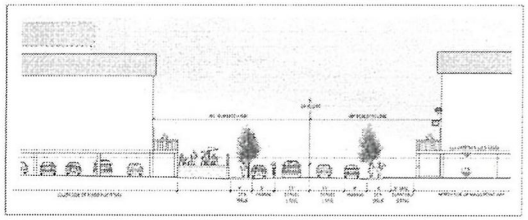
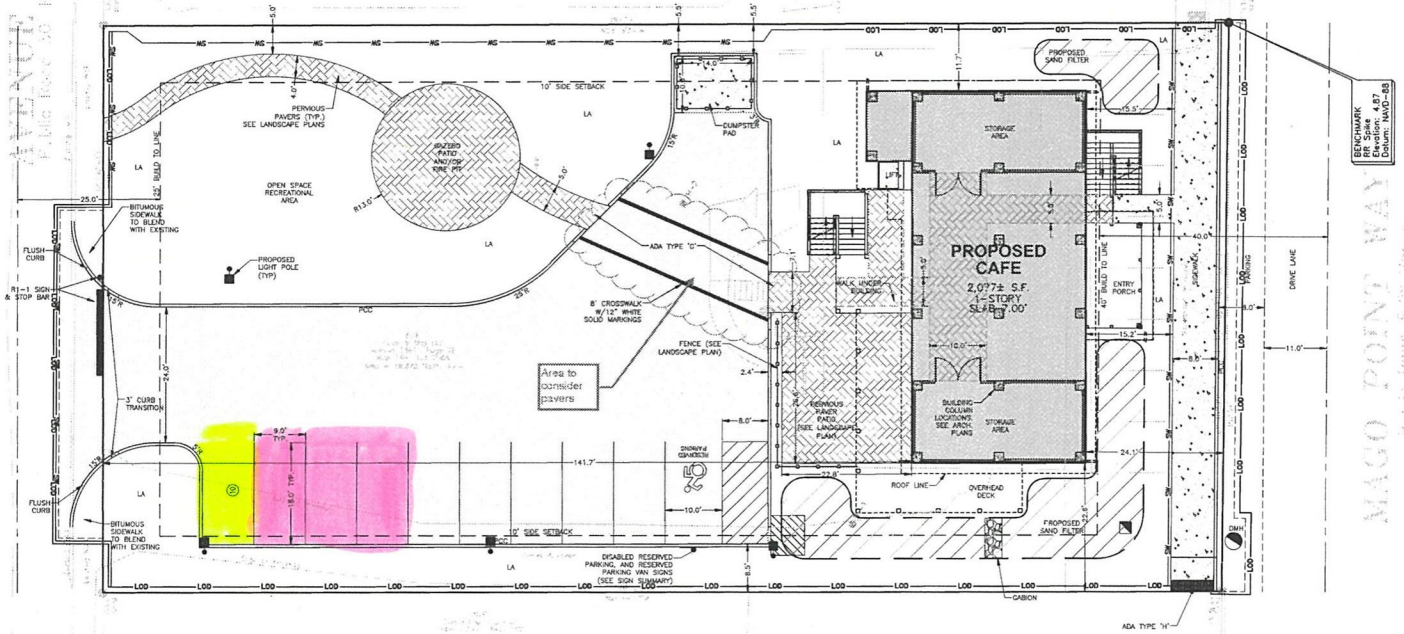


MAGO POINT WAY CROSS-SECTION
NTS



SIGN SUMMARY

MUTCD SIGN	GRAPHIC	QUANTITY	SIZE	MOUNTING TYPE
R1-1	STOP	1	30" X 30"	STD BREAKAWAY
NA	RESERVED PARKING	1	12" X 18"	STD BREAKAWAY
R7-8a	VAN ACCESSIBLE RESERVED PARKING - VAN	1	9" X 12"	STD BREAKAWAY

LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE DETAIL ON SHEET C-7)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL ON SHEET C-7)
- PROPOSED PERVIOUS PAVERS (SEE LANDSCAPING PLAN)

10' 0' 10' 20' 30'
SCALE: 1"=10'

3 spaces shared w/357 Mago Point Way

1 space shared w/358-360 Mago Point Way

CHERENZIA & ASSOCIATES, LTD.
Civil Engineers
Land Surveyors
Land Use Planners
Environmental Engineers
www.cherenzia.com

ZONING CHART

(BASED ON MPD: MAGO POINT DISTRICT)

	REQUIRED	PROVIDED
LOT AREA (SF)	10,000 SF	19,673 SF
FRONTAGE (FT)	50 FT	100 FT
MAXIMUM IMP COVER	85%	45%
MAXIMUM FLOOR AREA RATIO	150%	11%
MAXIMUM HEIGHT		
PRINCIPAL BUILDING (FT)	37 FT	
ACCESSORY BUILDING (FT)	N/A	N/A
BLDG SETBACK		
- MAGO POINT WAY BUILD TO LINE	40 FT	42.4 FT
- CORNER SIDE SETBACK	10 FT	N/A
- SIDE SETBACK	10 FT	11.7 FT
- AVENUE 'B' BUILD TO LINE	25 FT	141.7 FT
ACCESSORY SETBACK		
-SIDE SETBACK (FT)	N/A	N/A
- REAR SETBACK (FT)	N/A	N/A

PARKING CHART

	REQUIRED*	PROVIDED
STD SPACES	5	9
ADA SPACES	1	1
TOTAL SPACES	6	10

* REQUIRED PARKING CALCULATION

PARKING = 3 SPACE / 1000SF (2077SF) = 6 SPACES

TOTAL PARKING SPACES REQUIRED = 6 SPACES

TOTAL PROPOSED PARKING = 10 SPACES

FAR CALCULATION (FLOOR AREA RATIO)
FAR = GROSS FLOOR AREA / LOT AREA

GFA = GROSS FLOOR AREA
GFA = 2,077 SF

FAR = 2,077 SF / 19,673 SF = 10.55% OR 11%

NOTE
1. SIDEWALK AND STREETSCAPE IMPROVEMENTS ALONG AVENUE B TO BE DEFERRED TO LATER DATE PER P&Z COMMISSION APPROVAL.

PLAN REVISIONS

REV. NO.	DATE	DESCRIPTION	DWN BY	CHK BY

SCALE: 1"=10'
CA JOB #219029
NOV. 1, 2019

DRAWN BY: SETB
CHECK BY: SPC

ISSUED FOR PERMITTING

SITE PLAN

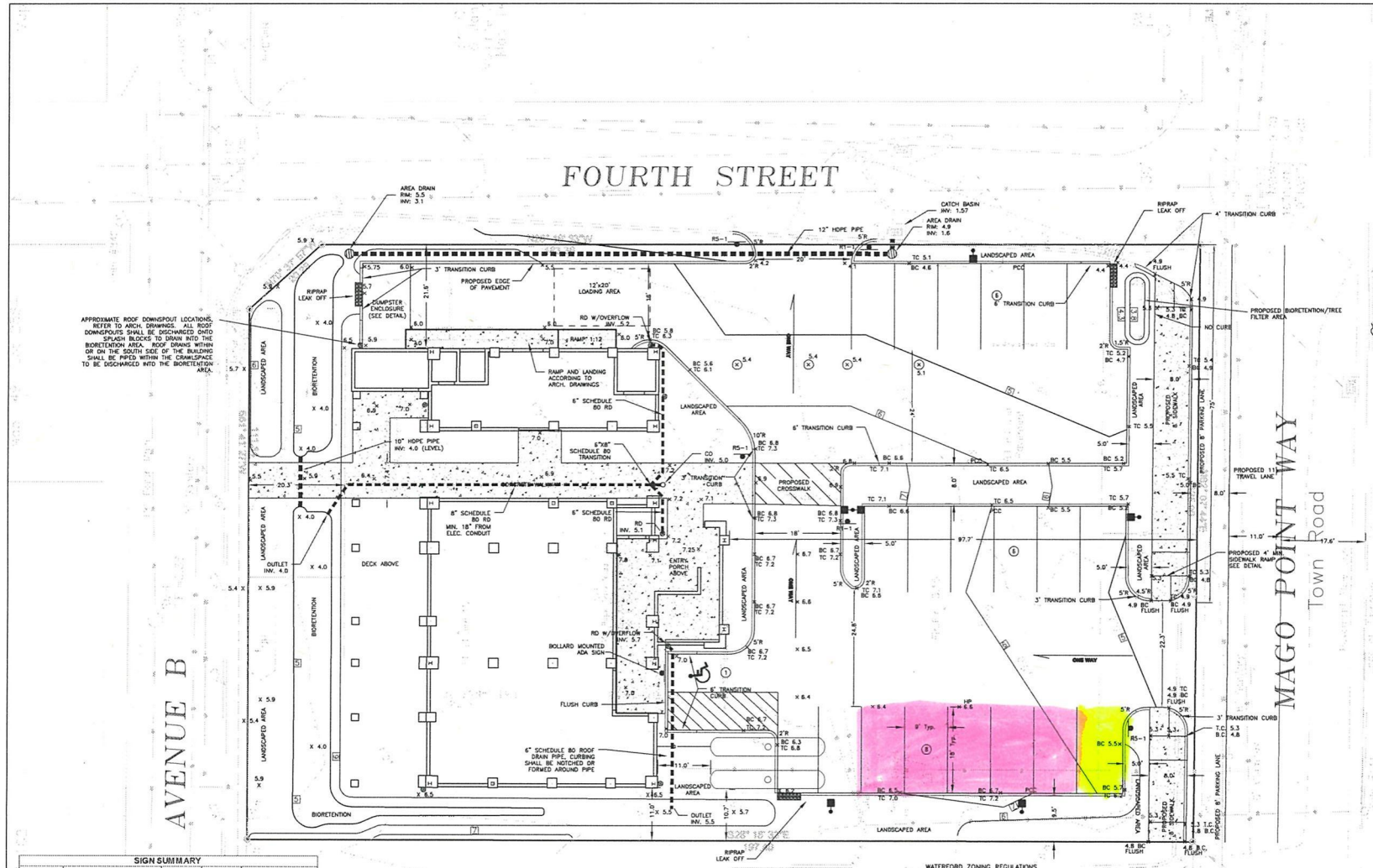
MAGO POINT CAFE
363 MAGO POINT WAY
WATERFORD, CT 06385
MAP 149 LOT 7066

PREPARED FOR
COCO & MAY LLC

STATE OF CONNECTICUT · STEVEN P. CHERENZIA · No. 12884 · LICENSED PROFESSIONAL ENGINEER

C-2

CHERENZIA & ASSOCIATES, LTD.



SIGN SUMMARY

MUTCD SIGN	GRAPHIC	QUANTITY	SIZE	MOUNTING TYPE
R1-1	STOP	2	30"X30"	STD. BREAKAWAY
R5-1	DO NOT ENTER	3	30"X36"	STD. BREAKAWAY
R7-8	RESERVED PARKING	1	12"X18"	BOLLARD MOUNTED
R7-64	VAN ACCESSIBLE	1	6"X12"	BOLLARD MOUNTED

PARKING REQUIREMENTS

Use	Units	Spaces/Unit	Spaces
Office			
Min. Spaces Required	Gross Floor Area	3/1000 S.F.	19
Total Required			19
Total Provided			21

NOTE: 1-21 spaces, 1 of the spaces will require ADA compliance
3/1000 S.F. gross floor area(GFA)
Office Area= 6272 SF/1000= 6.2 * 3=19 Spaces

1 space shared w/358-360 Mago Point Way

Mago Point DISTRICT BULK REQUIREMENTS

District	MPD	MPD
Use	Any Permitted Use	Office
Min. Lot Size	20,000 Sq. Ft.	24,832 Sq. Ft.
Min. Lot Frontage	50 feet	439.99 feet
Building Coverage	50%	28.84%
Maximum Bldg. Height	37 feet**	30.31 feet**
Min. Front Yard Depth	20 feet	20.3 feet
Min. Side Yard Depth	10 feet	11.0 feet
Min. Rear Yard Depth	15 feet	N/A
Maximum. Floor Ratio	150% feet	18.8
Maximum. Bldg. Width	N/A*	N/A*

WATERFORD ZONING REGULATIONS

**14.a.5.15
a. Building height in the Mago Point District shall be measured from the average ground level around the perimeter of the structure or from the Base Flood Elevation on FEMA's most recently adopted Flood Insurance Rate Maps around the structure, whichever is higher.
b. No building in the Mago Point District shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum height in excess of 37 feet measured as indicated above.

*14.a.5.16
a. The total cumulative width of buildings, structures, fences, or walls more than 30 inches in height shall not occupy more than 40% of the width of a parcel as measured along a line parallel to and 25 feet from the edge of the bulkhead, seawall, or other coastal structure or resource adjacent to the Niantic River.
b. The Commission may, by Special Permit, allow a greater cumulative width if permanent public access to the river is provided. Such access, in the form of a permanent easement, shall be at least 12 feet wide from the street to the water and at least 12 feet along the width of the property landward and adjacent to the edge of the bulkhead, seawall, or other coastal structure or resource bordering the Niantic River.

NOTE: Property is not adjacent to Niantic River, 14.a.5.16a+b do not apply.

(5) Extra overflow spaces

0' 10' 20' 30'
SCALE: 1"=10'

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361 MAGO POINT WAY, LLC.
C/O PAUL DAVERSA
16 POWDER HORN HILL ROAD
WILTON, CT 06897
PHONE: 203-247-5708

NOTE
1. See A-2 survey plan titled:
Property Survey
Prepared For
Mago Way Realty, LLC
361 Mago Point Way
Waterford, Connecticut
Scale 1"=20'
March 30, 2015
EC-1
Sheet 1 of 1
Cherenzia & Associates, Ltd.
Pawcatuck, Connecticut
Revised: 06/09/15
2. THERE WILL BE NO DRY ACCESS TO THE STRUCTURE DURING A 100-YEAR STORM EVENT.
3. THE PROJECT IS LOCATED IN THE COASTAL ZE. FLOOD ZONE WITH A BASE FLOOD ELEVATION OF 13.
4. REFER TO ARCH. PLANS FOR BUILDING FLOOD CODE COMPLIANCE.
5. The subject parcel lies within an AE Special Flood Hazard Zone, with a base flood elevation of 13, as delineated on the FIRM Flood Insurance Rate Map for New London County, Connecticut (All Jurisdictions), Panel 483 of 554, Map Number 09011c0483J, Map Revised: August 5, 2013.

PLAN REVISIONS

REV. NO.	DATE	DESCRIPTION	DWN BY	CHK BY
1	3/30/16	REVISED STRUCTURE	GAB	SFC
2	5/5/16	TOWN COMMENTS	AKG	SFC
3	5/25/16	FOUNDATION PERMIT REVIEW	AKG	SFC
4	6/15/16	FINAL SUBMISSION	AKG	SFC
5	7/28/16	SEWER/WATER/PROPANE	AKG	SFC
6	8/16/16	EXISTING WATERLINE ADDED	TWS	SFC
7	9/19/16	UPDATE SEWER & UTILITIES	AKG	SFC
8	11/29/16	UPDATE GRADING & UTILITIES	AKG/TWT	SFC
9	7/25/17	CHANGE OF USE	PHH	SFC

SCALE: 1"=10'
CA JOB # 215007
JULY 25, 2017

DRAWN BY: PHH
CHECK BY: SFC

ISSUED FOR CONSTRUCTION

LAYOUT AND MATERIALS PLAN

MAGO WAY REALTY, LLC
361 MAGO POINT WAY
PLAT 149, LOT 7064
WATERFORD, CONNECTICUT

PREPARED FOR
PAUL DAVERSA

C-2

SHEET 2 OF 9

CHERENZIA & ASSOCIATES, LTD.