

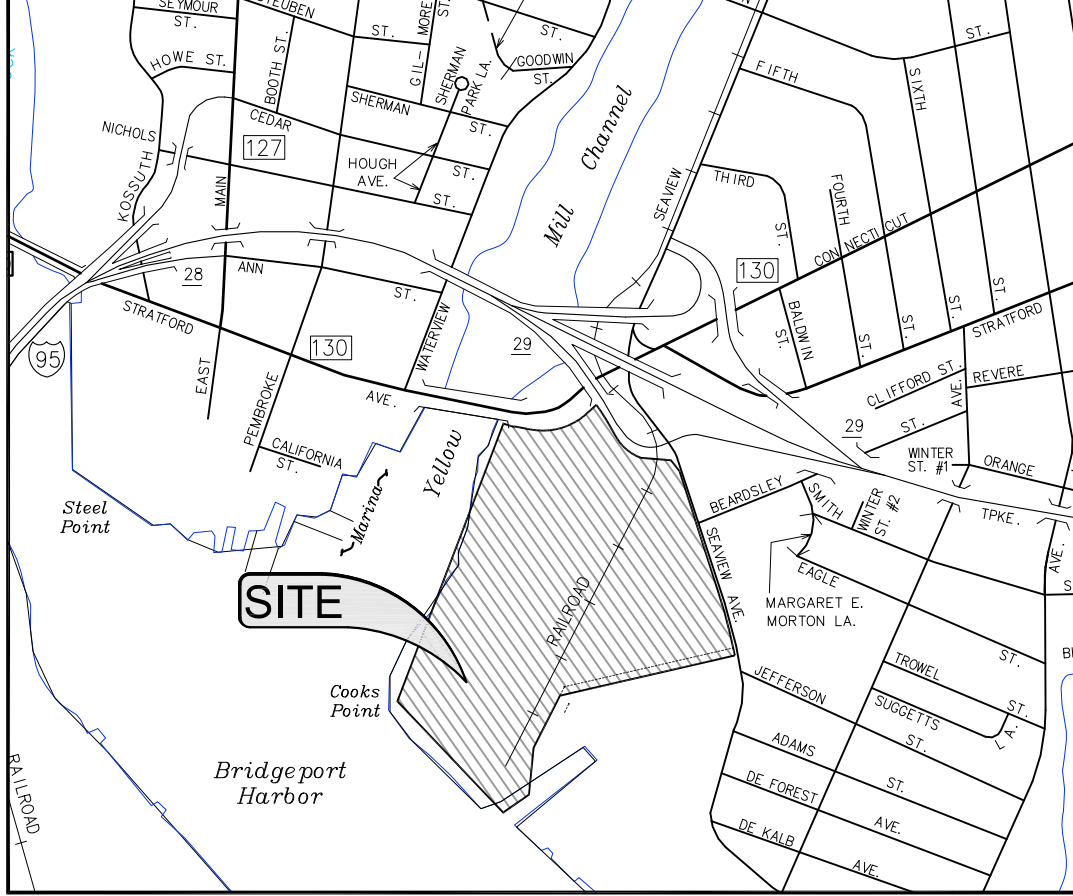
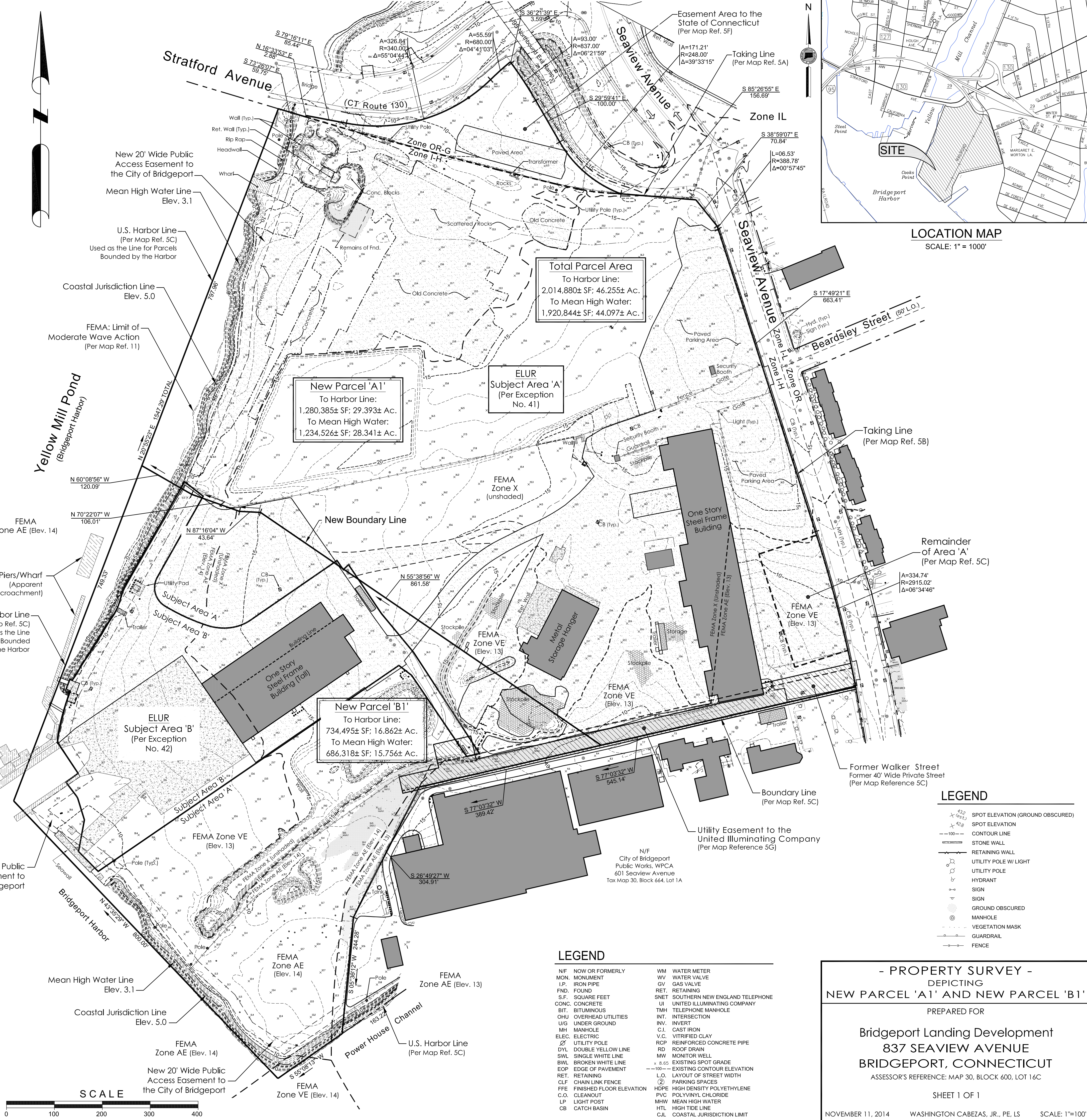
I-H Zone Development Standards

	REQUIRED	NEW PARCEL 'A1'	NEW PARCEL 'B1'
LOT			
LOT AREA MINIMUM	N.A.	1,234,526± SF	686,318± SF
FRONTAGE, MINIMUM	NONE	2,131± FT	NONE
FLOOR AREA RATIO, MAXIMUM	N.A.	N.A.	N.A.
PRINCIPLE BUILDING SIZE, MAXIMUM	N.A.	N.A.	N.A.
PRINCIPLE BUILDING SETBACK			
FRONT LOT LINE, MINIMUM FROM	N.A.	N.A.	N.A.
STREET LOT LINE, MINIMUM FROM	5 FT	138± FT	REAR LOT
MAXIMUM SETBACK	N.A.	N.A.	N.A.
SIDE LOT LINE, MINIMUM FROM	N.A.	N.A.	N.A.
REAR LOT LINE, MINIMUM FROM	N.A.	N.A.	N.A.
NOT TO EXCEED	N.A.	N.A.	N.A.
MINIMUM SETBACK FROM:			
OTHER HEAVY INDUSTRIAL USE	10 FT	27± FT	75± FT
OTHER USE	0 FT	N.A.	N.A.
FROM LOT LINE ABUTTING AN R ZONED LOT	15 FT	N.A.	N.A.
SIDE	N.A.	N.A.	N.A.
REAR	N.A.	N.A.	N.A.
FROM LOT LINE ABUTTING AN OR, MU, OR I ZONED LOT	0 FT	27± FT	75± FT
CORNER LOT YARDS	NOTE 2	NOTE 2	NOTE 2
MEAN HIGH WATER, MINIMUM FROM	N.A.	N.A.	N.A.
ACCESSORY STRUCTURE			
SETBACKS	NOTE 9	52± FT	N.A.
COVERAGE			
BUILDING COVERAGE, MAXIMUM	100%	7%	7%
SITE COVERAGE, MAXIMUM	NONE	N.A.	N.A.
LANDSCAPED AREA			
MINIMUM	NONE	N.A.	N.A.
IN SETBACKS ABUTTING AN R-ZONED LOT	10 FT DEEP @ L4	N.A.	N.A.
HEIGHT			
PRINCIPAL BUILDING			
MAXIMUM FOR PRINCIPAL BUILDING	75 FT	45± FT	55± FT
PROJECTIONS AND FEATURES	NOTE 5	NONE	NONE
ACCESSORY STRUCTURE, MAXIMUM			
HEIGHT MAXIMUM	NOTE 7	35± FT	N.A.
FLOOR AREA, GROSS MAXIMUM	NOTE 8	25%	N.A.
PUBLIC ACCESS EASEMENT	NOTE 10	PROVIDED	PROVIDED

- NOTES:
1. NO MAXIMUM BUILDING SETBACK FROM A STREET LOT LINE SHALL BE REQUIRED FOR ANY PARCEL OF LAND BOUNDED ON THREE OR MORE SIDES BY CITY STREETS AND OWNED BY A CITY GOVERNMENT AGENCY.
 2. ON A CORNER LOT IN ANY ZONE, THERE SHALL BE TWO FRONT YARDS AND TWO SIDE YARDS.
 3. THE MINIMUM SETBACK FROM MEAN HIGH WATER SHALL BE THIRTY (30) FEET EXCEPT FOR BUILDINGS SUPPORTING WATER DEPENDENT USES THAT MAY REQUIRE LOCATION IMMEDIATELY ADJACENT TO THE WATER.
 4. SEE SECTION 11-3. LANDSCAPING AND SCREENING
 5. SEE SECTION 4-4. HEIGHT
 6. BUILDINGS PROPOSED FOR MORE THAN THREE (3) STORIES SHALL REQUIRE SPECIAL PERMIT.
 7. ANY ACCESSORY STRUCTURE WITH A FLAT OR ROUNDED ROOF SHALL BE NO HIGHER AT ITS HIGHEST POINT THEN TWELVE (12) FEET AND ANY ACCESSORY STRUCTURE WITH A PITCHED ROOF SHALL BE NO HIGHER THAN FIFTEEN (15) FEET, MEASURED FROM THE AVERAGE LEVEL OF THE GROUND ALONG ALL WALLS OF THE STRUCTURE. IN LH AND IL ZONES, THE MAXIMUM HEIGHT FOR ANY ACCESSORY STRUCTURE SHALL NOT EXCEED (1/2) OF THE MAXIMUM HEIGHT FOR PRINCIPAL STRUCTURES IN THAT ZONE.
 8. SEE SECTION 4-9. ACCESSORY STRUCTURE
 9. SETBACKS FOR ACCESSORY STRUCTURES SHALL BE THE SAME AS SETBACKS FOR PRINCIPLE STRUCTURES.
 10. A PUBLIC ACCESS EASEMENT MAY BE REQUIRED ON ANY NON-RESIDENTIAL PROPERTY ABUTTING A WATERWAY. IN SUCH CASES A DEDICATED OPEN SPACE AREA SHALL BE ESTABLISHED FROM THE TOP OF THE EMBANKMENT AND FOR TWENTY (20) FEET INLAND.
- N.A. - NOT APPLICABLE

NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A **PROPERTY SURVEY** BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, TOPOGRAPHY AND IMPROVEMENTS ARE BASED ON A PHOTOGRAMMETRIC MAP CONFORMING TO TOPOGRAPHIC ACCURACY CLASS 1-3. THIS MAP IS INTENDED FOR RECORDING PURPOSES.
2. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
3. ALL IMPROVEMENTS SHOWN BASED ON AERIAL PHOTOGRAMMETRY.
4. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS DETERMINED USING GEOID03. LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORS96). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON **SEPTEMBER 30, 2014** IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:
STATION: ORANGE
NORTHING 653,555.9292, EASTING 927,267.5499,
LATITUDE 41°15'15.89404", LONGITUDE 73°00'52.60263",
ELLIPSOID -4.143.
5. REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. MAP ENTITLED "CITY OF BRIDGEPORT MAP SHOWING LAND ACQUIRED FROM CARPENTER TECHNOLOGY CORPORATION BY THE STATE OF CONNECTICUT, INTERSTATE RTE. 95 (LIMITED ACCESS HIGHWAY)", SCALE: 1" = 40', DATED AUGUST 30, 1993 PREPARED BY JAMES F. BYRNES, JR., P.E. AND FOUND ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
B. MAP ENTITLED "CITY OF BRIDGEPORT MAP SHOWING LAND ACQUIRED FROM CARPENTER TECHNOLOGY CORPORATION BY THE STATE OF CONNECTICUT SEAVIEW AVENUE", SCALE: 1:500, DATED NOVEMBER 19, 1996 PREPARED BY JAMES F. BYRNES, JR., P.E. AND FOUND ON FILE IN THE STATE OF CONNECTICUT DISTRICT 3 SURVEYS.
C. MAP ENTITLED "BOUNDARY SURVEY OF PROPERTY LOCATED ON STRATFORD AVE. AND SEAVIEW AVE. BRIDGEPORT, CONNECTICUT PREPARED FOR THE PRICE COMPANY", SCALE: 1" = 40', DATED FEBRUARY 5, 1991, LAST REVISED APRIL 23, 1991 PREPARED BY KASPER ASSOCIATES, INC. AND FOUND ON FILE IN THE CITY OF BRIDGEPORT CLERK'S OFFICE AS MAP VOL. 52, PG. 20 (SHEET 1 OF 2) AND MAP VOL. 52, PG. 21 (SHEET 2 OF 2).
D. MAP ENTITLED "RESUBDIVISION MAP OF PROPERTY LOCATED ON STRATFORD AVE. AND SEAVIEW AVE. BRIDGEPORT, CONNECTICUT PREPARED FOR THE PRICE COMPANY", SCALE: 1" = 40', DATED AUGUST 21, 1991, LAST REVISED AUGUST 6, 1991 PREPARED BY KASPER ASSOCIATES, INC. AND FOUND ON FILE IN THE CITY OF BRIDGEPORT CLERK'S OFFICE AS MAP VOL. 52, PG. 17 (SHEET 1 OF 2) AND MAP VOL. 52, PG. 18 (SHEET 2 OF 2).
E. MAP ENTITLED "PROPOSED LOT LINE REVISION FORMER CARTECH PARCEL PREPARED FOR BRIDGEPORT PORT AUTHORITY/DECKTOP SHIPYARDS INC. SEAVIEW AVENUE & STRATFORD AVENUE BRIDGEPORT, CT.", SCALE: 1" = 100', DATED APRIL 16, 2001 PREPARED BY JOHN PAUL GARCIA & ASSOC. P.C. AND PROVIDED BY JOHN PAUL GARCIA & ASSOC. P.C.
F. MAP ENTITLED "COMPLIATION PLAN TOWN OF BRIDGEPORT MAP SHOWING LAND RELEASED TO BRIDGEPORT PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION CT. ROUTE 30 - STRATFORD AVENUE AT L95 & SEAVIEW AVENUE", SCALE: 1" = 40', DATED JUNE 2007 PREPARED BY ROBERT J. BARON, P.L.S. AND FOUND ON FILE IN THE STATE OF CONNECTICUT DISTRICT 3 SURVEYS.
G. MAP ENTITLED "O.U./U.G. EASEMENT FOR BRIDGEPORT REGIONAL MARITIME COMPLEX SEAVIEW AVENUE, BRIDGEPORT", SCALE: 1" = 40', DATED OCTOBER 4, 2002 PREPARED AND PROVIDED BY THE UNITED ILLUMINATING COMPANY. DRAWING NUMBER 26107A 227E.
H. CITY OF BRIDGEPORT ENGINEERING PIN SHEETS DEPICTING SECTION 6.
I. EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PREPARED FOR BRIDGEPORT LANDING DEVELOPMENT, 837 SEAVIEW AVENUE, BRIDGEPORT, CONNECTICUT, SHEET 1 OF 1, OCTOBER 20, 2014, SCALE: 1"=100', PREPARED BY CABEZAS DEANGELIS, ENGINEERS AND SURVEYORS.
6. RECORD OWNER: BRIDGEPORT PORT AUTHORITY
VOL. 4179, PG. 291
7. REFERENCE MADE TO OTHER INSTRUMENTS AND RIGHTS:
A. VOL. 4680 PG. 69, 70 VARIANCE
NAMES OF PERSONS HAVING A RECORD INTEREST IN PREMISES:
A. VOL. 4021 PG. 52 ENVIRONMENTAL RISK LIMITED - MECHANICS LIEN
B. VOL. 3028 PG. 65 STATE OF CT. DEEP
C. VOL. 3024 PG. 334 STATE OF CT. DEEP
D. VOL. 2586 PG. 104 STATE OF CT. DEEP
E. VOL. 1696 PG. 994 CARPENTER TECHNOLOGY CORPORATION
BY CERTIFICATE IT IS EXPRESSLY UNDERSTOOD THAT THE PORT AUTHORITY TAKES TITLE TO THE PREMISES SUBJECT TO THE RIGHTS AND INTERESTS OF THE FOLLOWING ENTITIES:
A. VOL. 3028 PG. 65 STATE OF CT. DEEP
B. VOL. 3024 PG. 334 STATE OF CT. DEEP
C. VOL. 2586 PG. 104 STATE OF CT. DEEP
LESS PREMISES CONVEYED TO THE STATE OF CT BY QUIT CLAIM DEED OR WARRANTY DEED:
A. VOL. 3872 PG. 300
B. VOL. 3608 PG. 1
TOGETHER WITH RIGHTS, PRIVILEGES AND EASEMENTS AS MORE FULLY SET FORTH IN A DEED FROM THE STANLEY WORKS TO NORTHEASTER STEEL CORPORATION:
A. VOL. 1077 PG. 476
NOTES AS PER MAP REFERENCE 5C:
A. PROPERTY MAY BE SUBJECT TO THE RIGHTS OF OTHERS IN AND TO THAT PORTION OF THE PREMISES FORMERLY COMPRISING THE SOUTHERLY ONE HALF OF WALKER ST.
B. PROPERTY MAY BE SUBJECT TO THE RIGHTS OF OTHERS IN AND TO THAT PORTION OF THE PREMISES FORMERLY COMPRISING THE NORTHERLY ONE HALF OF WALKER ST.
C. PARCEL A IS SUBJECT TO THE TERMS, PROVISIONS AGREEMENTS AND COVENANTS CONTAINED IN A DEED FROM THE CITY OF BRIDGEPORT TO CARPENTER TECHNOLOGY CORP. DATED JUNE 27, 1993 IN VOL. 1696, PG. 994.
8. ASSESSOR'S REFERENCE: MAP 30, BLOCK 600, LOT 16C
9. TOTAL PARCEL AREA
HARBOR LINE = 2,014,880± SQ. FT., 46.255± AC.
MEAN HIGH WATER = 1,920,844± SQ. FT., 44.097± AC.
10. PARCEL IS LOCATED WITHIN THE "H" ZONING DISTRICT.
11. 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)**, **ZONE AE (Elev. 14)**, **ZONE VE (Elev. 13)**, **ZONE VE (Elev. 14)** AND PARTIALLY IN AREA OF LIMITED WAVE ACTION.
12. BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
13. NO UNDERGROUND UTILITIES SHOWN.



LOCATION MAP
SCALE: 1" = 1000'

- LEGEND
- SPOT ELEVATION (GROUND OBSCURED)
 - SPOT ELEVATION
 - CONTOUR LINE
 - STONE WALL
 - RETAINING WALL
 - UTILITY POLE W/ LIGHT
 - UTILITY POLE
 - HYDRANT
 - SIGN
 - SIGN
 - GROUND OBSCURED
 - MANHOLE
 - VEGETATION MASK
 - GUARDRAIL
 - FENCE

- PROPERTY SURVEY -
DEPICTING
NEW PARCEL 'A1' AND NEW PARCEL 'B1'

PREPARED FOR

Bridgeport Landing Development
837 SEAVIEW AVENUE
BRIDGEPORT, CONNECTICUT
ASSESSOR'S REFERENCE: MAP 30, BLOCK 600, LOT 16C

SHEET 1 OF 1

NOVEMBER 11, 2014 WASHINGTON CABEZAS, JR., P.E., L.S. SCALE: 1"=100'

PRELIMINARY 11-11-2014

Cabezas DeAngelis
ENGINEERS & SURVEYORS

1450 BARNUM AVENUE SUITE 201
BRIDGEPORT, CT 06610
P:203 330 8700 F: 203 330 8701

SCALE: 1"=100'
FIELD FILE: Seaview GPS.rw5
PROJECT NO. CD807
DATE: November 11, 2014
FILE: 837 Seaview Avenue PS_11-12-2014.dwg
SHEET 1 OF 1
REV:



TO THE BEST OF MY KNOWLEDGE & BELIEF THIS
MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

WASHINGTON CABEZAS, JR. PEL 70210

