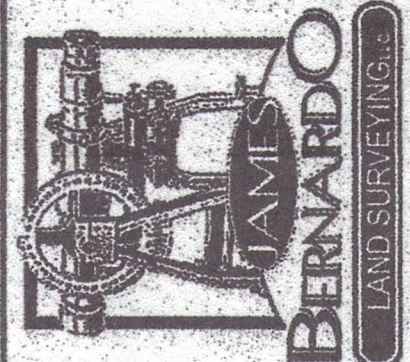


Happy Face® White Potentilla

LEGEND			
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING			
AC	ACRES	HTB	HIGH TIDE BUSH
BF	BASEMENT FLOOR	SP	SPARTINA PATENS
BIT	BITUMINOUS	SA	SPARTINA ALTERNIFLORA
BCLC	BITUMINOUS CONCRETE LIP CURBING	TBR	TO BE REMOVED
CONC	CONCRETE	TYP	TYPICAL
DIA	DIAMETER	P-5	SOIL PERC TEST LOCATION
DB	DISTRIBUTION BOX	THB	SOIL DEEP TEST LOCATION
EOP	EDGE OF PAVEMENT	W	WELL
ELEV	ELEVATION	HYD	HYDRANT
FF	FINISHED FIRST FLOOR	T	TREE
LF	LINEAR FOOT	BS	BUILDING SETBACK LINE
(MIN)	MINIMUM	CL	CLEARING LIMIT LINE
M/L	MORE OR LESS	ET	EXISTING TREELINE
N/F	NOW OR FORMERLY	150	EXISTING CONTOUR
PVC	POLY VINYL CHLORIDE	NS	NEW CONTOUR
SCH40	SCHEDULE 40	SE	SEDIMENT FENCE
S.E.	SPOT ELEVATION	SD	STORM DRAIN PIPE
SF	SQUARE FEET	SW	STONE WALL
TR	TO REMAIN	S	SANITARY SEWER
		W	WATER

- SITE NOTES:
- IN ACCORDANCE WITH SECTION 14A.9.1, A MINIMUM OF 15% OF THE TOTAL LOT AREA SHALL BE PERVIOUS SURFACE.
TOTAL LOT AREA = 10,531 ± .15 = 1,580 SQ FT IS REQUIRED.
TOTAL AMOUNT OF IMPERVIOUS AREA ON THE SITE = 2,800 SQ FT
 - IN ACCORDANCE WITH SECTION 14A.9.2 A MINIMUM 5% OF THE LOT AREA SHALL CONTAIN BIO-RETENTION MEASURES SUCH AS RAIN GARDENS AND/OR BIORETENTION SWALES.
TOTAL LOT AREA = 10,531 ± .05 = 527 SQ FT IS REQUIRED.
TOTAL AMOUNT OF RAIN GARDEN = 550 SQ FT
 - THE

JAMES BERNARDO
LAND SURVEYING LLC
102A SPITHEAD ROAD
WATERFORD, CONNECTICUT 06385
(860) 447-0236
WWW.JBSURVEY.COM



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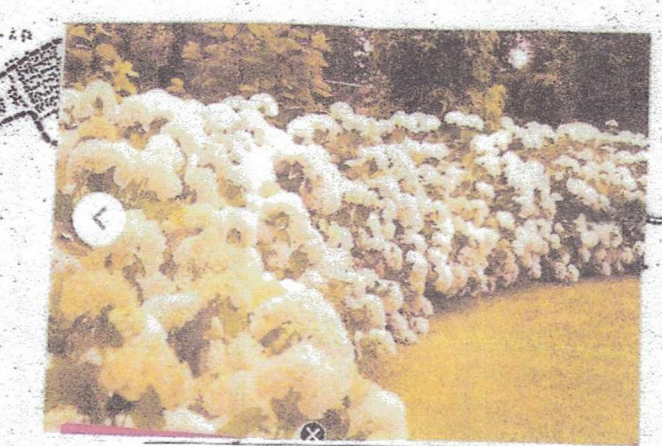
LTR	DESCRIPTION	DATE
REVISIONS		

SITE LAYOUT PLAN
PROPERTY OF
MAGO POINT RESTAURANT, LLC
FOR PROPERTY LOCATED AT
378 MAGO POINT WAY
TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.
S-02
SHEET 2 OF 3
Scale:
1"=10'
Date
MARCH 24, 2023
Project No.
21113-3

Flame Thrower® Redbud Tree

★★★★★ 157 reviews



Options

INCREDIBALL® SMOOTH HYDRANGEA



BUFFER RIVER ROCK
2" to 4" PINK
OR MIXED COLORS



Van Zuyderden Liatris Spicata



Cham. obtusa 'Templehof'

Cham. obtusa 'Templehof'
Cat Mint
Golden Cypress



Golden Charm Thread
Chamaecyparis obtusa filifera

MAGO POINT WAY
(FORMERLY RIVER FERRY ROAD - RT ROUTE 158)
(REVERTED TO TOWN 10-18-1992)

Shrubby (Potentilla)
Cinquefoil white
Rose of Sharon

EXISTING CUT STONE
INSIDE FENCES IN AREA

2ND STREET

Sidewalk
Sod

Black Mulch
Flame Thrower Redbud Tree
Beach Roses

TOWN OF WATERFORD
VOLUME 418 PAGE 864
6 RIVER STREET

LAND LEASED TO THE TOWN OF WATERFORD