

LOCATION MA
NOT TO SCALE

- THIS SURVEY (OR MAP) HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE COMMISSIONER STATE MAPS SECTION (S-200-1) THROUGH S-200-10 AS WELL AS THE REGULATIONS OF THE COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (S-600-1) THROUGH S-600-10. THE SURVEY (OR MAP) HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (S-600-1) THROUGH S-600-10. THE SURVEY (OR MAP) HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (S-600-1) THROUGH S-600-10.
- A. THE TYPE OF SURVEY AND MAP IS A LOT CONSIDERATION PLAN INTENDED TO RECORD THE CONSIDERATION OF THE PROPERTY INTERESTS INTO A SINGLE PAPER.
- B. THE BOUNDARY DETERMINATION/METHOD CATEGORY IS BASED UPON A:
- C. THE SURVEY CONVEYS TO HEREDITARY ACQUANT CLASS A-1.
- D. THE MEASUREMENTS DETERMINED WERE OBTAINED USING SURVEY METHODS IN ACCORDANCE WITH THE REGULATIONS OF THE COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (S-600-1) THROUGH S-600-10.
- E. THE SURVEY PAGES ARE INTENDED TO BE WITHIN FLOOD PLAIN AS IS DETERMINED ON THE BASIS OF THE FLOOD PLAIN MAPS OF THE STATE OF NEW YORK (S-200-1) THROUGH S-200-10. THE SURVEY PAGES ARE INTENDED TO BE WITHIN FLOOD PLAIN AS IS DETERMINED ON THE BASIS OF THE FLOOD PLAIN MAPS OF THE STATE OF NEW YORK (S-200-1) THROUGH S-200-10.
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- V. THE SURVEY PAGES ARE INTENDED TO BE WITHIN FLOOD PLAIN AS IS DETERMINED ON THE BASIS OF THE FLOOD PLAIN MAPS OF THE STATE OF NEW YORK (S-200-1) THROUGH S-200-10.
- W. THE SURVEY PAGES ARE INTENDED TO BE WITHIN FLOOD PLAIN AS IS DETERMINED ON THE BASIS OF THE FLOOD PLAIN MAPS OF THE STATE OF NEW YORK (S-200-1) THROUGH S-200-10.
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- Z. THE SURVEY PAGES ARE INTENDED TO BE WITHIN FLOOD PLAIN AS IS DETERMINED ON THE BASIS OF THE FLOOD PLAIN MAPS OF THE STATE OF NEW YORK (S-200-1) THROUGH S-200-10.

- MAP REFERENCES:
1. "PROPERTY SURVEY PREPARED FOR MAIN GREENSHEDS FOR PROPERTY LOCATED AT 4942 MAIN STREET, BROOKFIELD, CT". SCALE: 1"=20'; DATED: NOVEMBER 12, 2004. PREPARED BY: PERENA ENGINEERING, LLC.
 2. "RESUBDIVISION MAP OF PROPERTY LOCATED AT 12 & 20 OSHEER PLACE, BROOKFIELD, CONNECTICUT PREPARED FOR MAIN GREENSHEDS". SCALE: 1"=20'; DATED: AUGUST 10, 2009; PREPARED BY: PERENA ENGINEERING, LLC.
 3. "IMPROVEMENT LOCATION SURVEY OF PROPERTY LOCATED AT 10 & 12 OSHEER PLACE AND 4234 & 4942 MAIN STREET, BROOKFIELD, CONNECTICUT PREPARED FOR MAIN GREENSHEDS". SCALE: 1"=20'; DATED: JULY 10, 2004; PREPARED BY:

TOTAL PARCEL AREA: 1.0000 ACRES

MAP / BLOCK / LOT
89 / 2600 / A16
89 / 2600 / A2 B
89 / 2600 / A18
89 / 2600 / A2 A

VOLUME / PAGE
8777 / 24
8445 / 104
10167 / 29
3053 / 344

THIS MAP IS VALID AND AUTHORIZED BY THE BELOW SIGNATORY WHEN AND ONLY WHEN ACCOMPANIED WITH A BLUE LIVE SIGNATURE, A STAMPED SEAL IN BLUE INK AND A LIVE EMBOSSED SEAL OVER THE SIGNATURE'S NAME. ANY OTHER REPRODUCTIONS SHALL BE CONSIDERED UNAUTHORIZED.

To my knowledge and belief, this map is substantially correct as noted herein.

Todd A. Andrews, P.L.S. Conn. # 70001

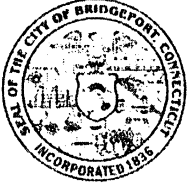
LEGEND

	PROPERTY LINE		SPOT ELEVATION
	RIGHT OF WAY		CONVERSION TIE
	EASEMENT LINE		DEDUCTION TIE
	SETBACK WALL		BURN
	STRUCTURE		CHISEL LINE TIE
	EDGE OF EASEMENT		CHISEL LINE TIE
	TEST BENCHMARK		CHISEL LINE TIE
	CATCH BASIN		CHISEL LINE TIE
	STORM MANHOLE		CHISEL LINE TIE
	SEWERAGE MANHOLE		CHISEL LINE TIE
	WATER		CHISEL LINE TIE
	ONE		CHISEL LINE TIE
	TWO		CHISEL LINE TIE
	THREE		CHISEL LINE TIE
	FOUR		CHISEL LINE TIE
	FIVE		CHISEL LINE TIE
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	SEVEN		CHISEL LINE TIE
	EIGHT		CHISEL LINE TIE
	NINE		CHISEL LINE TIE
	TEN		CHISEL LINE TIE
	ELEVEN		CHISEL LINE TIE
	TWELVE		CHISEL LINE TIE
	THIRTEEN		CHISEL LINE TIE
	FOURTEEN		CHISEL LINE TIE
	FIFTEEN		CHISEL LINE TIE
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	EIGHTEEN		CHISEL LINE TIE
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	TWENTY-ONE		CHISEL LINE TIE
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	THIRTY-SEVEN		CHISEL LINE TIE
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	FIFTY-FOUR		CHISEL LINE TIE
	FIFTY-FIVE		CHISEL LINE TIE
	FIFTY-SIX		CHISEL LINE TIE
	FIFTY-SEVEN		CHISEL LINE TIE
	FIFTY-EIGHT		

PEREIRA
ENGINEERING, LLC
Civil • Environmental • Land Surveying
One Enterprise Drive, Suite 312 Phone: (203) 944-9944

LOT CONSOLIDATION PLAN
OF PROPERTY LOCATED AT
10 & 12 OCHSNER PLACE AND 4934 & 4942 MAIN STREET
BRIDGEPORT, CONNECTICUT
PREPARED FOR
MAY 1, 1995

DATE: DECEMBER 11, 2024
SCALE: 1"=20'
DWG: TAA FLD: DJC
S SHEET 1 OF 1



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

October 31, 2024

3561 MAIN STREET, LLC
C/O CHRISTOPHER RUSSO, ESQ
10 SASCO HILL ROAD
FAIRFIELD, CT 06824
FILE: 24-40

RE: 12 OCHSNER PLACE – Seeking a zone map amendment to change the zone designation of the property from the N4 zone to the RX1 zone.

Dear Attorney Russo:

At a public hearing held on October 28, 2024, the Planning and Zoning Commission decided the following regarding the above-referenced matter:

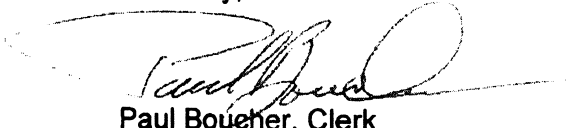
DECISION: Approved, with the effective date of November 18, 2024.

REASONS:

1. The zone change is consistent with the Master Plan of Conservation and Development.
2. There is no adverse impact to the adjacent parcels by the zone change.
3. The zone change is proper to provide additional parking to the commercial building.

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

Sincerely,



Paul Boucher, Clerk
Planning & Zoning Commission

PB/gb







DISCLAIMER
 The information shown on this drawing is for informational purposes only. It is not intended to be used for any other purpose. The information shown on this drawing is not intended to be used for any other purpose. The information shown on this drawing is not intended to be used for any other purpose.

**Ochsner Crescent
 Apartments**

4942 Main Street
 Bridgeport, Ct



No.	Description	Date

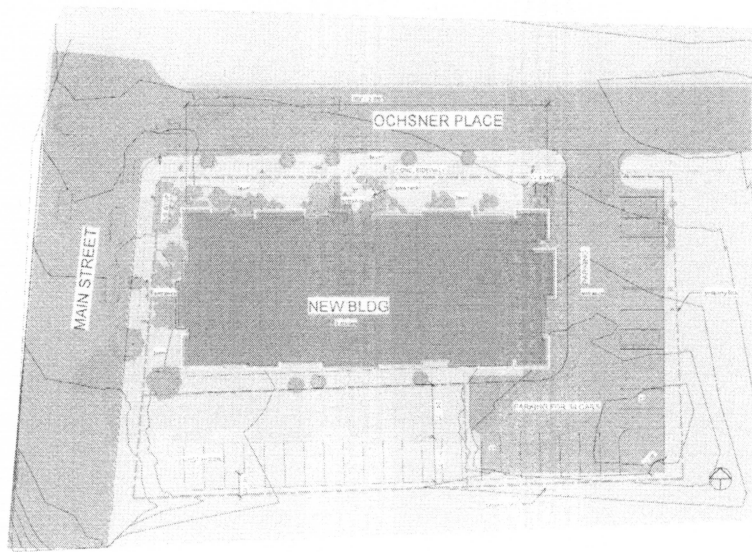
Elevations

Project Name	Ochsner Crescent
Date	July 25, 2023
Drawn by	Wiles
Checked by	Wiles

A201

BRIDGEPORT, CT 06604

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Scale
1" = 100'

NOTES:
1. See site plan for building location.
2. See site plan for building location.
3. See site plan for building location.
4. See site plan for building location.
5. See site plan for building location.
6. See site plan for building location.
7. See site plan for building location.
8. See site plan for building location.
9. See site plan for building location.
10. See site plan for building location.

Ochsner Crescent
Apartments

4842 Main Street
Bridgeport, Ct

Professional Seal

wiles
+ Architects

No.	Description	Date

Site Plan

Project Name: Ochsner Crescent
Date: 08/15/2014
Drawn By: [Name]
Checked By: [Name]
Designed By: [Name]

SP101

998-1001-00000-0000-0000

08/15/2014 08:15:00