

GENERAL NOTES

- EXISTING INFORMATION OBTAINED FROM THE FOLLOWING "BOUNDARY AND TOPOGRAPHIC SURVEY", 439 & 441 BOSTON POST ROAD, WATERFORD, CT, DATED JUNE 28, 2024.
- PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM SILVER PETRUCELLI ARCHITECTURE IN DECEMBER 2024.
- THE SITE IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP 09011C0481J, EFFECTIVE AUGUST 5, 2013. ZONE X IS AN AREA OF MINIMAL FLOOD HAZARD WITH NO BASE FLOOD ELEVATIONS.

SIGN LEGEND



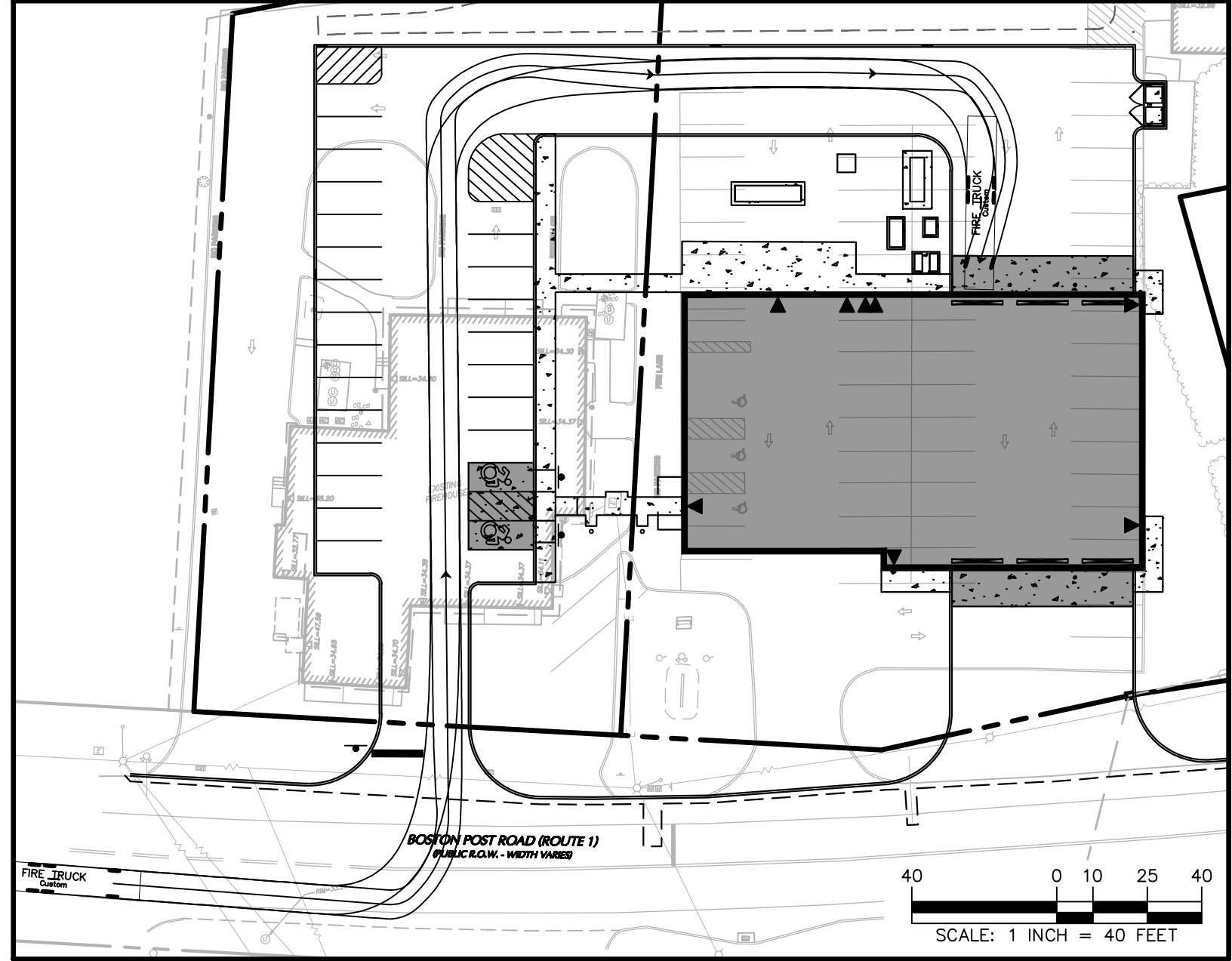
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING LINE	---	---
SETBACK LINE	---	---
BUILDING DOOR	▽	▽
CURB LINE	---	---
FLUSH CURB LINE	---	---
CONCRETE	---	---
SITE SIGN	---	---
POTENTIAL RAIN GARDEN	---	---

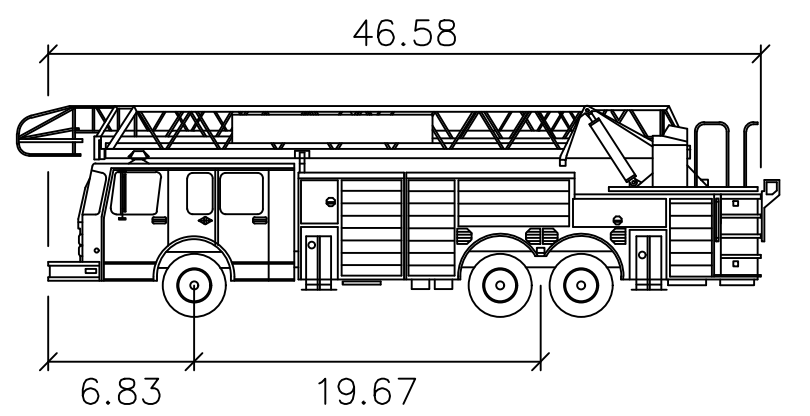
ZONING CHART

REFERENCE: TOWN OF WATERFORD CT ZONING REGULATIONS (AMENDED EFFECTIVE OCTOBER 4, 2024)			
ZONE: NBPO - NEIGHBORHOOD BUSINESS PROFESSIONAL OFFICE DISTRICT PROPOSED USE: MUNICIPAL FACILITY			
ITEM	REQUIRED	PROPOSED	SECTION
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	SECTION 7A.7
MINIMUM LOT FRONTAGE	100 FT	311 FT	SECTION 7A.4
MINIMUM SETBACK, FRONT YARD	25 FT	33.5 FT	SECTION 7A.5.1
MINIMUM SETBACK, SIDE YARD	15 FT	16.4 FT	SECTION 7A.5.2
MINIMUM SETBACK, REAR YARD	50 FT	99.3 FT	SECTION 7A.5.3
MINIMUM LOT SIZE	20,000 SF	87,087 SF	SECTION 2.1
OFF-STREET PARKING	1 SPACE PER 250 SF (GOVERNMENT OFFICE SPACE) 5,274 SF / 250 = 21 SPACES	26 SPACES	SECTION 7A.8 SECTION 20.3.c
BUILDING COVERAGE	25%	11%	SECTION 7A.6

FIRE TRUCK TURNING MOVEMENT



FIRE TRUCK PROFILE



Fire Truck

	feet
Width	: 8.50
Track	: 8.42
Lock to Lock Time	: 6.0
Steering Angle	: 32.9

Date	Description	No.
------	-------------	-----

Revisions



LANGAN

Langan CT, Inc.
555 Long Wharf Drive, 9th Floor
New Haven, CT 06511
T: 203.562.5771 F: 203.789.6142 www.langan.com

Project

OSWEGATCHIE FIRE STATION

WATERFORD CONNECTICUT
Drawing Title

SITE PLAN

Project No. 140286501	Drawing No. CS101
Date 1/7/2025	
Drawn By APF	
Checked By BP	

Sheet 1 of 15