7) REAR SETBACK	20 FT MINIMUM		
8) SITE COVERAGE	65% (SEE 14.20.7 FOR MEASURING SITE COVERAGE)		

**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)
2) ATTACHED GARAGE SETBACK	20 FT MIN. BEHIND PRIMARY FACADE
ALLOWED GARAGE DOOR LOCATION	REAR FACADE, STREET SIDE FACADE
3) SURFACE PARKING AND ACCESSORY STRUCTURE LOCATION	REAR YARD ONLY (SEE 3.170 FOR ACCESSORY STRUCTURES)
STREET SIDE SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 3.170 FOR ACCESSORY STRUCTURES)
SIDE AND REAR SETBACK	3 FT. MIN. (SEE 3.170 FOR ACCESSORY STRUCTURES)

**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)
2) STORY HEIGHT	8 FT. MIN; 9 FT. MAX. (MEASURED FLOOR-TO-FLOOR)
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.)

**3.100.7. ROOFS**  
 SEE FIGURE 3.100-D

1) ROOF TYPES	PITCHED (SEE 6.20 FOR ROOF TYPES)
2) TOWER	NOT ALLOWED

**3.100.9. ALLOWED USES**  
 SEE ARTICLE 40 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS

RESIDENTIAL	ALLOWED USES
NUMBER OF PRINCIPAL UNITS	1 IN HOUSE, 2 WITH SPECIAL PERMIT
NUMBER OF ACCESSORY APARTMENTS	1 IN BACKYARD COTTAGE WITH SPECIAL PERMIT
HOUSEHOLD LIVING	ALLOWED

**Greenfield Drive (50' L.O.)**

**Percolation Test Results**

Time	Measurement to Water Surface	Drop in Water Level (0.01")	Rate (Min./Inch)
1:11 PM	1.22		
1:14 PM	1.33	0.11	1.52
1:17 PM	1.42	0.09	2.78
1:20 PM	1.49	0.07	3.57
1:23 PM	1.54	0.05	5.00
1:26 PM	1.58	0.04	6.25
1:29 PM	1.60	0.02	12.50

Overall Percolation Rate (Min/Inch): 3.07  
 Minimum Percolation Rate (Min/Inch): 12.50  
 Minimum Percolation Rate (Inches/Hour): 4.80

Based on minimum percolation rate, a 24" tall system will drain in (Hours): 5.0

**SCALE**  
 0 10 20 30 50

**IMPROVEMENT LOCATION SURVEY - AND - TOPOGRAPHIC SURVEY**  
 - PREPARED FOR -  
**BATRA HOMES, LLC**  
 222 GREENFIELD DRIVE  
 ASSESSOR'S REFERENCE: MAP 58 | BLOCK 2250 | LOT 24  
 - AND -  
 260 GREENFIELD DRIVE  
 ASSESSOR'S REFERENCE: MAP 58 | BLOCK 2250 | LOT 2  
**BRIDGEPORT, CONNECTICUT**

SHEET 1 OF 1  
 APRIL 18, 2024 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 10'



**ZONING BOARD OF APPEALS APPLICATION**

The undersigned presents the following application for:

(Check all that Apply)

Variance  Appeal from Zoning Officer  Extension of Time Permit / Modification of Plan of Development  Request for Re-hearing  Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

40, 60 & 68 Hollister Avenue Zone MX2 & NX2  
(Number) (Street) (Zone Classification)

On the East side of the street about 0 feet North from  
(North, South, East, West) (North, South, East, West)

Logan Street Block : 31/651 Lot: 10, 11, 12/A  
(Street)

Dimension of Lot in Question 259.00' x 167.50' x 285.15' x 63.37' x 20.51'  
(Specify)

1. NAME OF APPLICANT / BUSINESS Global Montello Group Corp.

2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Lessee  
(Print)

3. HAS A PREVIOUS APPLICATION BEEN FILED? No IF SO, GIVE DATE OF HEARING \_\_\_\_\_  
(Yes or No)

4. DESCRIBE PROPOSED DEVELOPMENT Applicant proposes to install an additional fuel canopy, pumps, fuel storage tanks above and below ground, fencing and landscaping as well as reconfiguring traffic flow on the Site, which is proposed to be fully designated in the MX2 Zone.

5. THIS APPLICATION RELATES TO: Check all that Apply  
 Setback  Coverage  Landscaping  Lot Area and Width  Floor Area  Height  Parking  Extension or Enlargement of Non-Conforming Use and/or Building  Coastal Area Management Approval  Liquor  Use  Other: Driveway width and number of access points; accessory structure location

6. USE TO BE MADE OF PROPERTY Existing Fueling Station use and existing fuel pump canopy to remain with the addition of one (1) fuel canopy and associated fuel pumps, underground and above-ground fuel storage tanks

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? See Attached

APPLICANT [Signature] / DATE 5/11/2024  
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) \_\_\_\_\_ / \_\_\_\_\_  
(Email)

Mailing Address 10 Sasco Hill Road, Fairfield, CT 06824 203-528-0590  
(Zip Code) (Phone #)

PROPERTY OWNERS ENDORSEMENT \_\_\_\_\_ Print \_\_\_\_\_  
(If other than owner) (Signature)

Subscribe & Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_  
Notary Public in & for the County of Fairfield, State of Connecticut.

**Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION**

All questions must be answered in detail (use separate sheet if necessary).  
The Applicant, or Agent for, must adhere to the attached check list or it will not be possible for The Zoning Board of Appeals to process this application.  
**NO APPLICATION RECEIVED BY MAIL CAN BE ACCEPTED.**  
**PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS**  
**(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)**

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

April 19, 2024

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

**Re: Petition for Variances – 40, 60 & 68 Hollister Avenue**

Dear Mr. Boucher:

Please accept the following narrative and enclosed application materials as part of an application for variances of the Bridgeport Zoning Regulations (the "Regulations") for the properties located at 40, 60 & 68 Hollister Avenue (the "Site") to install an additional fuel canopy, pumps, fuel storage tanks above and below ground, fencing and landscaping as well as reconfiguring traffic flow on the Site. 40 & 60 Hollister Avenue are currently located in the MX2 Zone. The Applicant proposes to change the zone designation of 68 Hollister Avenue from the NX2 Zone to the MX2 Zone.

**Variances Requested**

1. Variance of Section 3.20.5 of the Regulations to increase the maximum driveway width to 50' to accommodate trucks and a single driveway to 60' wide and permit three (3) driveway access points on Logan Street and three (3) driveway egress points on Primary Street of Hollister Avenue;
2. A further variance of Sec. 3.20.5 of the Regulations to permit an accessory structure closer to the street lot line than the principal building; and
3. A variance of Sec. 3.170.7.D(1) of the Regulations to increase the permitted overall height of the fuel canopy from 18' to 19'

**Narrative**

The Site is located across from an entrance ramp for I-95 and contains an existing fuel station with a fuel canopy and convenience store. A large industrial building and property are located



to the east of the Site and a number of industrial properties are located in the vicinity. I-95 is located to the south of the Site. The Site is opposite the intersection of Hollister Avenue and Orange Street. An auto sales and repair use is located on Orange Street across from the Site. The remainder of the properties across the street from the Site are vacant. A two-family dwelling is located to the north of the Site, but a commercial garage is located beyond that. The Site contains properties identified as 40 & 60 Hollister Avenue on its southern end, which are located in the MX2 Zone. This area is the location of the existing Global gas station, which was formerly known as Massey Fuel. It has been a longstanding use at this location. The property located at 68 Hollister Avenue is located in the NX2 Zone.

The Applicant proposes to designate the portion of the Site identified as 68 Hollister Avenue within the MX2 Zone, so the Site is entirely within said Zone. Fuel pumps are permitted within the MX2 Zone under the Storefront Building type. The Applicant proposes to install an additional fuel canopy and pumps on the Site. To improve and provide proper truck access to the Site and the fuel pumps, the Applicant proposes to adjust existing curb cuts and add additional curb cuts. For trucks, the Site is proposed to be accessed from Logan Street, which borders the Industrial I Zone. The Site will be exited solely onto Hollister Avenue. This one-way traffic flow will ensure smooth flow through the Site. There will be no need for trucks to turn around. They will proceed straight through the Site. The existing two-way curb cuts on the southern end of the Site and to the south of the existing building, which is predominantly utilized by smaller personal vehicles, will remain. The Applicant has included a truck turning plan with this submission to demonstrate the smooth traffic flow in and out of the Site. Besides the fuel canopy expansion and Site adjustments, the Applicant proposes the installation of new fuel storage tanks, both underground and above ground, and a new dumpster enclosure.

To screen the residential property to the North, the Applicant proposes the installation of a fence along the northern property line. In fact, the Applicant proposes a buffer that well exceeds the minimum buffer proposed in the current zone, which is only 2'. The Application proposes a 10' landscaped buffer with a fence, which widens to 18.5' in the area of the existing dwelling to the north of the Site. Therefore, it will feature more than adequate buffering.

### Hardship

Granting the Petitioner the above-stated variances will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations would cause a unique hardship to the Petitioner as the Petitioner proposes to improve the existing layout of an existing gas station to better handle traffic flow. The Site is extremely unique in shape as it essentially narrows to a point on its southern end. This condition "pinches" the Site and hampers traffic flow on the Site. As demonstrated on the submitted truck turning plan, the Petition would appropriately accommodate trucks, which already frequent the existing gas station, on the Site. The traffic flow is also appropriate for the neighborhood. The trucks will enter through the side of the Site that fronts the Industrial Zone. These trucks will fuel at the station and then wait on-Site to exit onto East Main Street. They will not clog the main thoroughfare. The proposed driveway curb cuts will achieve this safe truck turning plan. This improvement will complement the already tremendous advantage of the Site, which is its proximity to I-95. Rather than these trucks having to travel through local streets to obtain fuel, they will be able to immediately return to I-95 without occupying local streets for more than a few seconds. The proposed use is completely conforming to the neighborhood. The Industrial zone is located to the east and another automotive use is located to

the west. The Petition also affords an opportunity to create a significant landscape buffer from the property to the north with an 18.5' buffer in proximity to the nearest dwelling.

Regarding the location of the accessory structure, in accordance with the Regulations, the proposed additional fuel canopy is located in the rear yard. However, due to the unique feature of the Site being surrounded on three (3) sides by public street, it is almost impossible to locate the accessory structure so it is not beyond a building façade. The accessory structure is not beyond the building façade on Logan Street, which is where the existing building is closest, but it is beyond along Hollister Avenue. The existing building is also extremely small at only 1,052 SF. The fuel canopy itself covers a greater area than the building, which makes it inherently difficult to satisfy the Regulation. However, the accessory structure's location in the rear yard satisfies the intent of the Regulations. Regarding the proposed height of the canopy, the canopy is designed to accommodate trucks, so the proposed height is required for clearance under safety codes.

For the reasons stated above, the Petitioner respectfully requests approval of the Petition for the above-stated variances.

Sincerely,



Christopher Russo

PROPERTY OWNERS LOCATED WITHIN 100' OF 40, 60 & 68 HOLLISTER AVENUE

LOCATION	OWNER NAME	ADDRESS	CITY	STATE	ZIP
40 HOLLISTER AV	40 HOLLISTER AVENUE ASSOC LLC	40 HOLLISTER AVENUE	BRIDGEPORT	CT	06607
67 HOLLISTER AV #REAR	73 HOLLISTER LLC	323 NORTH AVENUE	BRIDGEPORT	CT	06606
60 HOLLISTER AV	MASSEY REALTY L L C	40 HOLLISTER AVENUE	BRIDGEPORT	CT	06607
40 LOGAN ST	PEREIRA FAMILY INVESTMENT LLC	54 TRAILSIDE DRIVE	MONROE	CT	06468
68 HOLLISTER AV	MASSEY REALTY L L C	40 HOLLISTER AVE	BRIDGEPORT	CT	06607
73 HOLLISTER AV #75	73 HOLLISTER LLC	1057 BROAD STREET	BRIDGEPORT	CT	06605
70 LOGAN ST	LANTERN RIDGE ASSOCIATES LLC	54 TRAILSIDE DR	MONROE	CT	06468
76 HOLLISTER AV	MILLET MARTA	76 HOLLISTER AVENUE	BRIDGEPORT	CT	06607
88 HOLLISTER AV #90	LAILAW JERMAINE ET AL	88 HOLLISTER AVE	BRIDGEPORT	CT	06607
95 LOGAN ST	D ANDREA PIETRO ANTONIO ET AL	95 LOGAN ST	BRIDGEPORT	CT	06607
100 HOLLISTER AV	PETTWAY AUDREY LYNN & KAPEL PETTWAY SR	100 HOLLISTER AVE	BRIDGEPORT	CT	06607
133 LOGAN ST #135	JAMES R STUTZ & ROSEMARY G STUTZ TRUST	54 DRIFTWOOD LN	TRUMBULL	CT	06611
80 LOGAN ST	80 LOGAN LLC	323 NORTH AVE	BRIDGEPORT	CT	06606

# GLOBAL MONTELLO GROUP CORP. ACTIVE

800 SOUTH STREET SUITE 500, WALTHAM, MA, 02453, United States

## BUSINESS DETAILS

### Business Details

#### General Information

**Business Name**

GLOBAL MONTELLO GROUP CORP.

**Business status**

ACTIVE

**Citizenship/place of formation**

Foreign/DE

**Business address**

800 SOUTH STREET SUITE 500, WALTHAM, MA, 02453, United States

**Annual report due**

12/1/2024

**NAICS code**

Petroleum and Petroleum Products Merchant Wholesalers (except Bulk Stations and Terminals)  
(424720)

**Business ALEI**

0841321

**Date formed**

12/1/2005

**Business type**

Stock

**Mailing address**

800 SOUTH STREET SUITE 500, WALTHAM, MA, 02453, United States

**Last report filed**

2023

**NAICS sub code**

424720

### Principal Details

**Principal Name**

Sean T. Geary

Principal Title  
Chief Legal Officer, Secretary

Principal Business address  
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Principal Residence address  
800 SOUTH STREET SUITE 500, WALTHAM, MA, 02453, United States

Principal Name  
ERIC SLIFKA

Principal Title  
PRESIDENT, CEO

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Principal Title  
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Principal Title  
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Principal Name  
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Principal Title  
CHIEF FINANCIAL OFFICER

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Principal Name  
MARGARET NIEKRASH

Principal Title  
TREASURER

Principal Business address  
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**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**



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**Business**

**Registration -**

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**Authority**

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**Annual**

**Report(2006)**

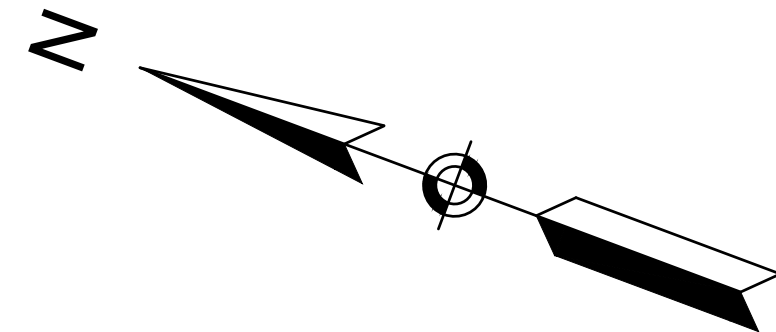
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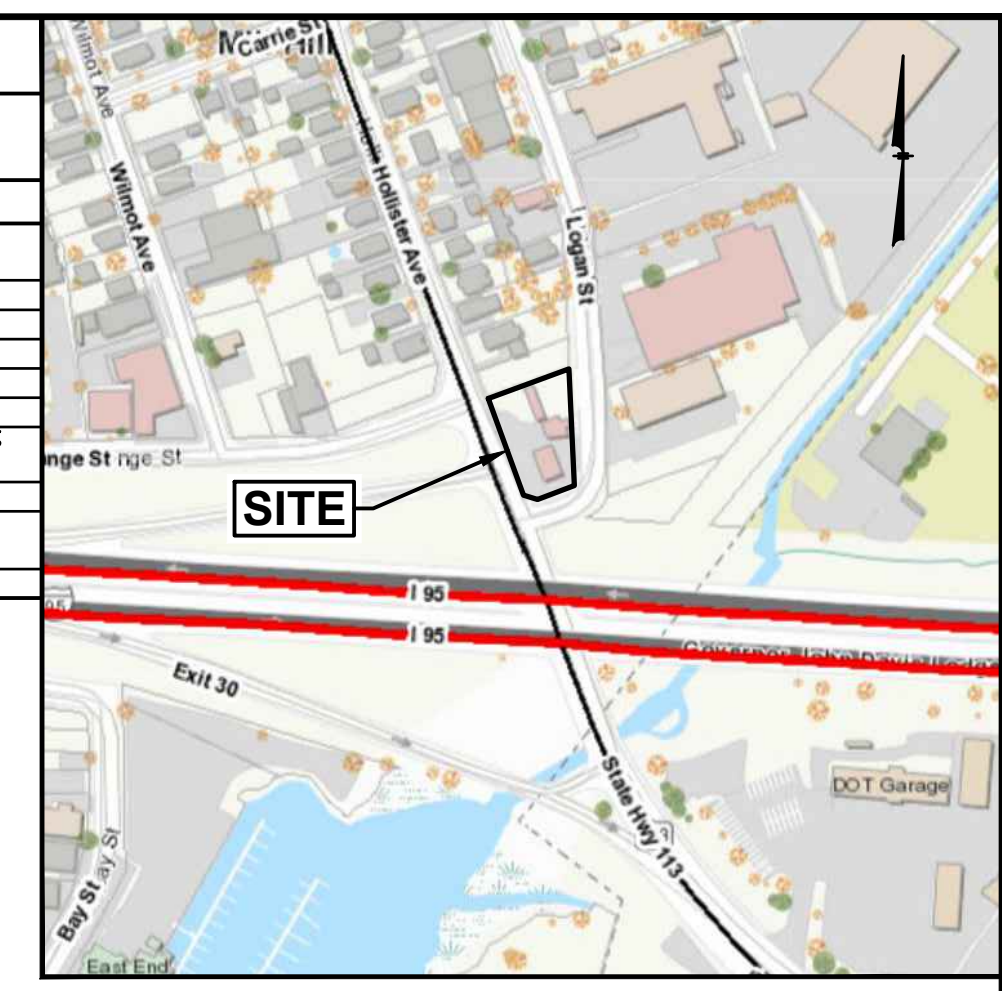


**TABLE OF ZONING REGULATIONS - (BRIDGEPORT, CT)**

**ZONE: MIXED-USE CENTER (MX2) AND NEIGHBORHOOD MIX 2 (NX2)**

**BUILDING TYPE: STOREFRONT**

DESCRIPTION	REQUIRED	PROVIDED
FRONT YARD BUILDING SETBACK	0' MIN. 15' MAX.	52' (PROPOSED FUEL CANOPY) (POTENTIAL RELIEF REQUIRED)
SIDE YARD BUILDING SETBACK	5' MIN.	10'
REAR YARD BUILDING SETBACK	15' MIN.	N.A.
FRONT YARD PARKING SETBACK	NONE	0'
SIDE YARD PARKING SETBACK	3' MIN.	18.5'
REAR YARD PARKING SETBACK	3' MIN.	N.A.
MAXIMUM IMPERVIOUS COVERAGE	95%	30,850 SF / 33,977 SF = 90.8% (LOTS 10, 11 & 12A COMBINED)
MAXIMUM BUILDING HEIGHT	18' MAX FOR FUEL CANOPY	TBD. (TO MATCH EXIST. CANOPY)
MINIMUM NUMBER PARKING SPACES	RETAIL: 4.5 SPACES PER 1,000 SF MAX. 1,052 SF x 4.5 SPACES/1,000 SF = 5 SPACES	7 SPACES (ALL EXISTING TO REMAIN)
MAXIMUM DRIVEWAY WIDTH	22'	50' (RELIEF REQUIRED)



**LOCATION MAP**  
(NOT TO SCALE)

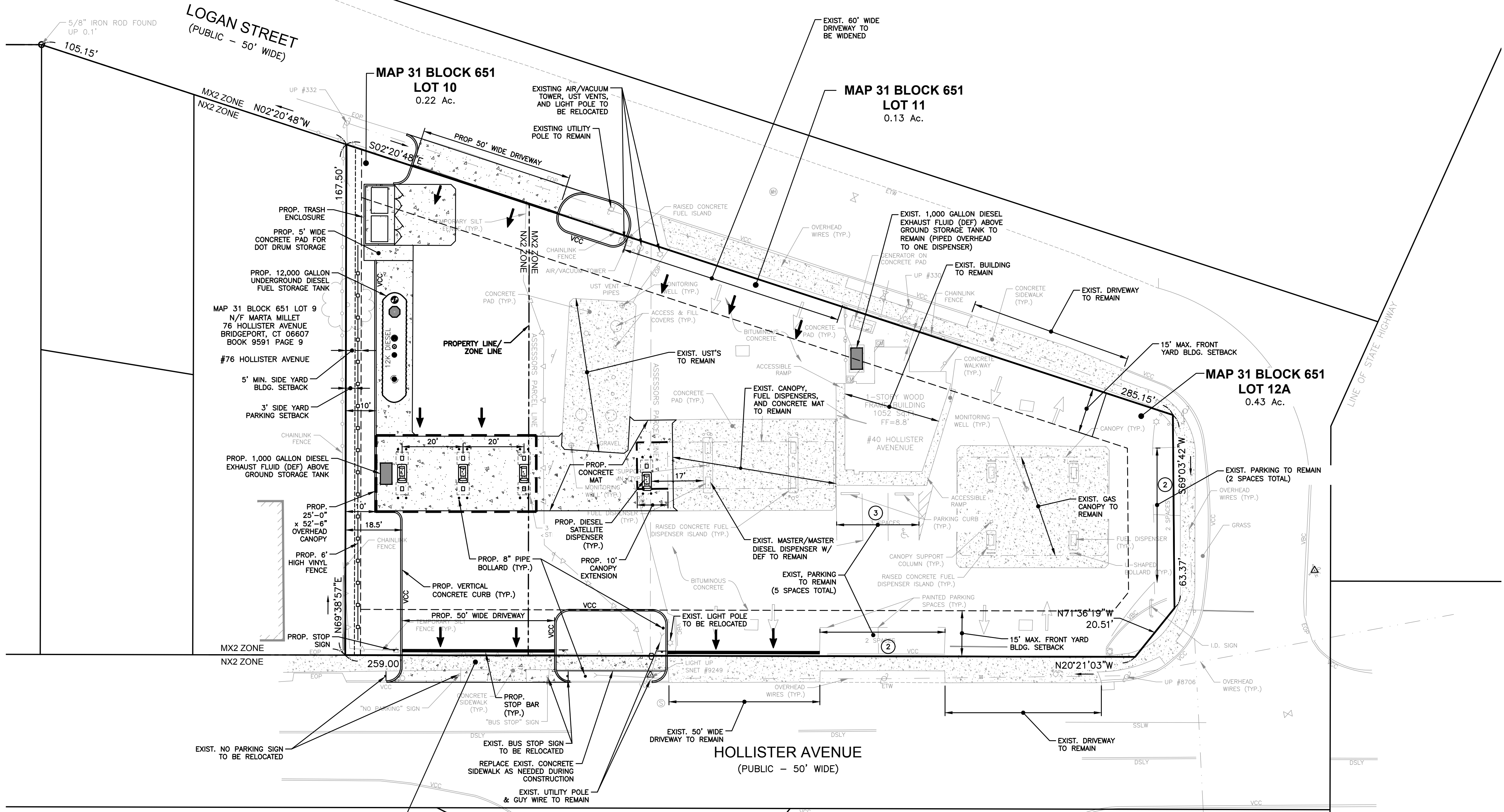
**GPI** Engineering  
Design  
Planning  
Construction Management  
603.893.0720  
GPI.NET.COM  
Greenman-Pedersen, Inc.  
44 Stiles Road, Suite One  
Salem, NH 03079

PREPARED FOR  
**GLOBAL PARTNERS, INC.**  
800 SOUTH ST., SUITE 500  
WALTHAM, MA 02454

**MAP 31 BLOCK 651 LOTS 10, 11 & 12A**  
**SITE 778 - GLOBAL**  
**40 HOLLISTER AVENUE**  
**BRIDGEPORT, CONNECTICUT**

**NOTES:**

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW A PRELIMINARY SITE LAYOUT OF A RETAIL MOTOR FUEL OUTLET EXPANSION AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
- 2) CONFIRMATION IS REQUIRED WITH THE CITY REGARDING POTENTIAL WAIVERS/VARIANCES & GENERAL ZONING NOT NOTED ON THIS PLAN.
- 3) EXISTING BOUNDARY AND PLANIMETRIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN SEPTEMBER 15 AND OCTOBER 27, 2022.
- 4) MAP 31 BLOCK 651 LOTS 10, 11, & 12A
- 5) ZONING DISTRICT:  
LOTS 11 & 12A = MIXED-USE CENTERS (MX2)  
LOT 10 = NEIGHBORHOOD MIX 2 (NX2)
- 6) CONVENIENCE STORES AND GAS STATIONS ARE PERMITTED IN THE MX2 DISTRICT BUT ARE NOT ALLOWED WITHIN THE NX2 DISTRICT WITHOUT A VARIANCE FROM THE ZBA.
- 7) PARKING ANALYSIS:  
RETAIL: 4.5 SPACES PER 1,000 SF MAX.  
1,300 SF x 4.5 SPACES/1,000 SF = 6 SPACES  
MAX. SPACES ALLOWED = 6 SPACES  
SPACES PROVIDED = 7 SPACES (ALL EXISTING TO REMAIN)



NOTE: THE CITY OF BRIDGEPORT REQUIRES A MAXIMUM DRIVEWAY WIDTH OF 22'. A VARIANCE MAY BE REQUIRED FOR THE PROPOSED DRIVEWAY WIDTHS TO EXCEED 22'.

**REVISIONS**

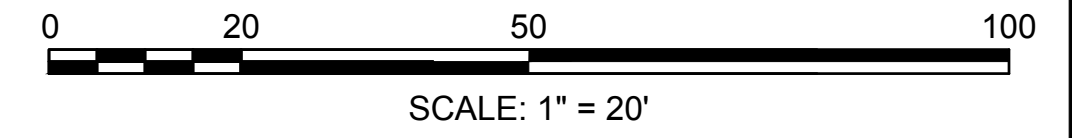
NO.	REVISION	DATE

NO. REVISION DATE

JANUARY 23, 2024

DRAWN/DESIGN BY: GMP CHECKED BY: HS

**DRAFT**  
1-23-24



**PRELIMINARY SITE PLAN**

SCALE: 1"=20'

PROJECT NO. NEX-2200217

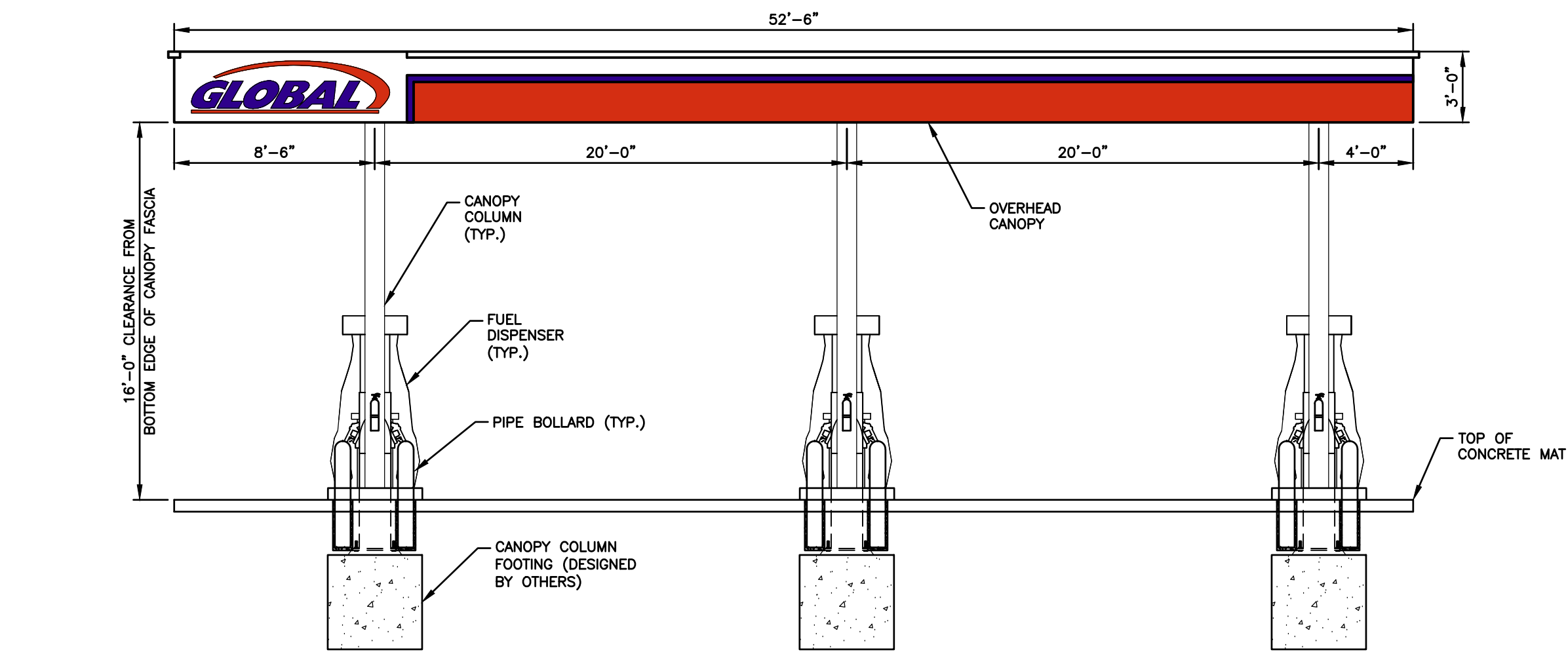
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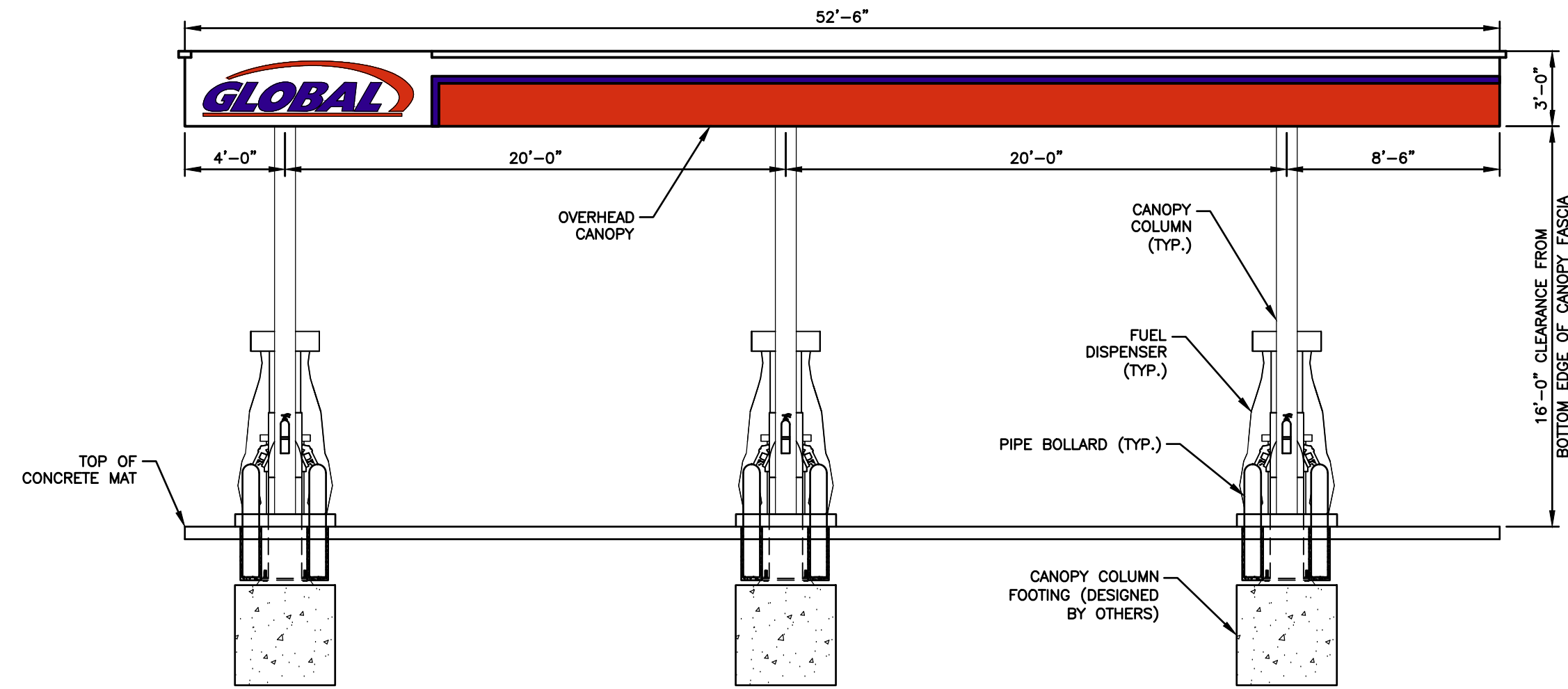
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PREPARED FOR  
GLOBAL PARTNERS, INC.  
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WALTHAM, MA 02454

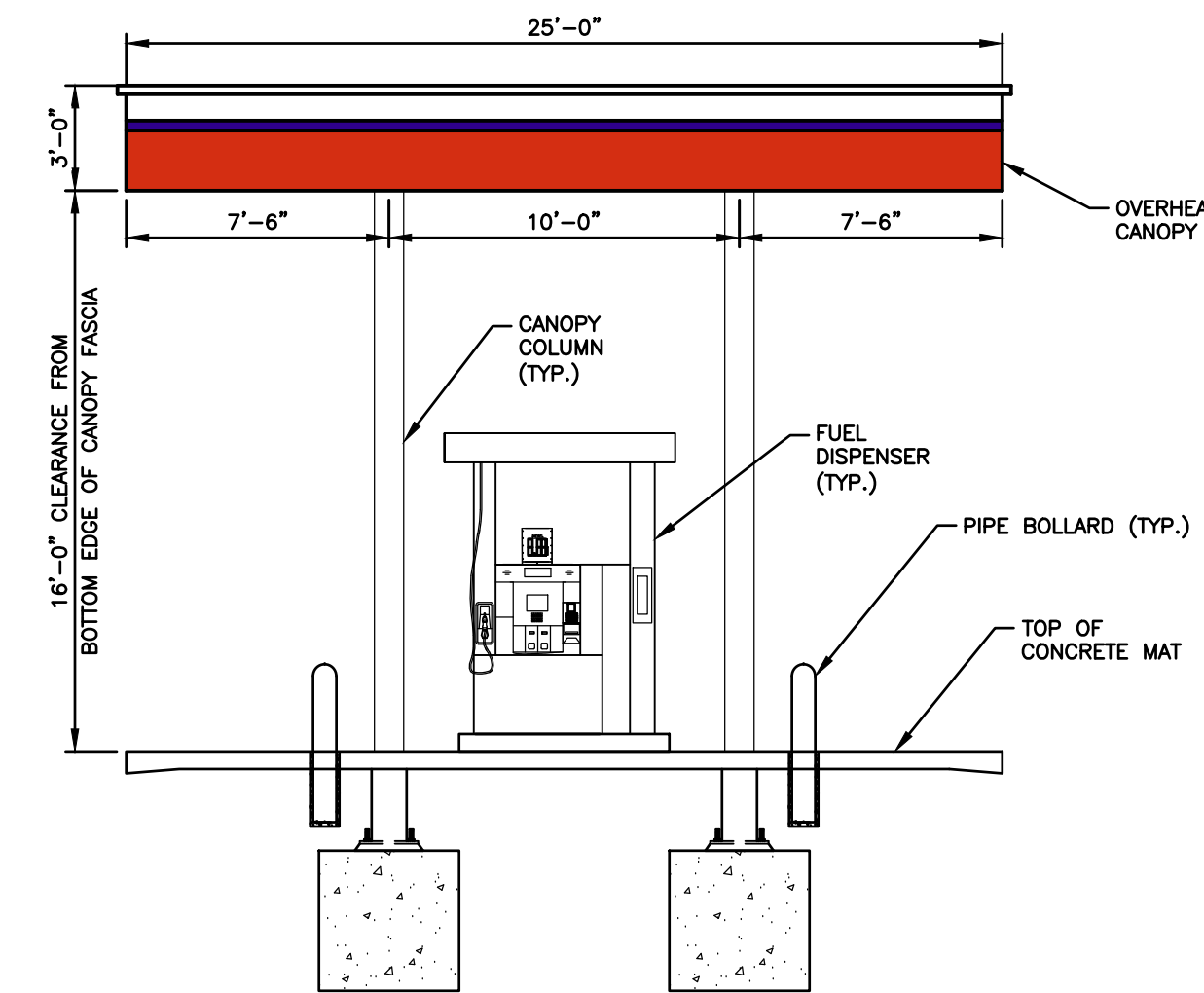
MAP 31 BLOCK 651 LOTS 10, 11 & 12A  
SITE 778 - GLOBAL  
40 HOLLISTER AVENUE  
BRIDGEPORT, CONNECTICUT



**FRONT ELEVATION - FACING HOLLISTER AVENUE**  
SCALE: 3/16" = 1'-0"



**REAR ELEVATION - FACING LOGAN STREET**  
SCALE: 3/16" = 1'-0"



**SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"

REVISIONS		
NO.	REVISION	DATE

MAY 1, 2024  
DRAWN/DESIGN BY: SJB      CHECKED BY: GMP

**COMMERCIAL  
DIESEL  
CANOPY  
ELEVATIONS**

SCALE: 3/16"=1'-0"

PROJECT NO. NEX-2200217



ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application for:

(Check all that Apply)

Variance Appeal from Zoning Officer Extension of Time Permit / Modification of Plan of Development Request for Re-hearing Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

679 Lindley Street Zone CX
On the West side of the street about 169 feet South from Salem Street
Block : 53/2107 Lot: 14
Dimension of Lot in Question 62.77' x 120.79' x 73.07' x 119.59'

1. NAME OF APPLICANT / BUSINESS NMB BPT., LLC
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner
3. HAS A PREVIOUS APPLICATION BEEN FILED? No IF SO, GIVE DATE OF HEARING
4. DESCRIBE PROPOSED DEVELOPMENT The Applicant proposes to convert the first floor of the existing building to a billiard hall to occupy the entire footprint of the first floor

5. THIS APPLICATION RELATES TO: Check all that Apply
Setback Coverage Landscaping Lot Area and Width Floor Area Height Parking
Extension or Enlargement of Non-Conforming Use and/or Building Coastal Area Management Approval Liquor Use Other:

6. USE TO BE MADE OF PROPERTY The Applicant proposes to convert the entire first floor of the existing building to a billiard hall under the Retail & Entertainment use in the General Building type.

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? See attached.

APPLICANT [Signature] / DATE 05/01/2024

If signed by agent, state capacity (lawyer, builder, etc) / (Email)
Mailing Address 10 Sasco Hill Road, Fairfield, CT 06824 203-254-7579 (Zip Code) (Phone #)

PROPERTY OWNERS ENDORSEMENT (If other than owner) (Signature) Print

Subscribe & Sworn to before me this \_\_\_ day of \_\_\_ 20\_\_\_
Notary Public in & for the County of Fairfield, State of Connecticut.

Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION

All questions must be answered in detail (use separate sheet if necessary).
The Applicant, or Agent for, must adhere to the attached check list or it will not be possible for The Zoning Board of Appeals to process this application.
NO APPLICATION RECEIVED BY MAIL CAN BE ACCEPTED.
PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS
(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)

FEE RECEIVED: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_\_ Clerk \_\_\_\_\_

**679 LINDLEY ST - 100' Abutters List**

<b>LOCATION</b>	<b>OWNER</b>	<b>OWNER ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
12 GURDON ST	PAIVA JOSE	49 BLACKS HILL ROAD	SHELTON	CT	06484
661 LINDLEY ST	LINDLEY ENTERPRISE LLC	3543 MAIN STREET	BRIDGEPORT	CT	06606
679 LINDLEY ST	NBM BPT LLC	PO BOX 55416	BRIDGEPORT	CT	06604
687 LINDLEY ST #689	EAI LL LLC	PO BOX 55416	BRIDGEPORT	CT	06604
38 GURDON ST	LIBERTY AUTO ELECTRIC CO	38 GURDON ST	BRIDGEPORT	CT	06606-5029
699 LINDLEY ST	KHANTIKONE STAR	25 SALEM ST	BRIDGEPORT	CT	06606
710 LINDLEY ST	KJJ CARS & SERVICE LLC	710 LINDLEY ST	BRIDGEPORT	CT	06606-5046
660 LINDLEY ST	660 LINDLEY ASSOCIATES LLC	15 HOSLEY AVE	BRANFORD	CT	06405

# NMB BPT., LLC ACTIVE

574 Fairview Ave, BRIDGEPORT, CT, 06606, United States

**BUSINESS DETAILS** ▼

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**Business Details** ^

---

**General Information** —

---

Business Name  
NMB BPT., LLC

Business status  
ACTIVE

Citizenship/place of formation  
Domestic/Connecticut

Business address  
574 Fairview Ave, BRIDGEPORT, CT, 06606, United States

Annual report due  
3/31/2024

NAICS code  
Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)

Business ALEI  
1294234

Date formed  
12/26/2018

Business type  
LLC

Mailing address  
PO Box 55416, Bridgeport, CT, 06610, United States

Last report filed  
2023

NAICS sub code

---

**Principal Details** —

---

Principal Name  
AMIR ISUFI

Principal Title

Managing Member

Principal Residence address

574 Fairview Ave, Bridgeport, CT, 06606-4501, United States

Principal Name

ENKELEJD ISUFI

Principal Title

Member

Principal Residence address

419 E57TH ST, NYC, NY, 10022, United States

Principal Name

AGRON GJYRIQI

Principal Title

Member

Principal Residence address

310 BOULEVARD, SCARSDALE, NY, 10583, United States

**Agent details**



Agent name

AMIR ISUFI

Agent Business address

574 Fairview Ave, BRIDGEPORT, CT, 06606, United States

Agent Mailing address

PO Box 55416, Bridgeport, CT, 06610, United States

Agent Residence addresss

574 FAIRVIEW AVE , Bridgeport, CT, 06606, United States

**Filing History**



[https://ctds.my.salesforce.com/sfc/p/t0000000PNLU/a/t00000010N05/Zw5Lr130gHurKQeJU6NCuY0zxCOqb7qzUdvdJ7NM\\_t4](https://ctds.my.salesforce.com/sfc/p/t0000000PNLU/a/t00000010N05/Zw5Lr130gHurKQeJU6NCuY0zxCOqb7qzUdvdJ7NM_t4)

**Business Formation - Certificate of Organization 0006299643**

Filing date: 12/26/2018  
Filing time:

Volume Type

E

Volume

9

Start page

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New York, NY 10007  
Tel 646-357-3527

110 Merchants Row, Suite 3  
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\* Also Admitted in VT  
+ Of Counsel

May 1, 2024

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

**Re: Application for Variances – 679 Lindley Street**

Dear Mr. Boucher:

Please accept this Application to the Bridgeport Zoning Board of Appeals for variances for the property located at 679 Lindley Street (the “Site”) in the CX Zone.

**Variances Requested**

Variance of Section 3.50.9 of the Bridgeport Zoning Regulations (the “Regulations”) to permit a Retail & Entertainment use to occupy more than 25% of the footprint of the first floor of an existing building.

**Proposed Development & Use**

The Site is located in the CX Zone in a neighborhood of mixed uses. The Site is surrounded by automotive uses, but there is residential and retail in the area. The existing building occupies 90% of the Site, so there is no potential for another automotive use. However, it is in a difficult corridor for office uses with no similar use in its vicinity. A retail florist is located in close proximity. The Site is accessible via sidewalks to the residential neighborhood.

Retail uses are permitted in the CX Zone. The Petitioner proposes to convert more than 25% of the first floor, over 2,150 SF, of the existing building to a billiard hall as depicted on the submitted floor plans. The billiard hall will feature several pool tables in an

open space and it will be a tremendous amenity for the surrounding neighborhood. A bathroom will be provided for patrons. The Petitioner does not propose any expansion of the footprint of the building and all proposed work will be an interior conversion. The proposed use will be a revitalization of the building and Site, which has struggled with occupancy due to the surrounding heavy uses.

### **Hardship**

Granting the Applicant the above-stated variances will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations would cause a unique hardship to the Applicant as Retail & Entertainment uses are already permitted in the CX Zone. The Regulations simply restrict the amount of the building footprint that the proposed use can occupy. However, the Site is completely surrounded by automotive uses, but the Site itself is occupied by an existing building that covers almost the entire Site. The coverage of the building on the Site prevents the Site from being utilized as an automotive use like its neighbors. The intensity of the uses surrounding the Site make it difficult to locate other uses permitted in the CX Zone at the Site, particularly an office use. The Petitioner now proposes a use, which can operate in harmony with the surrounding intense uses and provide an amenity to nearby residents. The use will be located entirely within the building.

For these reasons, we respectfully request approval of the above-stated variances for the Site.

Sincerely,

A handwritten signature in black ink that reads "Christopher Russo". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Christopher Russo

**NOTES**

- 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 **PROPERTY/BOUNDARY SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS **A-2** AND IS INTENDED FOR **MUNICIPAL COMPLIANCE PURPOSES**.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.
- LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORSA). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON **JANUARY 10, 2013** IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:  
**STATION-ORANGE**  
**NORTHING 653,555.9272, EASTING 927,267.5499**  
**LATITUDE 41°51.587404", LONGITUDE 73°00'52.60263"**  
**ELLIPSOID -4.143**

- MAP REFERENCES  
 A. MAP A OF ANSON HAWLEY EST., BRIDGEPORT, CONNECTICUT. SCALE: 1" = 100'. OCTOBER 16, 1896, PREPARED BY SCOFIELD & STARR SURVEYORS ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOLUME 3 PAGE 48**.  
 B. PROPERTY OF A.S. RENZI, BRIDGEPORT, CONN. SCALE: 1" = 40'. DECEMBER 12, 1912, PREPARED BY PALMER & GOODELL SURVEYORS ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOLUME 6 PAGE 65**.  
 C. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 2107**.
- PARCEL INFORMATION:  
**679 LINDLEY STREET**  
 A. ASSESSOR'S REFERENCE: MAP 53, BLOCK 2107, LOT 14  
 B. PARCEL AREA: 7,443± SQ. FT., 0.171± AC.  
 C. RECORD OWNER: NBM BPT, LLC; VOL. 10672 PG. 298  
**687 LINDLEY STREET**  
 A. ASSESSOR'S REFERENCE: MAP 53, BLOCK 2107, LOT 16  
 B. PARCEL AREA: 5,133± SQ. FT., 0.118± AC.  
 C. RECORD OWNER: EAI LL, LLC; VOL. 10672 PG. 295

- PARCELS ARE LOCATED WITHIN THE **CX ZONING DISTRICT**.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS); PANEL **429** OF 426, 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)**.
- RECORD MAPS, DEEDS, AND OTHER DRAWINGS IN THE FILES OF VARIOUS DEPARTMENTS OF THE CITY OF BRIDGEPORT EVIDENCE DISCREPANCIES. IN SOME CASES SIGNIFICANT, WITH RESPECT TO LINES OF TITLE (INCLUDING STREET LINES), THE LINES OF TITLE EVIDENCED IN THE DOCUMENTS REFERENCED HEREIN DO NOT NECESSARILY AGREE WITH PINS, PIPES, MONUMENTS, ETC., FOUND OR WITH OTHER PHYSICAL EVIDENCE FOUND. THE CITY OF BRIDGEPORT HAS ESTABLISHED STREET LINES IN THE SUBJECT AREA; HOWEVER, ORIGINAL MONUMENTATION HAS BEEN REMOVED OR NOT FOUND. THE PROPERTY LINES, INCLUDING THE STREET LINES DEPICTED AND NOTED HEREON REPRESENT THE APPARENT "BEST FIT" OF THESE CONFLICTING ELEMENTS AND ARE CONSIDERED TO BE THOSE WHICH ARE TO BE MOST LIKELY CORRECT AND ARE SUBJECT TO ANY REVISION OR CORRECTION WHICH MAY BE REQUIRED BY APPROPRIATE LEGAL PROCEEDINGS OR BY DISCOVERY OF ADDITIONAL INFORMATION.
- 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).

**LEGEND**

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

**Cabezas DeAngelis**  
ENGINEERS & SURVEYORS

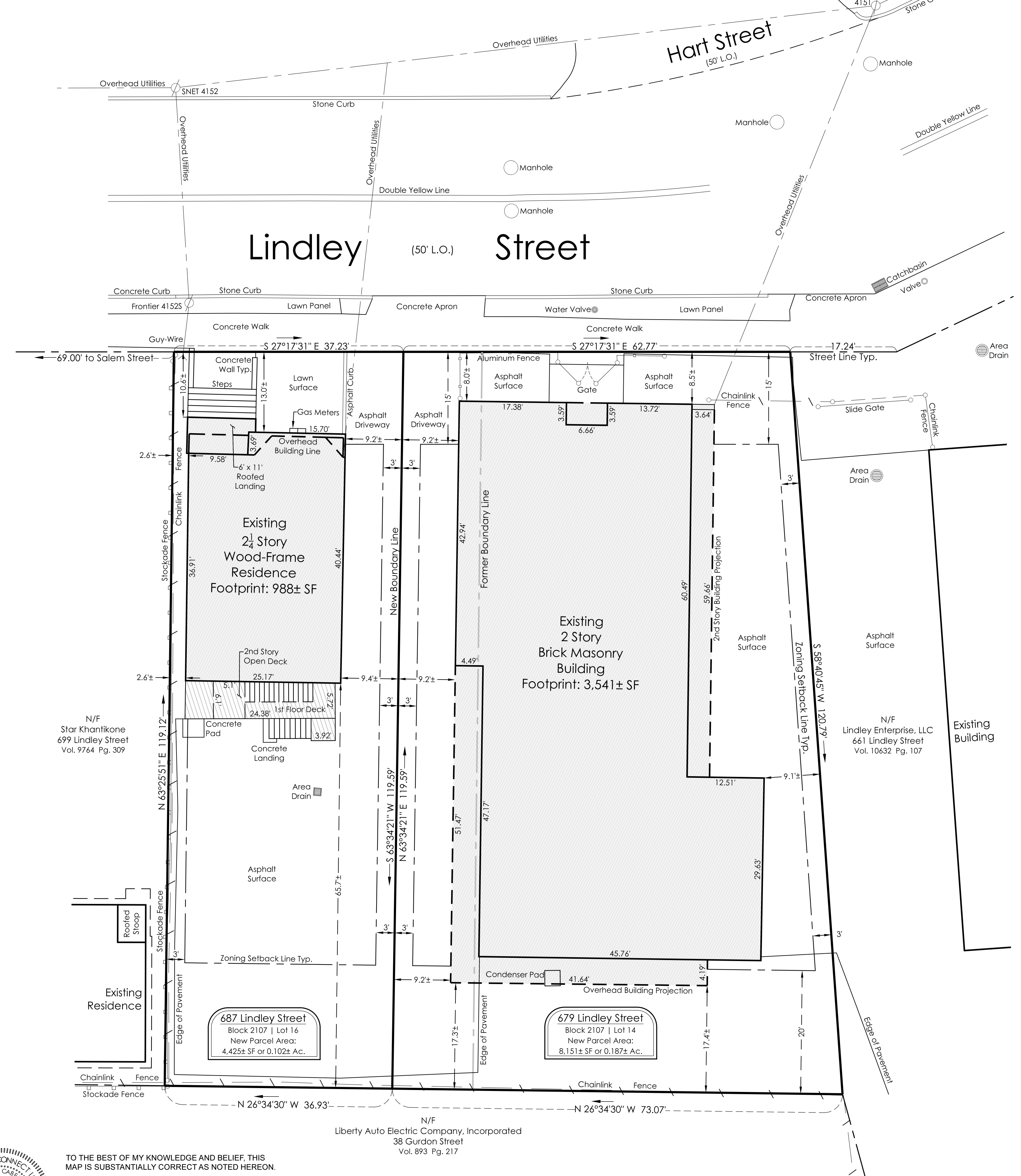
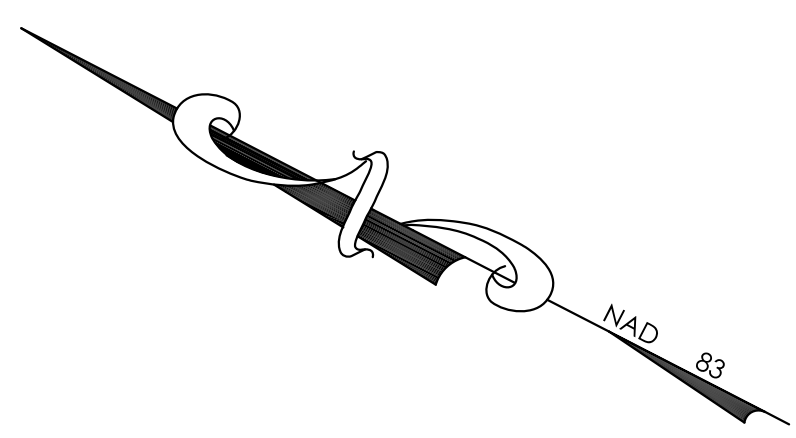
78 ELM STREET, BRIDGEPORT, CT 06604  
P: 203 330 8700 • F: 203 330 8701

SCALE: 1"=10'  
FIELD FILE: 679 Lindley St.rw5  
PROJECT NO.: CD1652  
DATE: November 18, 2022  
CAD FILE: 679-687 Lindley LLR.dwg  
SHEET 1 OF 1  
REV:

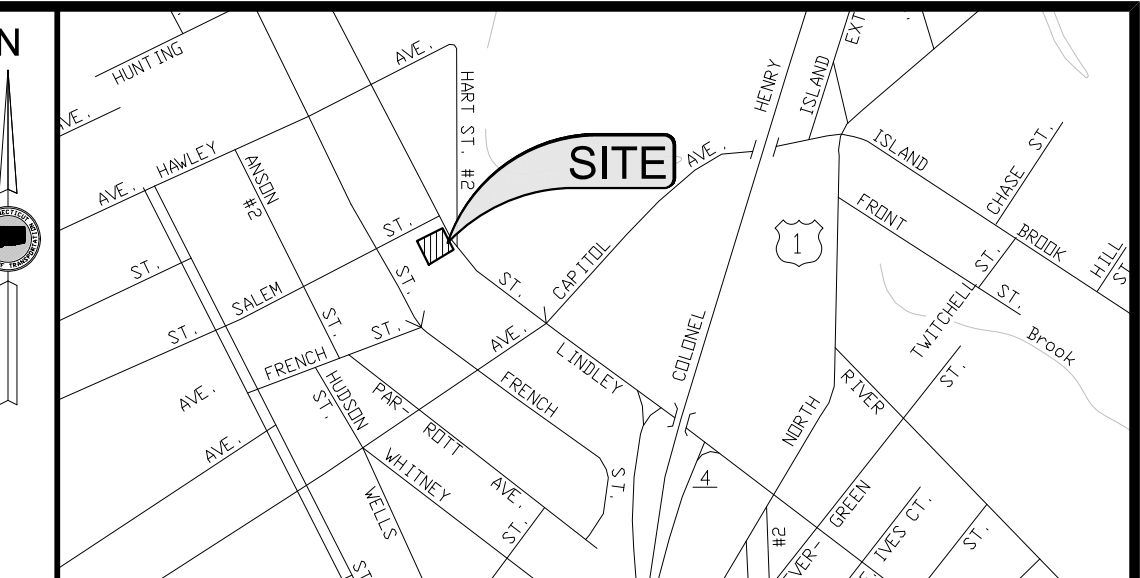


TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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



SCALE



**CX Zone Development Standards**  
General Building Type

	REQUIRED	687 LINDLEY ST. REVISED LOT	679 LINDLEY ST. REVISED LOT
3.50.4. BUILDING SITING SEE FIGURE 3.50-1			
MULTIPLE PRINCIPLE BUILDINGS	ALLOWED	1 BUILDING	1 BUILDING
1) LOT WIDTH	N/A	37± FT.	62± FT.
2) PRIMARY STREET WALL N/A; SEE COURTYARD, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.50.10		N/A	N/A
3) PRIMARY STREET BUILD-TO-ZONE (MINIMUM STREETSCAPE AREA REQUIRED PER 3.50.10 AND ALLOWED PLAZA EXCEPTION TO BUILD-TO-ZONE)	<b>15 FT. MINIMUM, 30 FT. MAXIMUM</b>	13.0± FT.	8.0± FT.
4) STOOP, BAY ENCROACHMENT	N/A	4.4± FT.	N/A
5) NON-PRIMARY STREET BUILD-TO-ZONE	<b>0 FT. MINIMUM, 25 FT. MAXIMUM</b> (MINIMUM STREETSCAPE AREA REQUIRED PER 3.50.10 AND ALLOWED PLAZA EXCEPTION TO BUILD-TO-ZONE)	N/A	N/A
6) SIDE SETBACK	<b>3 FT. MINIMUM, ADJACENT TO 'N' ZONES</b>	2.6± FT.	9.2± FT.
7) REAR SETBACK	<b>20 FT. MINIMUM ADJACENT TO 'N' ZONES</b> (TRANSITION AT 'N' ZONES PER 3.50.10.B)	18.4± FT.	17.3± FT.
8) SITE COVERAGE (SEE 14.20.7 FOR MEASURING SITE COVERAGE)	<b>85% MAXIMUM</b>	<b>89%</b>	<b>90%</b>

**3.50.5. PARKING AND ACCESSORY STRUCTURES**  
SEE FIGURE 3.50-2

	NON-PRIMARY STREET; IF NO NON-PRIMARY STREET, PRIMARY STREET, MAX. 22 FT. WIDTH AT SIDEWALK; MAX. DRIVEWAY ACCESS PER BUILDING (SEE 8.02 FOR PARKING)	1 ACCESS DRIVE 9± FT. WIDTH	1 ACCESS DRIVE 9± FT. WIDTH
1) PARKING AND DRIVEWAY ACCESS			
2) ATTACHED GARAGE SETBACK	20 FT. MIN. BEHIND PRIMARY FACADE IN REAR OF BUILDING (SEE 8.02.1 FOR GARAGE DOOR DESIGN REGULATIONS)	N/A	N/A
ALLOWED GARAGE DOOR LOCATION	REAR, INTERIOR SIDE AND SIDE FACADES (SEE 8.02.1 FOR GARAGE DOOR DESIGN REGULATIONS)	N/A	N/A
3) SURFACE PARKING LOCATION	REAR YARD, LIMITED SIDE YARD (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	COMPLIES	N/A
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	COMPLIES	N/A
SIDE AND REAR SETBACK	3 FT. MINIMUM (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	2± FT.	N/A
4) ACCESSORY STRUCTURE LOCATION	REAR YARD (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A	N/A
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A	N/A
SIDE AND REAR SETBACK	3 FT. MINIMUM (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A	N/A
ALLOWED ACCESSORY STRUCTURES	(SEE 3.170 FOR ACCESSORY STRUCTURES AND 4.70 FOR ACCESSORY USES)		
OUTBUILDINGS AND GARAGES	NOT ALLOWED	N/A	N/A
OUTBUILDINGS AND GARAGES (HEIGHT)	ONE STORY MAX. OR, WHERE PRINCIPAL BUILDINGS ARE 2 OR MORE STORES, 1.5 STORES, CALCULATED BASED UPON THE FLOOR-TO-FLOOR HEIGHTS UPON THE PRINCIPAL BUILDING.	N/A	N/A
OUTBUILDINGS AND GARAGES (FLOOR AREA)	THE MAXIMUM FLOOR AREA IS 50% OF THE PRINCIPAL BUILDING FOOTPRINT.	N/A	N/A

**3.50.6. HEIGHT**  
SEE FIGURE 3.50-3

	3 STORES MAXIMUM	2½ STORES	2 STORES
1) HEIGHT			
ADDITIONAL HIGH-RISE OR STEPPED-BACK HEIGHT	N/A	N/A	N/A
2) GROUND STORY HEIGHT	9 FT. MINIMUM, 12 FT. MAXIMUM	10± FT.	11± FT.
3) ALL OTHER STORES HEIGHT	9 FT. MINIMUM, 14 FT. MAXIMUM	9 FT.	13± FT.

**3.50.7. ROOFS**  
SEE FIGURE 3.50-4

	FLAT, PARAPET (SEE 20 FOR ROOF TYPES AND TOWER REGULATIONS)	PITCHED	PARAPET
4) ROOF TYPES			
5) TOWER	ALLOWED	N/A	N/A

**3.20.9. ALLOWED USES**  
SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS

	RESIDENTIAL	COMMERCIAL
NUMBER OF PRINCIPLE UNITS	NOT ALLOWED	1
NUMBER OF ACCESSORY UNITS	NOT ALLOWED	N/A
HOUSEHOLD LIVING	NOT ALLOWED	YES
OFFICE	ALLOWED	N/A
RETAIL AND ENTERTAINMENT	LIMITED TO NO MORE THAN 25% OF FOOTPRINT	N/A
4.0.2.A. RETAIL SALES		N/A

**LOT LINE REVISION MAP**

PREPARED FOR

**NBM BPT., LLC**  
679 LINDLEY STREET  
ASSESSOR'S REFERENCE: MAP 53 | BLOCK 2107 | LOT 14  
BRIDGEPORT, CONNECTICUT

- AND -

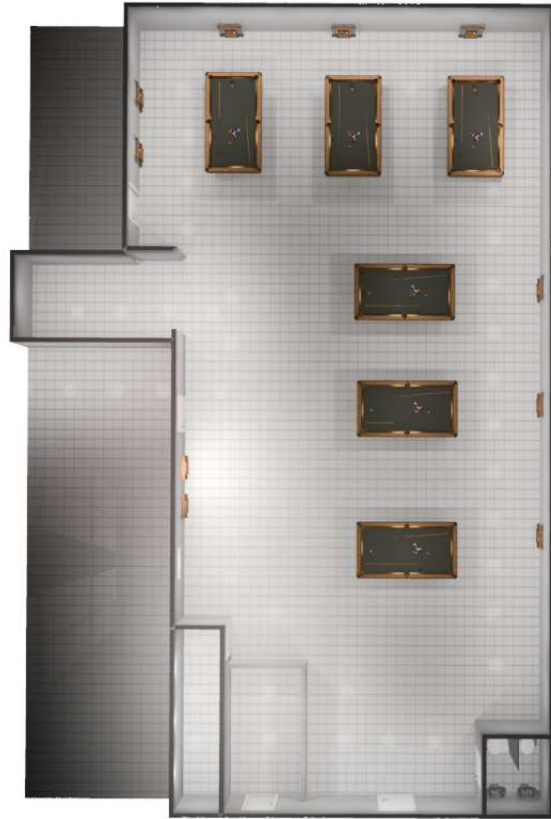
**EAI LL, LLC**  
687 LINDLEY STREET  
ASSESSOR'S REFERENCE: MAP 53 | BLOCK 2107 | LOT 16  
BRIDGEPORT, CONNECTICUT

SHEET 1 OF 1

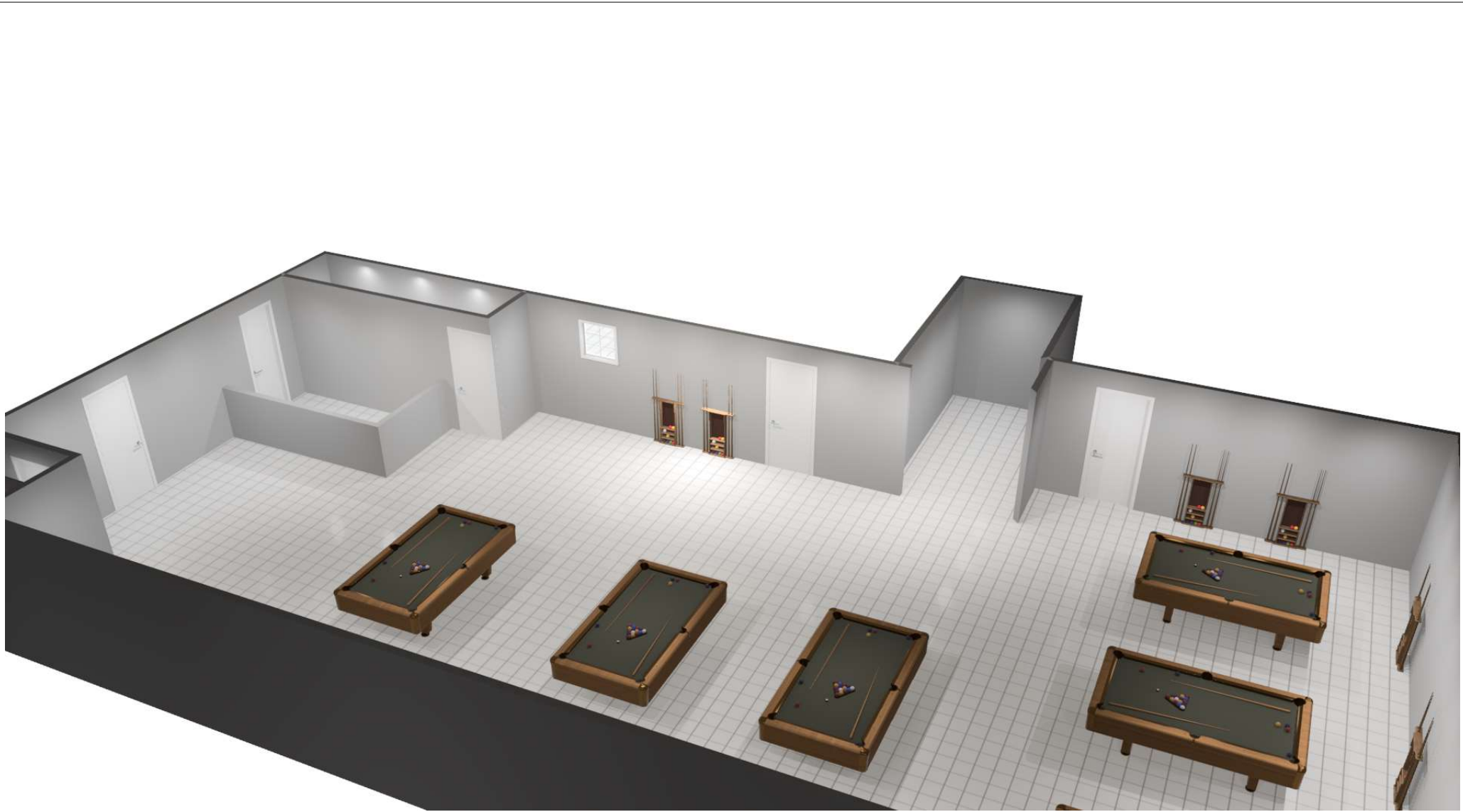
NOVEMBER 18, 2022 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1"=10'

**PROGRESS PRINT 11-18-2022**



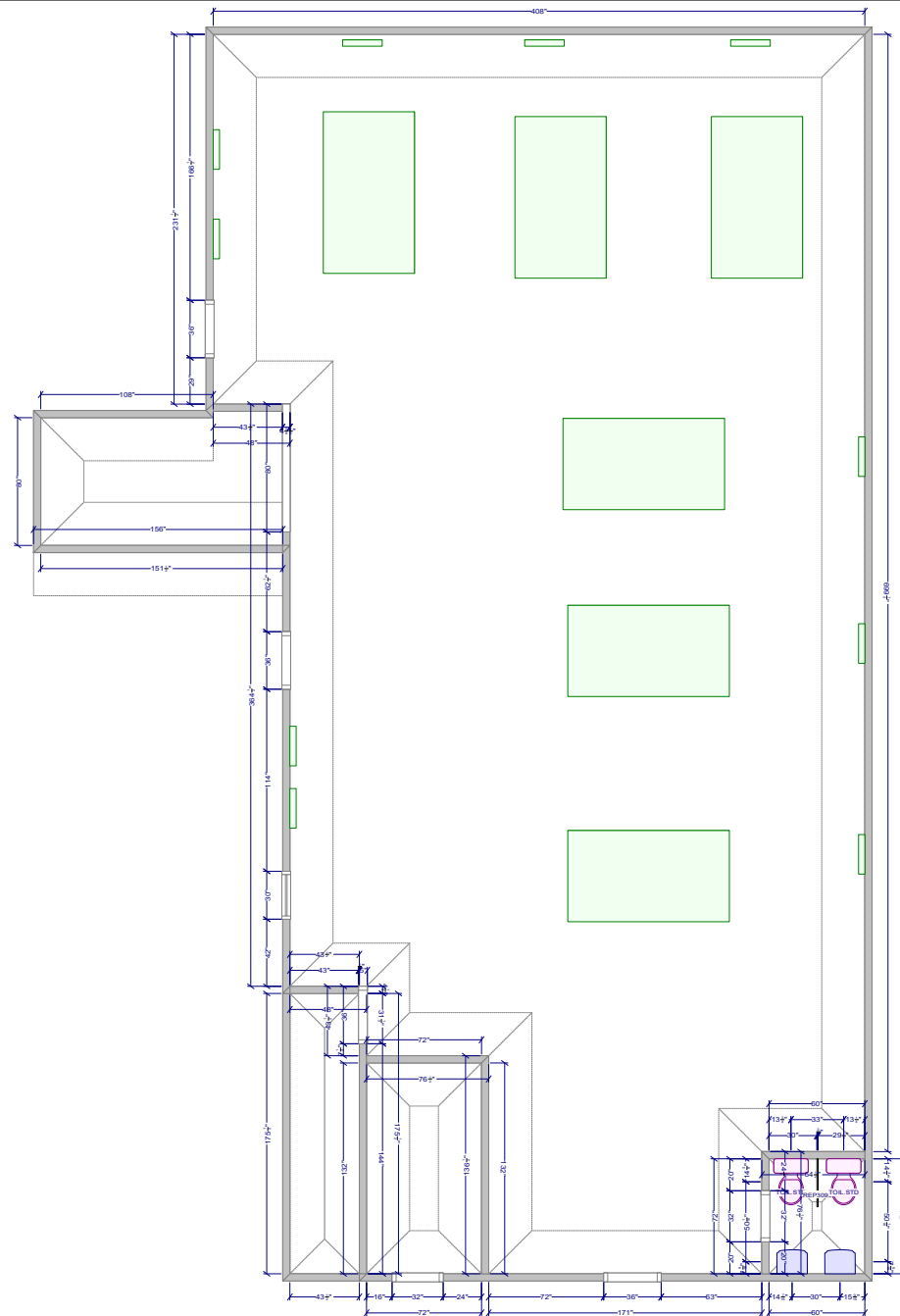


Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.	Designed: 2/22/2024 Printed: 2/23/2024	
	javer 679 LINDLEY ST	Drawing #: 1



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Designed: 2/22/2024  
Printed: 2/23/2024



All dimensions \_size designations given are subject to verification on job site and adjustment to fit job conditions.

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 2/22/2024  
 Printed: 2/23/2024



**ZONING BOARD OF APPEALS APPLICATION**

The undersigned presents the following application for:

(Check all that Apply)

Variance  Appeal from Zoning Officer  Extension of Time Permit / Modification of Plan of Development  Request for Re-hearing  Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

4890 Main Street & 25 Sequoia Road Zone N4  
(Number) (Street) (Zone Classification)

On the East side of the street about 10 feet South from  
(North, South, East, West) (North, South, East, West)

Old Town Road Block : 89/2600 Lot: 4/C & B 4  
(Street)

Dimension of Lot in Question 120' x 136.62' x 65.02' x 176.62' x 185' x 23.56' x 30.35' x 141'  
(Specify)

1. NAME OF APPLICANT / BUSINESS A.J.V.LLC  
(Print)

2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner

3. HAS A PREVIOUS APPLICATION BEEN FILED? No IF SO, GIVE DATE OF HEARING  
(Yes or No)

4. DESCRIBE PROPOSED DEVELOPMENT The Applicant proposes to demolish the existing building and construct a commercial retail building to contain two (2) take out restaurants, one of which will have an accessory drive-through facility, and associated Site improvements

5. THIS APPLICATION RELATES TO: Check all that Apply

Setback  Coverage  Landscaping  Lot Area and Width  Floor Area  Height  Parking  Extension or Enlargement of Non-Conforming Use and/or Building  Coastal Area Management Approval  Liquor  Use  Other: Driveway access; transparency

6. USE TO BE MADE OF PROPERTY A Commercial retail building to contain two (2) take out restaurants under the Eating & Drinking Places subcategory under Storefront Building type and accessory drive-through facility

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? See attached

APPLICANT [Signature] / DATE 05/01/2024  
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) /  
(Email)

Mailing Address 10 Sasco Hill Road, Fairfield, CT 06824 203-254-7579  
(Zip Code) (Phone #)

PROPERTY OWNERS ENDORSEMENT \_\_\_\_\_ Print  
(If other than owner) (Signature)

Subscribe & Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_  
Notary Public in & for the County of Fairfield, State of Connecticut.

**Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION**

All questions must be answered in detail (use separate sheet if necessary).  
The Applicant, or Agent for, must adhere to the attached check list or it will not be possible for The Zoning Board of Appeals to process this application.  
NO APPLICATION RECEIVED BY MAIL CAN BE ACCEPTED.  
PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS  
(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)

\_\_\_\_\_ FEE RECEIVED: \_\_\_\_\_ DATE: \_\_\_\_\_, 20 \_\_\_\_\_ Clerk \_\_\_\_\_

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\* Also Admitted in VT  
+ Of Counsel

April 30, 2024

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

**Re: Petition for Variances – 4890 Main Street and 25 Sequoia Road**

Dear Mr. Boucher:

Please accept the following narrative and enclosed application materials as part of an application for variances of the Bridgeport Zoning Regulations (the “Regulations”) for the properties located at 4890 Main Street and 25 Sequoia Road (the “Site”) to construct a commercial retail building to contain two (2) take-out restaurants, one of which will contain an accessory drive-through facility and associated Site improvements in the proposed MX2 Zone.

**Variances Requested**

1. Variance of Sec. 3.20.4.2 of the Regulations to waive the primary streetwall requirement;
2. Variance of Section 3.20.4.3 of the Regulations to increase the maximum Primary Street Build-to Zone from 15’ to 85’ from Main Street;
3. Variance of Section 3.20.4.4 of the Regulations to increase the maximum Non-Primary Street Build-to Zone from 15’ to 92’;
4. Variance of Sections 3.20.5.1 of the Regulations to permit driveway access on a primary street;
5. Variance of Sections 3.20.5.3 of the Regulations to permit surface parking in the front yard closer to the street line than the principal building;

6. Variance of Section 3.20.6.1 of the Regulations to permit a reduction of the minimum number of stories from two (2) stories to one (1) story;
7. Variance of Section 3.20.6.3 of the Regulations to permit a reduction of the ground story height from 12' to 10' and permit a parapet height of 9';
8. Variance of Section 3.20.6.3 of the Regulations to permit a reduction of the ground story height from 12' to 10';
9. Variance of Sec. 3.20.8 of the Regulations to waive the transparency requirement on a non-primary façade along the façade facing Old Town Road.
10. Variance of Sec. 8.20.2 to increase the maximum off-street parking spaces from forty-nine (49) spaces to sixty-five (65) spaces.

### Narrative

The Site is currently located in the N4 Zone. The Applicant proposes to convert the Site to the MX2 Zone, which is located along the same commercial corridor of Main Street. The Site is located south of the Merritt Parkway and the City's border with Trumbull and contains three street frontages – Main Street, Sequoia Road and Old Town Road. There is a TD Bank located across Main Street and a large medical office building located across Old Town Road.

The Petitioner proposes to demolish the existing buildings on the Site and construct a single one-story building containing two (2) separate commercial units – 2,535 SF and 2, 775 SF – for a total of 5,310 SF to contain two (2) take-out fast food restaurants under the Eating & Drinking Places subcategory in the commercial retail & entertainment use category, which is permitted in the MX2 Zone under the Storefront building type. The building will be located in roughly the center of the Site. The Site will be accessed by a right-turn entrance only on Main Street for vehicles traveling northbound. This same access will also feature a right-turn exit only to send vehicles back traveling northbound. For those vehicles traveling southbound or seeking to travel southbound, they will utilize a proposed full-movement driveway on Old Town Rd. There will be no access to or from Sequoia Road. Off-street parking will line the perimeter of the Site for a total of sixty-five (65) parking spaces. In addition, a seven (7) vehicle queue lane will wrap the eastern and northern ends of the building with a bypass lane as well. A patio area will be located to the front of the proposed building for patrons to enjoy their food. A dumpster will be located to the rear of the Site in a screened area. The proposed users of the Site are Chipotle and Dave's Hot Chicken, which will be a tremendous amenity to North End residents.

The proposed design and redevelopment will allow for enhanced landscaping along all street frontages and to buffer the residential neighborhood to the rear. The proposed building will feature extensive glass transparency to meet the goals of the Regulations, which is a tremendous improvement from existing conditions.

### Hardship

Granting the Petitioner the above-stated variances will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations would

cause a unique hardship to the Petitioner as the Site is located in a transition area and the Petitioner has designed a Site layout, which is in conformity with the mixed-use neighborhood in which it is located. The Site is in a mixed-use portion of Main Street and Old Town Road. It is directly across the street from a TD Bank and a large medical office building along one of the major commercial corridors in the City. However, the Site is in a transition area where Main Street undoubtedly begins to transition to residential and the buildings are set back. The proposed Site layout is an ideal mixed-use transition layout. The Petition offers a use and convenience to local residents while respecting the setbacks of the neighboring properties. The setback of the proposed dwelling drives many of the variances, including primary streetwall, primary street build-to-zone, non-primary street build-to-zone, and the location of surface parking. The commercial buildings opposite the Site are similarly nonconforming. The TD Bank also locates parking in front of the building as the building is similarly set back.

The effort to fit the character of the neighborhood also drives the variances regarding height. The surrounding residential dwellings are one-story or slightly above, which is permitted in the N4 Zone. The Petition similarly proposes a one-story structure, which requires a variance despite being conforming to the neighborhood. As an attempt to also satisfy the requirements of the Storefront building type, the Petition proposes a significant parapet, which requires a variance, but I gives the proposed building the height desired by the MX2 Zone. Again, the Petition is attempting to blend and transition the requirements of a commercial MX2 Zone and the residential neighborhood around it, but it requires variances for the number of stories, ground story height and parapet height. The transparency variance along Old Town Road stems for the unique feature on this Site that it has three separate street frontages. Only the very rear of the building does not have a transparency requirement. As a double corner lot, it is a significant hardship to meet this requirement. Accessory drive-through facilities are permitted in the proposed zone and almost all such facilities feature little transparency on the façade featuring the pick-up window due to the location of the kitchen. The Applicant has mitigated that impact by creating a large buffer island between Old Town Road and the queue lane and northern façade to screen this area.

The proposed traffic layout provides the best traffic flow for the Site and proposed uses. The Site is unique in that it borders two (2) roadways that can have significant traffic. While Main Street is the main commercial thoroughfare, Old Town Road also can contain significant traffic. If Old Town Road were the only driveway to access the Site, the Petition would produce crossing traffic for any vehicles exiting the Site seeking to head north on Main Street or west on Old Town Road. The addition of the Main Street driveway alleviates that pressure. Vehicles heading north on Main Street will be able to take an easy right-turn only into the Site without crossing any traffic. Then, rather than crossing traffic on Old Town Road, those vehicles seeking to return heading north will have a simple right-turn exit back out onto Main Street. Similarly, those vehicles seeking to head west on Old Town Road will not have to cross traffic onto Old Town Road, but will instead be able to take the right-turn exit onto Main Street and then turn at an intersection controlled by a traffic light. The Main Street driveway will not permit vehicles heading south to cross traffic to enter the Site. Those vehicles will turn west at an intersection controlled by a light onto Old Town Road. The Petition proposes the best traffic layout, but it does require a variance to permit the Main Street driveway.

The final variance relates to maximum parking. The Petition proposes a number of parking spaces after consultation with the proposed users of the Site as to their expected parking demand. Similar to the consideration stated above, the Petition is respectful to the reality that while the Site is located along a commercial corridor, it also borders a residential neighborhood. These residential

neighborhoods would be negatively impacted if the Site is under-parked as patrons could park along a residential street, such as Sequoia Road. While the Site has a drive-through lane to accommodate some of its patrons, it is for only one of the proposed restaurants. In addition, the Site is in an area of particularly high density. Besides the residents of North End, Trumbull has recently approved and opened significant high-density developments near the Trumbull Mall and the Oakview Drive/Lindeman Drive Area. The Site is in close proximity to Frenchtown Elementary School and Sacred Heart University. The Petition proposes a sufficient amount of parking to accommodate the significant demand for the uses on-Site while still being able to provide significant buffers around and throughout its entire parking area. The proposed design and layout of this Site creates a perfect transition and blend between the mixed-use character of this particular part of the City.

For the reasons stated above, the Petitioner respectfully requests approval of the Petition for the above-stated variances.

Sincerely,



Christopher Russo



**4890 MAIN ST & 25 SEQUOIA RD - 100 ABUTTERS LIST**

<b>LOCATION</b>	<b>OWNER</b>	<b>OWNER ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
25 SEQUOIA RD	MFD LLC	6527 MAIN ST 2ND FLR	TRUMBULL	CT	06611
4865 MAIN ST	PT MAIN STREET LLC	252 ROBBY LANE	MANHASSET HILLS	NY	11040
45 SEQUOIA RD	MFD LLC	6527 MAIN ST 2ND FLR	TRUMBULL	CT	06611
4890 MAIN ST	A J V LLC	PO BOX 110384	TRUMBULL	CT	06611
2587 OLD TOWN RD	A J V LLC	PO BOX 110384	TRUMBULL	CT	06611
2571 OLD TOWN RD	ST. GERMAIN MARIE	2571 OLD TOWN RD	BRIDGEPORT	CT	06606
4920 MAIN ST	CENTURION HOLDINGS 1 INC	4920 MAIN ST	BRIDGEPORT	CT	06606
	FERRANTE JOSEPHINE C/O				
16 MINTURN RD	VICTOR M FERRANTE	1087 BROAD STREET STE 202	BRIDGEPORT	CT	06604
4840 MAIN ST #4842	MAIN SEQUOIA LLC	P O BOX 110384	TRUMBULL	CT	06611
44 SEQUOIA RD	J G V BUILDERS	P O BOX 110384	TRUMBULL	CT	06611
	VANSCOY LAVETTE PAUL &				
60 SEQUOIA RD	MARIA VANSCOY	60 SEQUOIA RD	BRIDGEPORT	CT	06606
61 SEQUOIA RD	NOLE COLETTE	61 SEQUOIA RD	BRIDGEPORT	CT	06606-1352
2555 OLD TOWN RD	MACHADO JUVENTINA	2555 OLD TOWN RD	BRIDGEPORT	CT	06606

# A.J.V. LLC ACTIVE

6527 MAIN STREET TOP FLOOR, TRUMBULL, CT, 06611, United States

## BUSINESS DETAILS ∨

### Business Details ^

#### General Information —

Business Name

A.J.V. LLC

Business status

ACTIVE

Citizenship/place of formation

Domestic/Connecticut

Business address

6527 MAIN STREET TOP FLOOR, TRUMBULL, CT, 06611, United States

Annual report due

3/31/2025

NAICS code

Other Activities Related to Real Estate (531390)

Business ALEI

0550595

Date formed

12/23/1996

Business type

LLC

Mailing address

PO BOX 110384 TOP FLOOR, TRUMBULL, CT, 06611, United States

Last report filed

2024

NAICS sub code

531390

#### Principal Details —

Principal Name

ANTOINETTE P VOLL

Principal Title

Member

Principal Business address

6527 MAIN STREET, TOP FLOOR, TRUMBULL, CT, 06611, United States

Principal Residence address

17 COLONIAL DRIVE, MONROE, CT, 06468, United States

**Agent details**

Agent name

JOSEPH G. VOLL

Agent Business address

6527 MAIN STREET, TOP FLOOR, TRUMBULL, CT, 06611, United States

Agent Mailing address

6527 MAIN STREET TOP FLOOR, TRUMBULL, CT, 06611, United States

Agent Residence addresss

17 COLONIAL DRIVE , MONROE, CT, 06468, United States

**Filing History**



<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t000000306j0/O9nLtmxnx2cWYCacO4T7cPrgeLoagQv7B4rBSBTnwb8>

**Business**

**Formation -**

**Certificate of**

**Organization**

**0001679207**

Filing Filing

date: time:

12/23/1996

Volume Type

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Volume

103

Start page

2514

Pages

1

Date generated

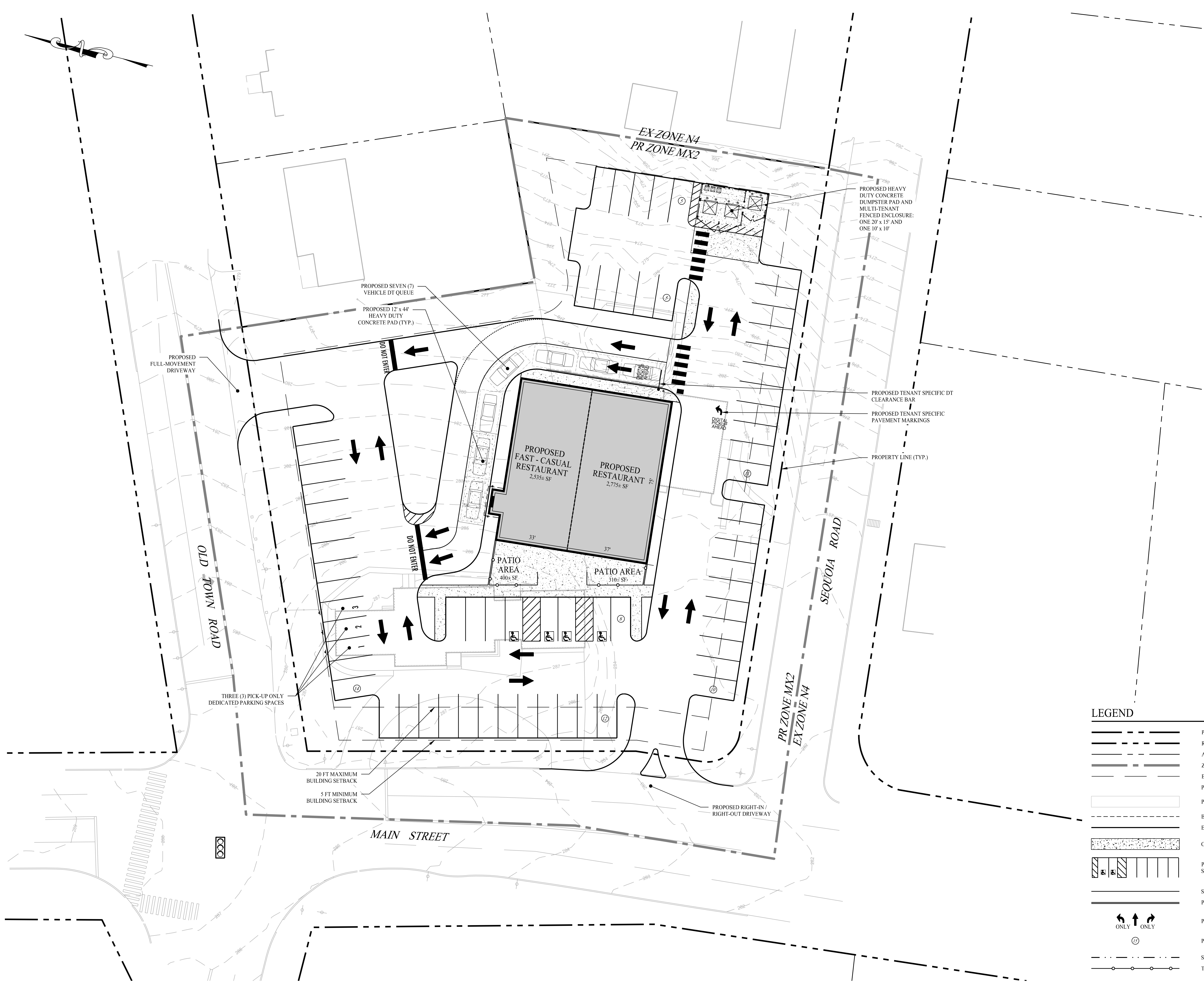
12/23/1996

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Jan 23, 2024 - 6:05pm - Ssm  
 W:\SE Firm\Project Data\2016\1807901 - 4890 Main Street - Bridgeport, CT\Draw Data\1807901 - CP-1.dwg



**GENERAL NOTES**

1. THIS CONCEPTUAL SITE PLAN IS FOR DISCUSSION PURPOSES ONLY. NO PERMITTING OR CONSTRUCTION SHALL OCCUR BASED UPON THIS PLAN.
2. EXISTING BOUNDARY INFORMATION WAS TAKEN FROM THE CITY OF BRIDGEPORT GIS.
3. EXISTING SITE CONDITIONS TAKEN FROM AERIAL PHOTOGRAPHY PRODUCED BY GOOGLE EARTH PRO.
4. THE SUBJECT SITE IS A SINGLE PARCEL WITH A TOTAL AREA OF APPROXIMATELY 1.36± ACRES, LOCATED IN THE NEIGHBORHOOD 4 (N4) ZONING DISTRICT OF THE CITY OF BRIDGEPORT, CONNECTICUT. THE PROJECT PROPOSES A ZONE CHANGE TO BE LOCATED IN THE MIXED-USE 2 (MX2) ZONING DISTRICT OF THE CITY OF BRIDGEPORT, CONNECTICUT. WITHIN THIS ZONING DISTRICT RESTAURANTS ARE PERMITTED AS A RIGHT.
5. THE LAYOUT PROPOSES SEVERAL NON-CONFORMITIES REGARDING THE BULK REQUIREMENTS. A PRE-APPLICATION MEETING SHOULD OCCUR BETWEEN THE CITY AND THE APPLICANT TO CONFIRM THE PERMITTING PROCESS AND IDENTIFY ANY VARIANCES THAT MAY BE REQUIRED.
6. THIS PLAN WAS CREATED WITHOUT REGARD TO SITE GRADING. AS TOPOGRAPHIC INFORMATION IS UNKNOWN AT THIS TIME PERFORMING AN ALTA/ACSM SURVEY IS RECOMMENDED. SIGNIFICANT EARTHWORK AND RETAINING WALLS MAY BE REQUIRED PENDING A DETAILED EARTHWORK ANALYSIS.
7. ON-SITE ENVIRONMENTAL CONDITIONS ARE CURRENTLY UNKNOWN AT THIS TIME. A PHASE I ENVIRONMENTAL SITE ASSESSMENT IS RECOMMENDED.

**PARKING SUMMARY**

PROPOSED DEVELOPMENT	GFA	REQUIREMENT	REQUIRED	PROVIDED
PROPOSED FAST-CASUAL RESTAURANT	2,535± SF	8 SPACES / 1,000 SF	21	65
PROPOSED RESTAURANT	2,775± SF	8 SPACES / 1,000 SF	23	
TOTAL			44	65

**ZONING COMPLIANCE TABLE**

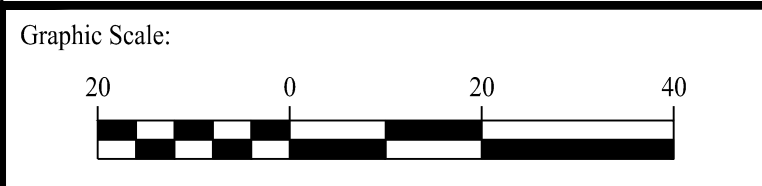
ZONE: PROPOSED ZONE MIXED-USE 2 (MX2)			
ZONING REQUIREMENT (MX2)	REQUIREMENT	EXISTING CONDITIONS	PROPOSED CONDITIONS
MIN LOT WIDTH	0 FT	173± FT	173± FT
PRIMARY STREETWALL	75%	N/A	40± %*
PRIMARY STREET BUILD-TO-ZONE MIN / MAX	5 FT / 20 FT	N/A	85± FT*
NON-PRIMARY STREET BUILD-TO-ZONE MIN / MAX	0 FT / 15 FT	N/A	92± FT*
MIN SIDE YARD SETBACK	5 FT	N/A	> 5 FT
MIN REAR YARD SETBACK (NEXT TO N ZONE)	5 FT (15 FT)	N/A	> 15 FT
MAX SITE COVERAGE	95%	N/A	< 95%

NOTES:  
 \* VARIANCE REQUIRED

**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJOINING LOT LINE
- ZONE LINE
- BUILDING SETBACK
- PROPOSED BUILDING LIMITS
- PROPOSED BUILDING HATCH
- BUILDING OVERHANG LINE / CANOPY
- EDGE OF PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT
- PAVEMENT STRIPING - WHITE STANDARD AND ADA PARKING SPACES
- SIDEWALK LIMITS
- PAVEMENT STRIPING - YELLOW
- PAVEMENT ARROW MARKINGS
- PARKING SPACE COUNT
- STORMWATER BASIN
- TENANT FENCE

Rev. #:	Date	Description



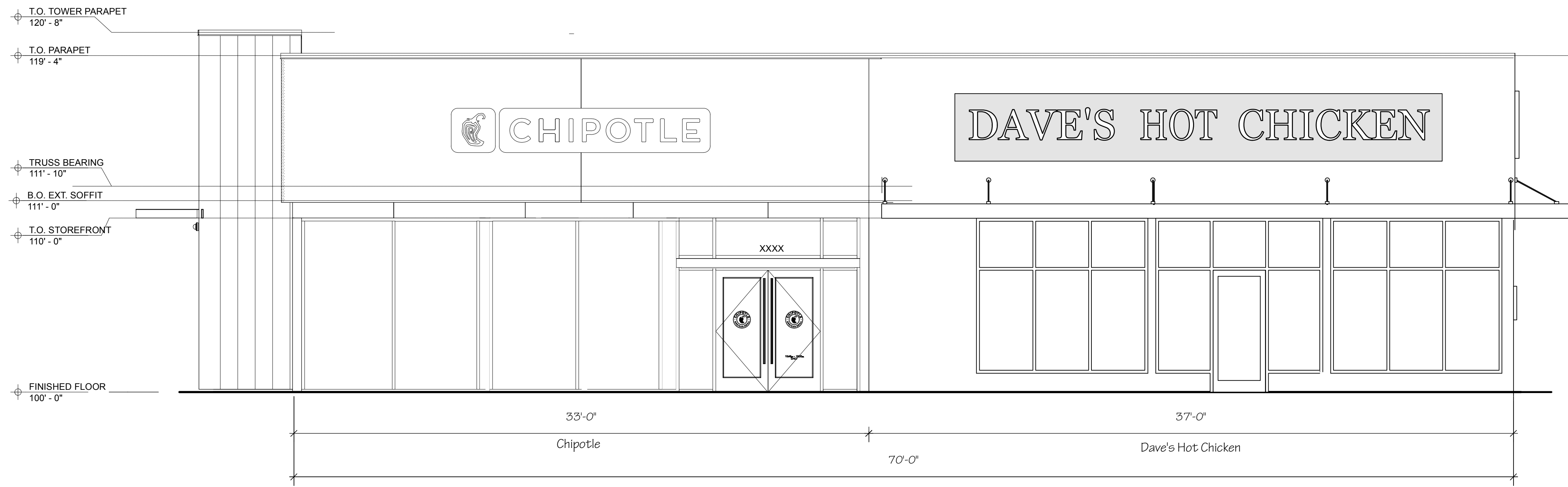
**SOLLI ENGINEERING**  
 501 Main Street, Meriden, CT 06468 T: (203) 880-5455 F: (203) 880-9695  
 11 Vanderbilt Ave., Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By: OSK  
 Checked By: STM  
 Approved By: KMS  
 Project #: 1607901  
 Plan Date: 01/23/24  
 Scale: 1" = 20'

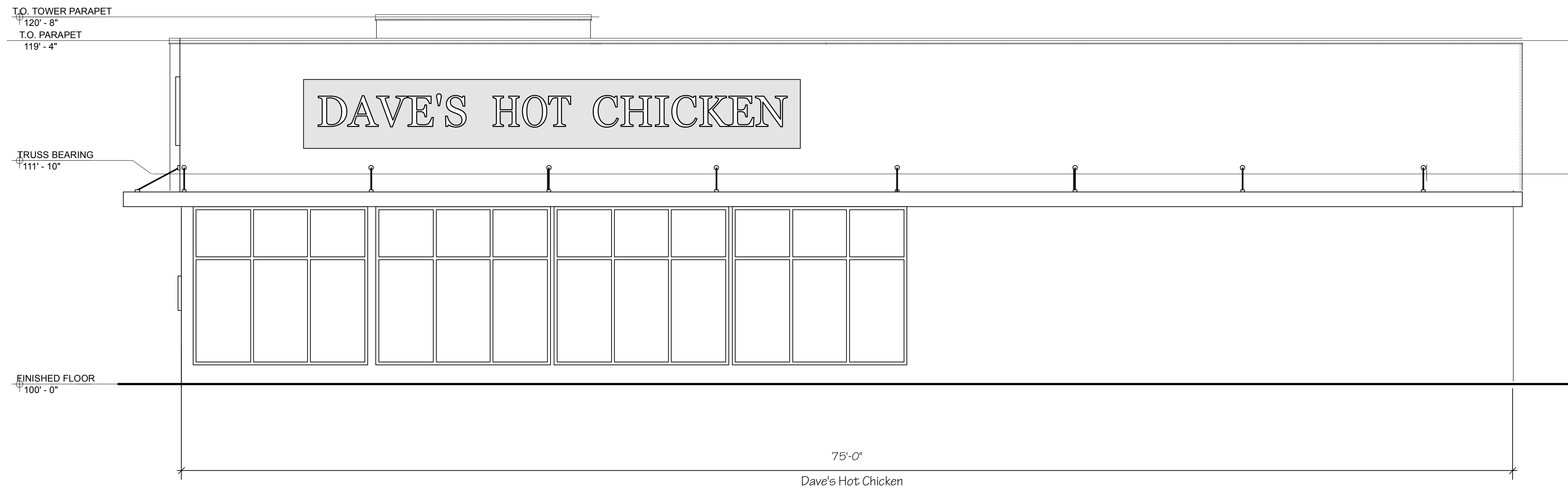
Project: **PROPOSED COMMERCIAL REDEVELOPMENT**  
 4890 MAIN STREET  
 BRIDGEPORT, CONNECTICUT

Sheet Title: **CONCEPT PLAN** Sheet #: **CP-2**

Kevin Solli, P.E.  
 CT 25759



1 Front (West) Elevation  
1/4" = 1'-0"



2 Right Side (South) Elevation  
1/4" = 1'-0"

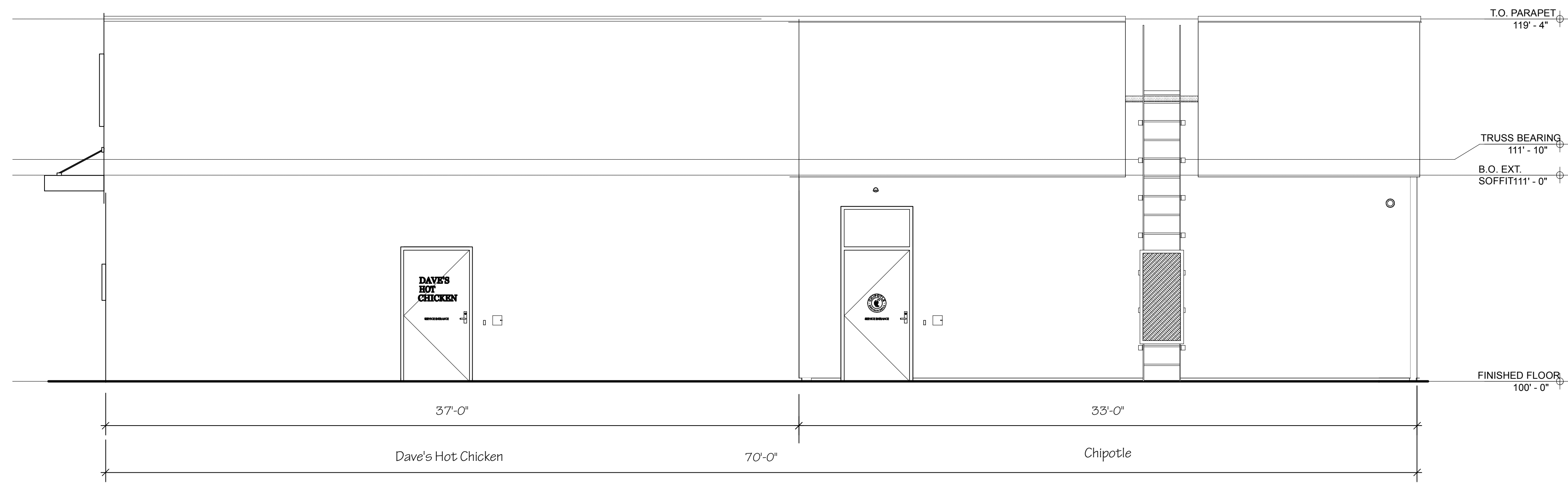
Proposed West & South Elevations

TUCKER CHASE ARCHITECT  
 CT Lic 4354, NY Lic 021278-1  
 88 Academy Hill Terrace  
 Stratford, CT 06615  
 203 385 2704

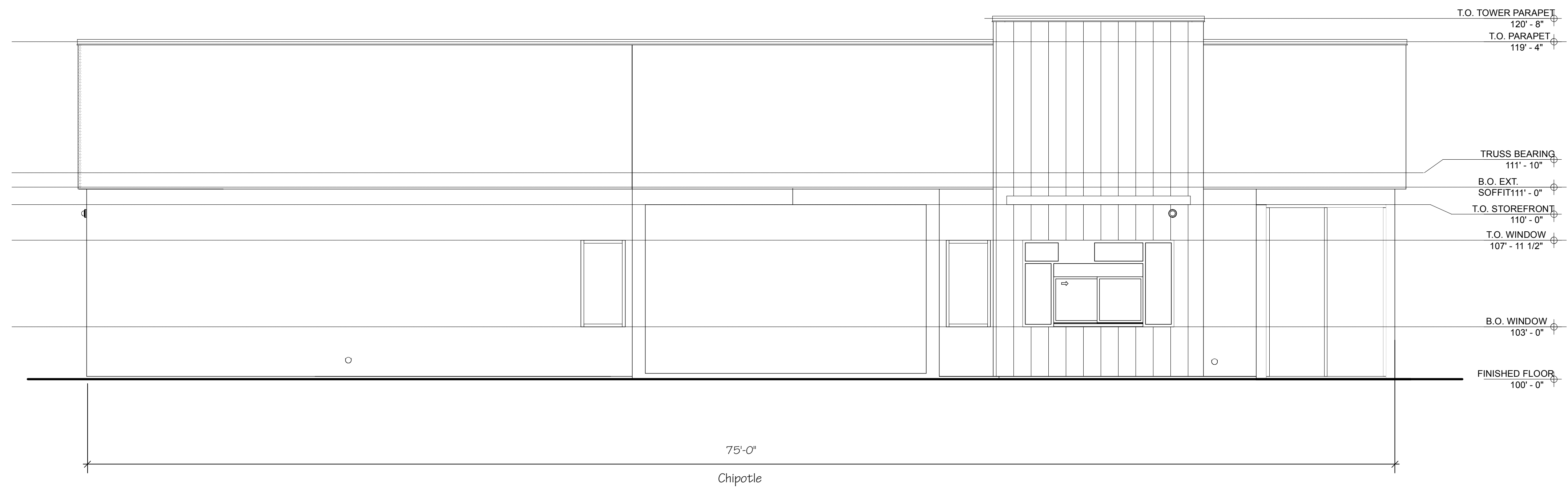


Proposed Building for  
 Chipotle and Dave's Hot  
 Chicken

4890 Main St.  
 Bridgeport, CT  
 Scale: 1/4" = 1'-0"  
 January 31, 2024



3 Rear (East) Elevation  
1/4" = 1'-0"



5 Left Side (North) Elevation  
A2 1/4" = 1'-0"

Proposed East & North Elevations

Proposed Building for Chipotle and Dave's Hot Chicken

TUCKER CHASE ARCHITECT



CT Lic 4354, NY Lic 021278-1

88 Academy Hill Terrace  
Stratford, CT 06615  
203 385 2704

4890 Main St.  
Bridgeport, CT  
Scale: 1/4" = 1'-0"  
January 31, 2024