



ZONING CODE SUMMARY - The Windward Apartments
(Zoning District: NC05; Neighborhood Center Village District)
11-1-15 LANDSCAPING AND SCREENING STANDARDS

REQUIREMENT	TOTAL PARKING AREA (SQ. FT.)	REQUIRED LANDSCAPED AREA (SQ. FT.)	PROPOSED LANDSCAPED AREA (SQ. FT.)
PARKING AREAS - INTERIOR LANDSCAPING			
+ 25,000 SQ. FT.	1 TO LANDSCAPING/PARKING	27,200	1,600 Railroad Avenue ST
	REQUIREMENT	4,600	820 Project Street ST
		500	300 Johnson Street ST
PARKING LOT PERIMETER LANDSCAPING - TREES			
	REQUIREMENT	TOTAL LINEAR FEET	TOTAL REQUIRED TREES
	1/8" 1 TO LANDSCAPING/PARKING	360	360
PARKING LOT PERIMETER LANDSCAPING - SHRUBS			
	REQUIREMENT	TOTAL LINEAR FEET	TOTAL REQUIRED SHRUBS
	1/4" 1 TO LANDSCAPING/PARKING	360	360

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Table 3 - Zoning Development Standards

Table 3 - Zoning Development Standards	Required NC05	PHASE 1 & 2 Proposed NC05
LOSS		
Total Area, Minimum	5,400 S.F. / None	203,000 S.F.*
Depth, Minimum	80 FT / None	280.0 FT
Width, Minimum	50 FT / None	300.0 FT
FRONT LOT BUILDING SETBACK	80 FT / None	80 FT / None
Front Lot Line, Minimum	8 FT / 0 ft	8 FT / 0 ft
Front Lot Line, Maximum	SEE NOTE 1	Project 10 - 48.0 FT, Johnson St - 83.5 FT, Park Ave - 88.0 FT, Railroad Ave - 0 FT
CONFORMANCE		
Side Lot Line, Minimum	SEE NOTE 2	N.A.
Side Lot Line, Maximum	SEE NOTE 2	N.A.
Front Lot Line	SEE NOTE 3	N.A.
COVERAGE		
Building Coverage, Minimum / Maximum	None / 40%	21.0%
Site Coverage, Minimum / Maximum	40% / 90%	69.2%
LANDSCAPED AREA		
Minimum / Maximum	10% / 50%	39.8%
STREET WALLS		
% of Frontage (Screening), Minimum / Maximum	50% / None	100%
SCREENING		
Permitted Building, Minimum	8 Stories	8 Stories
Permitted Building, Maximum	2 Stories	8 Stories
Height of Building from Ground Level, Min. / Max.	25 FT / 20 FT	25 FT
Plant in Existing Vegetation of Plot, Min. / Max.	12 FT / None	13 FT

NOTES:
 1. ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS WITHIN THE CITY RIGHT OF WAY ARE SUBJECT TO APPROVAL BY THE BOARD OF POLICE COMMISSIONERS.
 2. ALL EXISTING SIGNAGE WITHIN THE CITY RIGHT OF WAY IS TO BE REMOVED AND REPLACED BY THE PROPOSED SIGNAGE SHOWN CONSTRUCTED PER THE STANDARD BRIDGEPORT DETAILS INCLUDED IN THE PLANS.
 3. SIGNAGE ON PAVEMENT ARE SHOWN TO INDICATE CIRCULATION ON PLAN ONLY. DO NOT PAINT ON PAVEMENT UNLESS OTHERWISE NOTED.
 4. EXISTING CURB CUTS WILL NO LONGER BE USED AND WILL BE REPLACED BY THE PROPOSED CURBING SHOWN CONSTRUCTED PER THE STANDARD BRIDGEPORT DETAILS INCLUDED IN THE PLANS.

OFF-STREET PARKING TABLE 3-10

Category	Per 100 sq ft	Per 1,000 sq ft	Per 10,000 sq ft
Multi-Family Residential	0.5	50	5,000
Medical Office	1.0	100	10,000
Handicap Spaces (1:10) - 200 total spaces provided	0.5	50	5,000
Handicap Spaces (1:10) - 200 total spaces provided	0.5	50	5,000

Additional Public Parking Provided on Railroad Avenue - 22 spaces (100 total spaces provided including public spaces)

- NOTES:**
- * Total lot area including area within Project Street R-12-14 - 2,177,000 S.F.
 - Maximum setback from street to be 10, 15, 20, or 30 feet as applicable. Maximum setback from street to be 10, 15, 20, or 30 feet as applicable. Maximum setback from street to be 10, 15, 20, or 30 feet as applicable.
 - Maximum 10 feet or 20 feet of fence is permitted. Maximum 10 feet per floor of building height, not to exceed 14 feet.
 - Not Applicable. N.A.
 - To be Determined "T.D."
 - Permittee is responsible to file necessary permits based on Section 16-15-13 of the Bridgeport Zoning Regulations, last amended April 14, 2014.
 - Standards shown above based on information in Bridgeport Zoning Regulations, last amended April 14, 2014.

VERTICAL DATUM CONVERSION NOTE
 CITY OF BRIDGEPORT VERTICAL DATUM = NAVD83 + 14.60'
SURVEY MAP REFERENCE
 "PROPERTY & TOPOGRAPHIC SURVEY, NORTHEAST PORTION OF MARINA VILLAGE, LAND OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT, 400 IRANSTAN AVENUE, BRIDGEPORT, CONNECTICUT" CREATED BY JULIANO ASSOCIATES, SHEET 1 OF 17, REVISION B, DATED JULY 25, 2016, LAST REVISED JUNE 13, 2017, SCALE: 1"=40'.

500-1R FLOORPLAN BOUNDARY
 ELEVATION: 15.00 NAVD83
 ELEVATION: 29.90 BMP 10
 (BOUNDARY LIMIT BASED ON PRE-DEMOLITION CONDITION)

Phase 2

SITE RENDERING