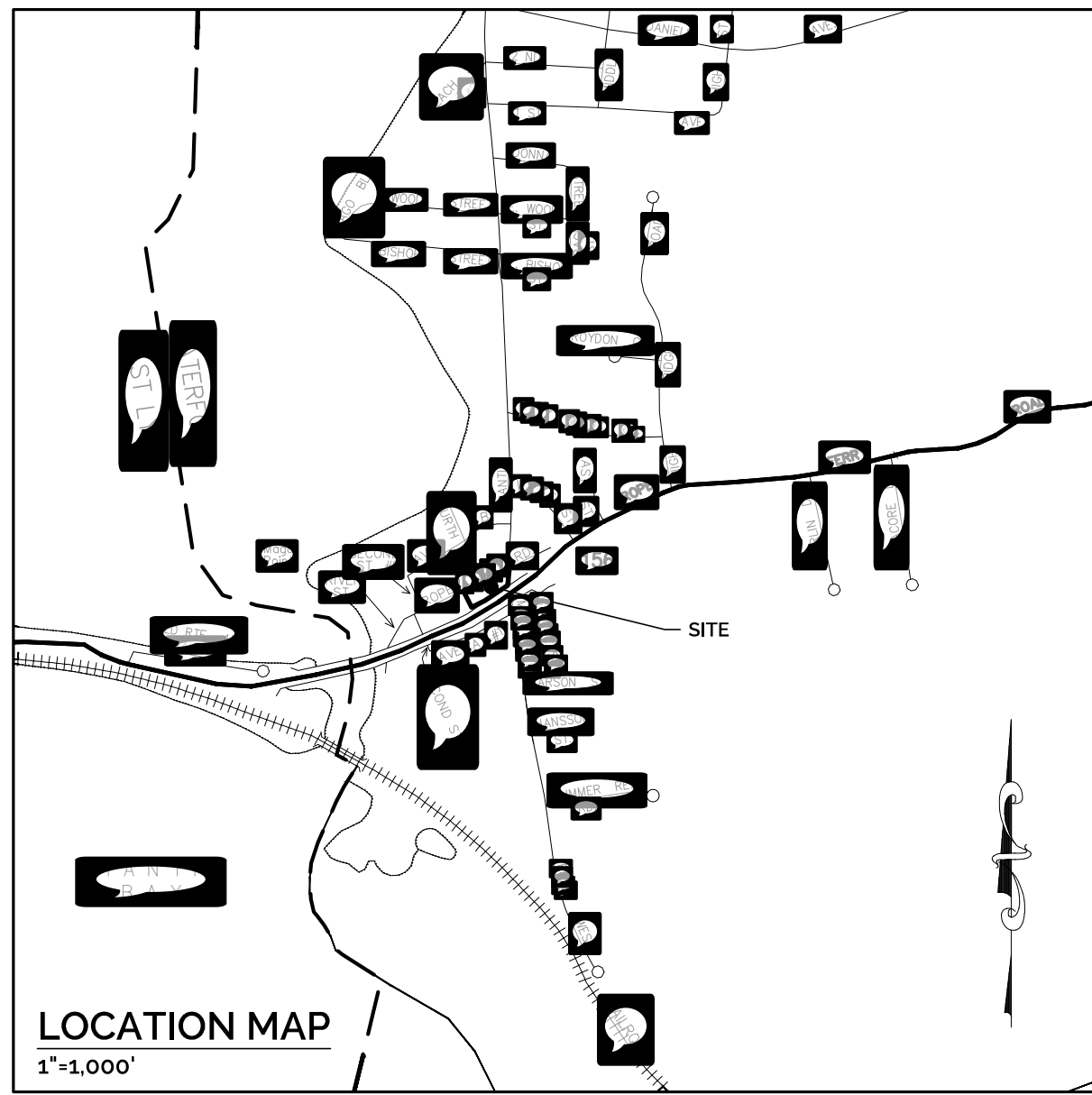


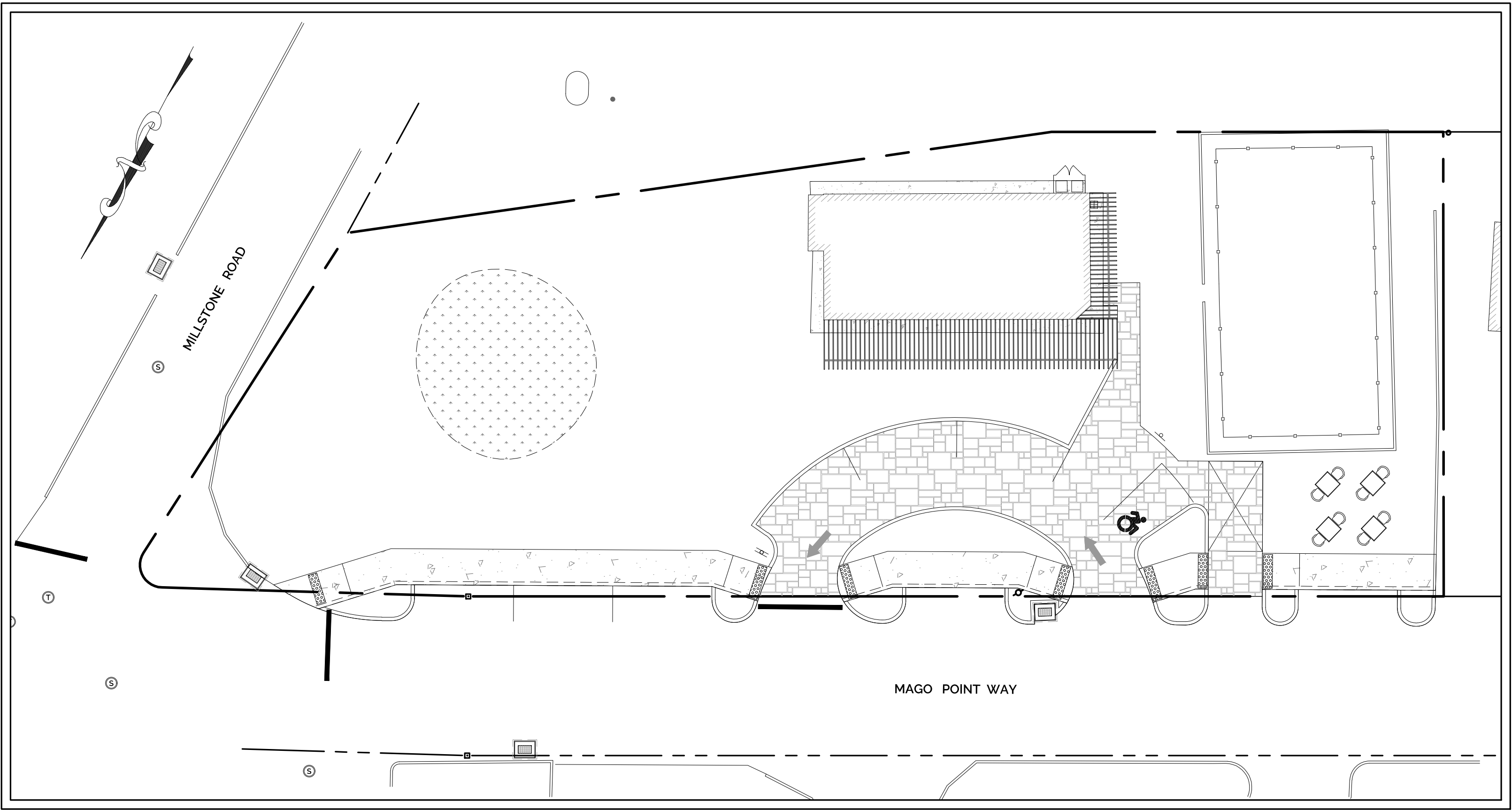
**SITE DEVELOPMENT PLANS**  
**NEW PICKLEBALL COURT & CLUBHOUSE**  
**WITH BANQUET HALL USE**  
**358-360 MAGO POINT WAY, WATERFORD, CT 06385**

PREPARED FOR:  
**MAGO WAY REALTY LLC**

DATE: FEBRUARY 6, 2023  
REVISED: APRIL 6, 2023  
REVISED: DECEMBER 2, 2025



| LEGEND                 |      |
|------------------------|------|
| PROPERTY LINE          | ---  |
| ADJOINER PROPERTY LINE | ---  |
| FEMA FLOOD ZONE        | ---  |
| SWALE                  | ---  |
| EX. INDEX CONTOUR      | 5    |
| EX. INT. CONTOUR       | 6    |
| EX. SPOT GRADE         | 6.5  |
| PR. INDEX CONTOUR      | 5    |
| PR. INT. CONTOUR       | 6    |
| PR. SPOT GRADE         | 6.5  |
| SILT FENCE             | SF   |
| UTILITY POLE           | UP   |
| UTILITY POLE           | UP   |
| CATCH BASIN            | CB   |
| SANITARY MANHOLE       | SMH  |
| TELEPHONE MANHOLE      | TMH  |
| WATER MANHOLE          | WMH  |
| IRON PIPE/IRON ROD     | IP   |
| TO BE REMOVED          | TBR  |
| TO BE RELOCATED        | TBRL |



| SHEET INDEX |                                     |           |
|-------------|-------------------------------------|-----------|
| DWG NO.     | TITLE                               | SHEET NO. |
| SD-1        | SITE PREPRATATION & DEMOLITION PLAN | 1         |
| SDP-1       | SITE DEVELOPMENT PLAN               | 2         |
| LA-1        | LANDSCAPING PLAN                    | 3         |
| LT-1        | LIGHTING PLAN                       | 4         |
| DT-1        | SHARED PARKING PLAN                 | 5         |
| DT-1        | SITE DETAILS                        | 6         |

**APPLICANT/PROPERTY OWNER:**

MAGO WAY REALTY LLC  
16 POWDER HORN HILL ROAD  
WILTON, CT 06897

**CIVIL ENGINEER:**

H+H ENGINEERING ASSOCIATES, LLC  
SEAMUS MORAN, P.E.  
232 GREENMANVILLE AVENUE, SUITE 201  
MYSTIC, CT 06355

**LAND SURVEYOR:**

JAMES BERNARDO LAND SURVEYING, LLC  
JAMES BERNARDO, L.S.  
102 SPITHEAD ROAD, SUITE A  
WATERFORD, CT 06385

**PREPARED BY:**

**H+H**  
ENGINEERING  
ASSOCIATES

232 Greenmanville Ave.  
Suite 201  
Mystic, CT 06355  
860-980-8008  
www.hh-engineers.com



REFERENCE INFORMATION:

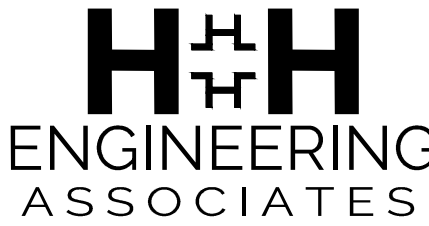
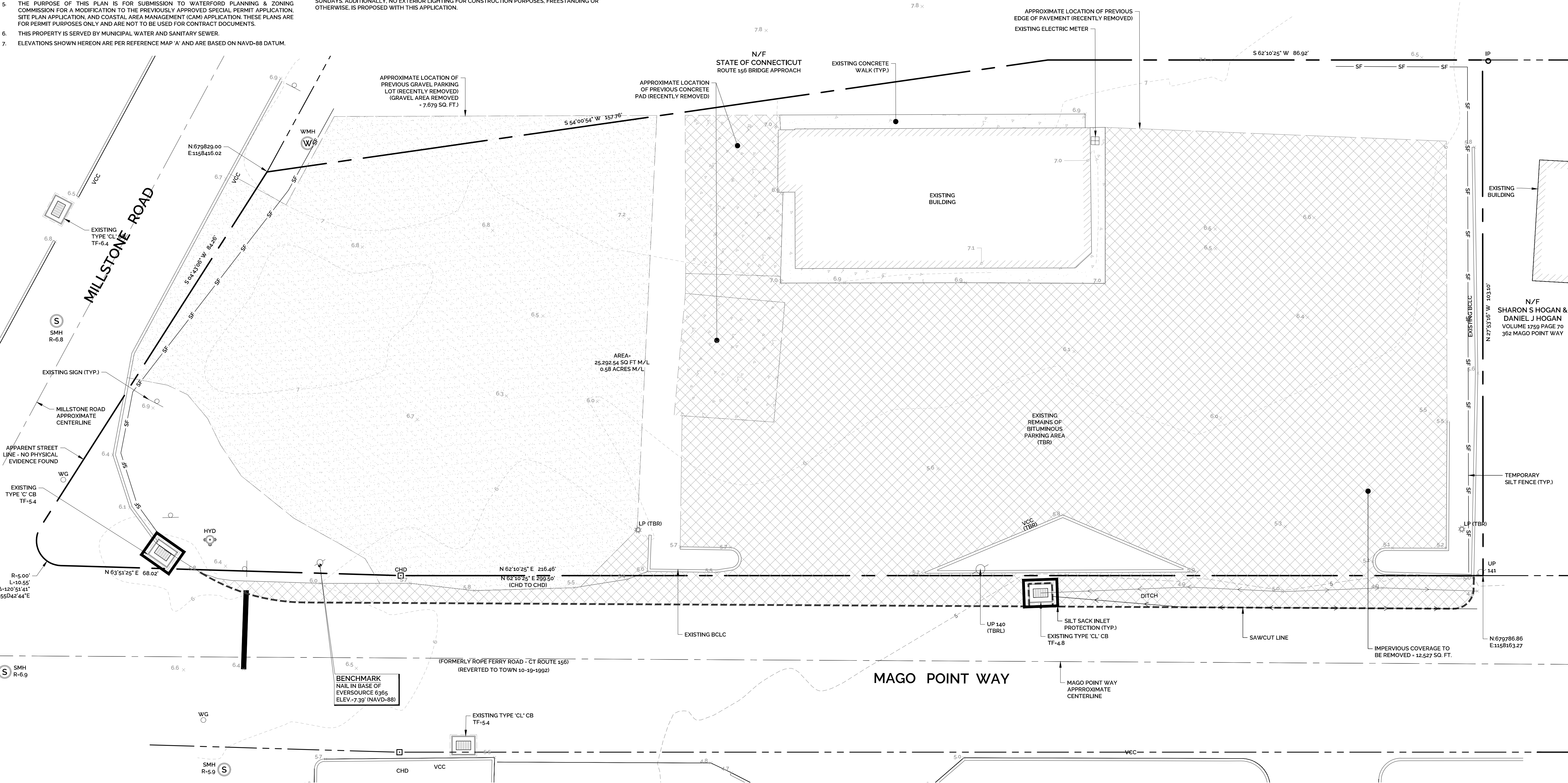
- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
  - A TEN SHEET SITE PLAN SET ENTITLED, "MAGO POINT CAFE, SITE DEVELOPMENT PLANS, 363 MAGO POINT WAY, WATERFORD, CONNECTICUT, MAP 149 LOT 7066, PREPARED FOR COCO & MAY, LLC," DATE ISSUED: AUGUST 31, 2020, PREPARED BY: CHERENZIA & ASSOCIATES, LTD.
  - A CLASS A-2, T-2 SURVEY MAP ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY, PROPERTY OF MAGO WAY REALTY FOR PROPERTY LOCATED AT 358 & 360 MAGO POINT WAY, TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT," SCALE: 1"=20', DATED: DECEMBER 15, 2022, PREPARED BY: JAMES BERNARDO LAND SURVEYING, LLC, ELEVATION DATUM: NAVD-88.
  - A CLASS A-2, T-3 SURVEY MAP ENTITLED, "EXISTING CONDITIONS, PREPARED FOR PAUL DAVERSA, 363 MAGO POINT WAY, MAP 149 LOT 7066 WATERFORD, CT," SCALE: 1"=20', DATED: MAY 10, 2019, PREPARED BY: CHERENZIA & ASSOCIATES, LTD, ELEVATION DATUM: NAVD-88.
  - AN AUTOCAD WORKSHEET OF EXISTING CONDITIONS FOR 357 MAGO POINT WAY, PROVIDED BY CHERENZIA & ASSOCIATES, LTD.
  - SUPPLEMENTAL PLANIMETRIC INFORMATION WAS OBTAINED FROM GOOGLE MAPS.
- THE SHARED PARKING PLAN IS BASED ON A COMPILATION OF THE FIVE NOTED REFERENCE PLANS. THE RIGHT-OF-WAY WIDTH WAS NOT SURVEYED FOR THIS PLAN IS BASED ON A BEST FIT BETWEEN THE REFERENCE INFORMATION.

GENERAL NOTES:

- THE APPLICANT AND PROPERTY OWNER IS MAGO WAY REALTY LLC OF 16 POWDER HORN HILL ROAD, WILTON, CT 06897.
- THE APPLICANT IS PROPOSING TO REMOVE THE EXISTING BITUMINOUS CONCRETE PAVEMENT, CONCRETE PADS AND GRAVEL PARKING, RENOVATE THE EXISTING BUILDING TO CONVERT IT INTO A CLUBHOUSE TO ACCOMPANY A NEW PICKLEBALL COURT WITH A BANQUET HALL USE, CREATE A FOOD VEHICLE PARKING AREA, PROVIDE TEMPORARY OUTDOOR DINING AREAS, AND PLANT A GARDEN. PER SECTION 14a.3 OF THE TOWN OF WATERFORD ZONING REGULATIONS, RECREATIONAL USES (PICKLEBALL COURT) ARE PERMITTED BY SPECIAL PERMIT APPROVAL. OUTDOOR DINING IS ALLOWED BY SITE PLAN APPROVAL. MOBILE FOOD VENDORS AND PUBLIC PARKS (GARDEN) ARE PERMITTED BY ZONING PERMIT.  
THE PLANNING & ZONING COMMISSION APPROVED A SPECIAL PERMIT FOR THE PROPOSED IMPROVEMENTS ON APRIL 25, 2023.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOTS 7062 AND 7063 ON TAX ASSESSOR MAP 149. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 1771 PAGE 297. THE AREA OF THE PARCEL IS 25,292± SQ. FT. or 0.58 ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE MAGO POINT DEVELOPMENT (MPD) ZONING DISTRICT AND WITHIN THE COASTAL AREA MANAGEMENT ZONE. THE PROPERTY IS LOCATED WITHIN FEMA FLOOD HAZARD ZONE AE (EL 13) AS SHOWN ON FEMA FLOOD MAP 09011C0483J, EFFECTIVE 08/05/2013.
- THE PURPOSE OF THIS PLAN IS FOR SUBMISSION TO WATERFORD PLANNING & ZONING COMMISSION FOR A MODIFICATION TO THE PREVIOUSLY APPROVED SPECIAL PERMIT APPLICATION, SITE PLAN APPLICATION, AND COASTAL AREA MANAGEMENT (CAM) APPLICATION. THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR CONTRACT DOCUMENTS.
- THIS PROPERTY IS SERVED BY MUNICIPAL WATER AND SANITARY SEWER.
- ELEVATIONS SHOWN HEREON ARE PER REFERENCE MAP 'A' AND ARE BASED ON NAVD-88 DATUM.

CONSTRUCTION NOTES:

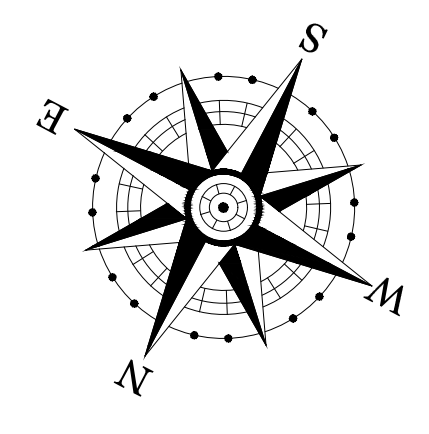
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY AND CUSTODIAL UTILITY COMPANIES.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF WATERFORD, CT.
- ALL WORK TO CONFORM TO THE TOWN OF WATERFORD CONSTRUCTION STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNGRADE SIDE OF THE WORK AREA AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
- GENERAL LOT GRADING IS BASED ON AVAILABLE INFORMATION AND MAY BE ADJUSTED BY THE CONTRACTOR TO CONFORM TO ACTUAL FIELD CONDITIONS UPON REVIEW AND APPROVAL OF THE DESIGN ENGINEER.
- ALL SITE IMPROVEMENTS WITHIN THE TOWN'S RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY SERVICE EXTENSIONS/LATERALS AND ROADWAY PAVEMENT PATCHING SHALL BE CONSTRUCTED TO THE TOWN OF WATERFORD CONSTRUCTION STANDARDS AND AN EXCAVATION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN THE LOCATIONS SHOWN AND IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). ALL PARKING LOT STRIPING (EXCEPT FIRE LANE MARKINGS) SHALL BE INSTALLED WITH DURABLE WHITE PAVEMENT MARKING PAINT. THE HANDICAP PARKING SYMBOLS SHALL BE WHITE WITH STANDARD HANDICAP BLUE BACKGROUNDS. ALL TRAFFIC CONTROL MARKINGS WITHIN THE TOWN RIGHT-OF-WAY SHALL BE EPOXY.
- ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, ASPHALT, STONE SURFACE OR WALKS SHALL BE LANDSCAPED OR GRASSED. GRASSED AREAS SHALL BE LOAMED (4" MIN) FERTILIZED, SEEDED AND MULCHED AS REQUIRED TO SUIT SOIL CONDITIONS.
- HOURS OF CONSTRUCTION SHALL BE LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY, AND 8:00 A.M. THROUGH 6:00 P.M. SATURDAY. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE ON SUNDAYS. ADDITIONALLY, NO EXTERIOR LIGHTING FOR CONSTRUCTION PURPOSES, FREESTANDING OR OTHERWISE, IS PROPOSED WITH THIS APPLICATION.



232 Greenmanville Ave.  
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Mystic, CT 06355  
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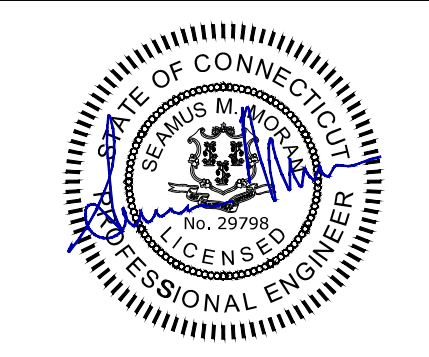
| NO. | DESCRIPTION                                              | DATE      | BY  | APP.  |
|-----|----------------------------------------------------------|-----------|-----|-------|
| 1   | REVISIONS PER TOWN REVIEW COMMENTS                       | 4/6/2023  | SMH | APPR. |
| 2   | MINOR SITE MODIFICATIONS & INCLUSION OF BANQUET HALL USE | 12/2/2025 | SMH | APPR. |

**SITE PREPARATION & DEMOLITION PLAN**  
**NEW PICKLEBALL COURT & CLUBHOUSE WITH BANQUET HALL USE**  
PROPERTY ADDRESS: 358-360 MAGO POINT WAY, WATERFORD, CT 06385  
PREPARED FOR: MAGO WAY REALTY LLC  
16 POWDER HORN HILL ROAD, WILTON, CT 0689



|                          |                    |
|--------------------------|--------------------|
| PROJECT NO.<br>2025-0216 | SCALE:<br>1" = 10' |
| DRAWN BY:<br>SMH         | DATE:<br>2/6/2023  |
| CHECKED BY:<br>SMH       | DATE:<br>2/6/2023  |

DRAWING  
**SD-1**



SHEET NUMBER: 1 OF 6



REFERENCE INFORMATION:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
  - A TEN SHEET SITE PLAN SET ENTITLED, "MAGO POINT CAFE, SITE DEVELOPMENT PLANS, 363 MAGO POINT WAY, WATERFORD, CONNECTICUT, MAP 149 LOT 7066, PREPARED FOR COCO A MAY, LLC," DATE ISSUED: AUGUST 31, 2020, PREPARED BY: CHERENZIA & ASSOCIATES, LTD.
  - A CLASS A-2, T-2 SURVEY MAP ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY, PROPERTY OF MAGO WAY REALTY FOR PROPERTY LOCATED AT 368 & 360 MAGO POINT WAY, TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT," SCALE: 1"=20', DATED: DECEMBER 15, 2022, PREPARED BY: JAMES BERNARDO LAND SURVEYING, LLC.
  - A CLASS A-2, T-3 SURVEY MAP ENTITLED, "EXISTING CONDITIONS, PREPARED FOR PAUL DAVESA, 363 MAGO POINT WAY, MAP 149 LOT 7066 WATERFORD, CT," SCALE: 1"=20', DATED: MAY 16, 2019, PREPARED BY: CHERENZIA & ASSOCIATES, LTD.
  - AUTOCAD WORKSHEET OF EXISTING CONDITIONS FOR 367 MAGO POINT WAY, PROVIDED BY CHERENZIA & ASSOCIATES, LTD.
  - SUPPLEMENTAL PLANIMETRIC INFORMATION WAS OBTAINED FROM GOOGLE MAPS.
- THE SHARED PARKING PLAN IS BASED ON A COMPILED OF THE FIVE NOTED REFERENCE PLANS. THE RIGHT-OF-WAY WIDTH WAS NOT SURVEYED FOR THIS PLAN IS BASED ON A BEST FIT BETWEEN THE REFERENCE INFORMATION.

GENERAL NOTES:

- THE APPLICANT AND PROPERTY OWNER IS MAGO WAY REALTY LLC OF 16 POWDER HORN HILL ROAD, WILTON, CT 06897.
- THE APPLICANT IS PROPOSING TO REMOVE THE EXISTING BITUMINOUS CONCRETE PAVEMENT, CONCRETE PADS AND GRAVEL PARKING, RENOVATE THE EXISTING BUILDING TO CONVERT IT INTO A CLUBHOUSE TO ACCOMPANY A NEW PICKLEBALL COURT WITH A BANQUET HALL USE, CREATE A FOOD VEHICLE PARKING AREA, PROVIDE TEMPORARY OUTDOOR DINING AREAS, AND PLANT A GARDEN PER SECTION 14A.9 OF THE TOWN OF WATERFORD ZONING REGULATIONS, RECREATIONAL USES (PICKLEBALL COURT) ARE PERMITTED BY SPECIAL PERMIT APPROVAL. OUTDOOR DINING IS ALLOWED BY SITE PLAN APPROVAL. MOBILE FOOD VENDORS AND PUBLIC PARKS (GARDEN) ARE PERMITTED BY ZONING PERMIT.
- THE PLANNING & ZONING COMMISSION APPROVED A SPECIAL PERMIT FOR THE PROPOSED IMPROVEMENTS ON APRIL 25, 2023.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOTS 7062 AND 7063 ON TAX ASSESSOR MAP 149. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 1771 PAGE 297. THE AREA OF THE PARCEL IS 25,292 SQ. FT. OR 0.58 ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE MAGO POINT DEVELOPMENT (MPD) ZONING DISTRICT AND WITHIN THE COASTAL AREA MANAGEMENT ZONE. THE PROPERTY IS LOCATED WITHIN FEMA FLOOD HAZARD ZONE AE (EL 13) AS SHOWN ON FEMA FLOOD MAP 09011C0483J, EFFECTIVE 08/05/2013.
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- THIS PROPERTY IS SERVED BY MUNICIPAL WATER AND SANITARY SEWER.
- ELEVATIONS SHOWN HEREON ARE PER REFERENCE MAP 'A' AND ARE BASED ON NAVD-88 DATUM.

SITE NOTES:

- NEW SIDEWALKS, RAMPS AND DRIVEWAYS SHALL BE INSTALLED TO PROVIDE SMOOTH TRANSITION FOR PEDESTRIANS AND VEHICLES.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS OR ADA ACT OF 1991, WHICHEVER IS MOST RESTRICTIVE.
- ALL SITE LIGHTING AND BUILDING MOUNTED LIGHT FIXTURES SHALL BE FULL CUT-OFF, DARK SKY COMPLIANT FIXTURES AND ARRANGED TO MINIMIZE GLARE BEYOND PROPERTY BOUNDARY AND SHALL PROVIDE ADEQUATE GROUND LEVEL ILLUMINATION FOR SAFE VEHICULAR AND PEDESTRIAN CIRCULATION.
- NO SIGNAGE IS PROPOSED WITH THE APPLICATION. ANY SIGNAGE PROPOSED IN THE FUTURE WILL REQUIRE AN APPROVAL FROM THE ZONING OFFICIAL PRIOR TO INSTALLATION. NO UNAPPROVED SIGNAGE SHALL BE PLACED ON LIGHT POLES, BUILDINGS, OR GROUNDS SUBJECT TO THIS APPROVAL.
- ROLL-AWAY WASTE AND RECYCLING RECEPTACLES WILL BE PROVIDED FOR THE SITE. WASTE COLLECTION SHALL BE LIMITED TO MONDAY TO FRIDAY 7:00 A.M. TO 6:00 P.M.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT DRAWING SHALL BE SUBMITTED FOR THE FILE.
- NO DRY ACCESS WILL BE PROVIDED TO THE BUILDING DURING A 100-YEAR STORM EVENT.

CONSTRUCTION NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4465 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY AND CUSTODIAL UTILITY COMPANIES.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF WATERFORD, CT.
- ALL WORK TO CONFORM TO THE TOWN OF WATERFORD CONSTRUCTION STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNGRADIENT SIDE OF THE WORK AREA AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
- GENERAL LOT GRADING IS BASED ON AVAILABLE INFORMATION AND MAY BE ADJUSTED BY THE CONTRACTOR TO CONFORM TO ACTUAL FIELD CONDITIONS UPON REVIEW AND APPROVAL OF THE DESIGN ENGINEER.
- ALL SITE IMPROVEMENTS WITHIN THE TOWN'S RIGHT-OF-WAY (INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY SERVICE EXTENSIONS/LATERALS AND ROADWAY PAVEMENT PATCHING) SHALL BE CONSTRUCTED TO THE TOWN OF WATERFORD CONSTRUCTION STANDARDS AND AN EXCAVATION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN THE LOCATIONS SHOWN AND IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL PARKING LOT STRIPING (EXCEPT FIRE LANE MARKINGS) SHALL BE INSTALLED WITH DURABLE WHITE PAVEMENT MARKING PAINT. THE HANDICAP PARKING SYMBOLS SHALL BE WHITE WITH STANDARD HANDICAP BLUE BACKGROUNDS. ALL TRAFFIC CONTROL MARKINGS WITHIN THE TOWN RIGHT-OF-WAY SHALL BE EROXY.
- ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, ASPHALT, STONE SURFACE OR WALKS SHALL BE LANDSCAPED OR GRASSED. GRASSED AREAS SHALL BE LOAMED (4" MIN) FERTILIZED, SEEDED AND MULCHED AS REQUIRED TO SUIT SOIL CONDITIONS.
- HOURS OF CONSTRUCTION SHALL BE LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY, AND 8:00 A.M. THROUGH 6:00 P.M. SATURDAY. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE ON SUNDAYS. ADDITIONALLY, NO EXTERIOR LIGHTING FOR CONSTRUCTION PURPOSES, FREESTANDING OR OTHERWISE, IS PROPOSED WITH THIS APPLICATION.

STORMWATER NARRATIVE:

THE SITE GENTLY SLOPES FROM THE SOUTH TO NORTH TOWARD THE EXISTING DRAINAGE SYSTEM LOCATED IN MAGO POINT WAY THE UNDERLYING SOIL ON THE SITE IS CLASSIFIED AS UDORTHENTS-URBAN LAND COMPLEX AND GENERALLY CONSISTS OF GRAVELLY LOAM AND GRAVELLY LOAMY SAND.

AS A RESULT OF THE PROPOSED IMPROVEMENTS, THE ON-SITE IMPERVIOUS COVERAGE WILL BE REDUCED FROM 13,890 SQ. FT. TO 6,790 SQ. FT. - A REDUCTION OF 7,100 SQ. FT. WHEN CONSIDERING THE TOTAL IMPERVIOUS AREA WITHIN THE LIMITS OF DISTURBANCE (INCLUDING OFF-SITE IMPROVEMENTS). THE TOTAL IMPERVIOUS COVERAGE WILL BE REDUCED FROM 15,208 SQ. FT. TO 7,884 SQ. FT. - A REDUCTION OF 7,324 SQ. FT. THIS REDUCTION WILL BE ATTAINED BY REPLACING PORTIONS OF THE PRE-EXISTING IMPERVIOUS AREA WITH PERVIOUS MATERIAL.

AS A RESULT OF THE PROPOSED IMPROVEMENTS, THE RE-DEVELOPED SITE WILL GENERATE LESS RUNOFF VOLUME THAN THE PRE-EXISTING CONDITION AND WILL ENHANCE THE STORMWATER QUALITY. RUNOFF VOLUME WILL BE DECREASING AS A RESULT OF THE OVERALL DRAINAGE AREA BEING MAINTAINED AND AN OVERALL REDUCTION IN IMPERVIOUS COVERAGE. WATER QUALITY WILL BE ENHANCED AS A RESULT OF THE DECREASE IN IMPERVIOUS COVERAGE WHICH WILL ENCOURAGE INFILTRATION INTO THE UNDERLYING SOIL.

THEREFORE, THE RE-DEVELOPED CONDITION WILL REDUCE THE QUANTITY OF STORMWATER RUNOFF GENERATED FROM THE SITE AND WILL ENHANCE STORMWATER QUALITY.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN:

- GENERAL
  - THE ACCESS DRIVE AND PARKING AREAS SHOULD BE SWEEPED AT LEAST ONCE PER YEAR, PREFERABLY AFTER THE END OF THE WINTER SANDING SEASON.
- PERMEABLE PAVERS
  - THE PAVERS SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE LANDSCAPED AREAS ARE FULLY STABILIZED.
  - FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE PAVERS SHALL BE INSPECTED EVERY FOUR MONTHS, WITH ONE INSPECTION OCCURRING DURING THE MONTH OF APRIL AND ANOTHER IN NOVEMBER.
  - AFTER THE FIRST YEAR OF OPERATION, THE PAVERS SHALL BE INSPECTED A MINIMUM OF ONCE PER YEAR FOR DETERIORATION AND TO DETERMINE IF SOIL LOSS HAS OCCURRED. SOIL SHALL BE REPLACED AS NECESSARY.
  - PAVERS SHOULD BE REGULARLY CLEARED OF TRACKED MUD OR SEDIMENT AND LEAVES.
  - CARE SHALL BE TAKEN WHEN REMOVING SNOW TO AVOID CATCHING THE SNOW FLOW ON THE EDGES OF THE PAVERS.
  - CARE SHALL BE TAKEN TO MINIMIZE SALT USE OR SAND FOR DE-ICING AND TRACTION IN THE WINTER.
  - LANDSCAPED AREAS SHALL BE WELL MAINTAINED TO PREVENT SOIL FROM BEING WASHED ONTO THE PAVER SURFACE.

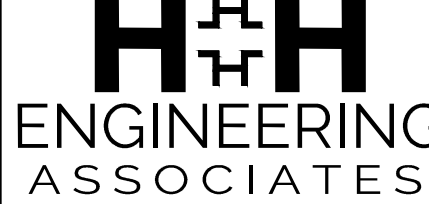
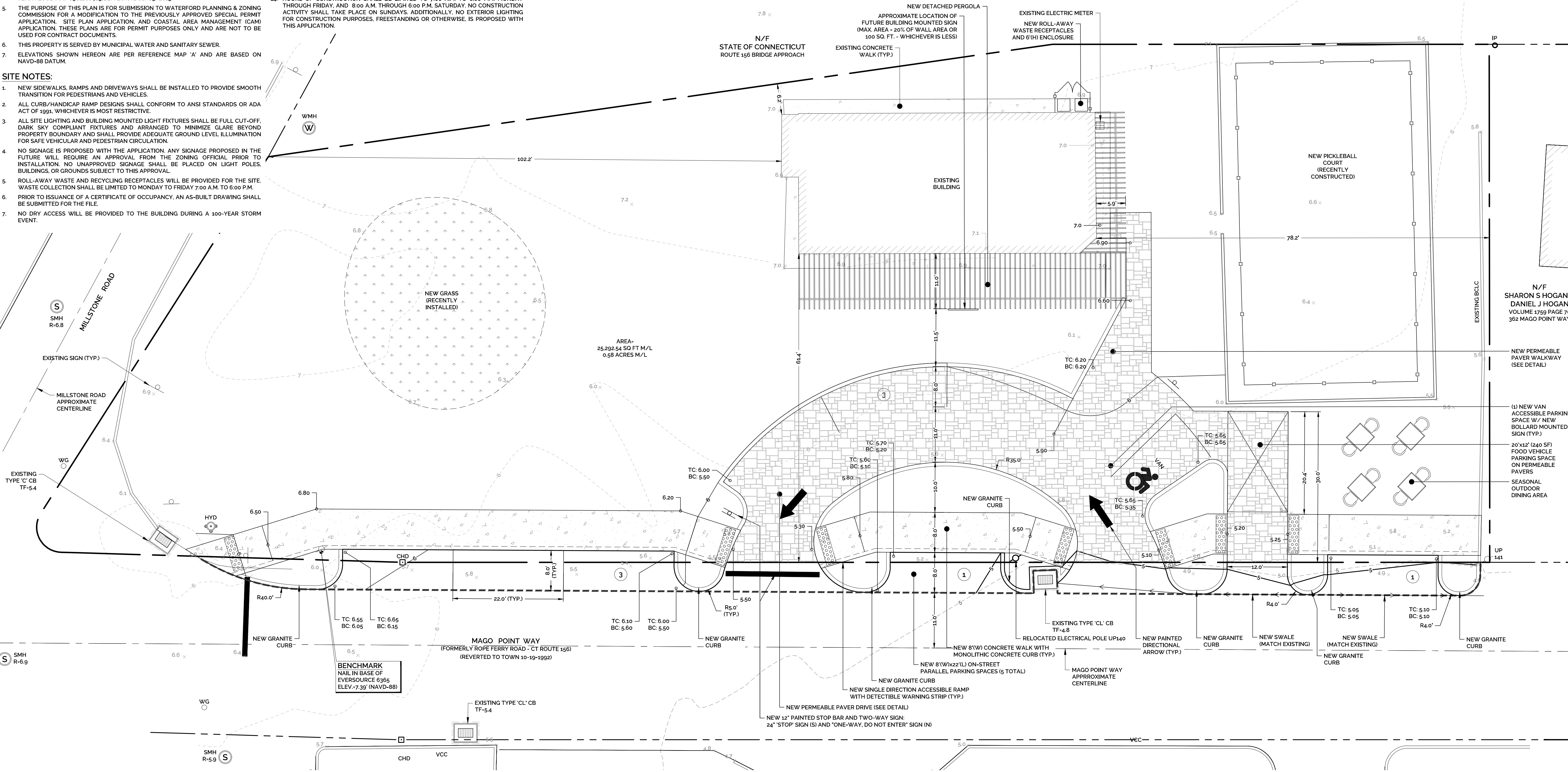
ZONING NOTES

- FRONT YARD SETBACK REQUIREMENTS:
  - PER SECTION 14A.5.3.c, THE FRONT YARD SETBACK FOR NEW BUILDINGS SHALL BE THE "BUILD-TO-LINE" AT 40-FT. BACK FROM THE CENTERLINE OF MAGO POINT WAY FOR AT LEAST 50% OF THE BUILDING.
  - NO NEW BUILDINGS ARE PROPOSED, THEREFORE THE FRONT YARD SETBACK IS NOT APPLICABLE.
- SIDE YARD SETBACK REQUIREMENTS:
  - PER SECTION 14A.5.3.f, A 0-FT. SIDE YARD SETBACK IS ALLOWED ALONG THE MAGO POINT WAY SIDE LOT LINE PROVIDED A PARTY WALL AGREEMENT IS EXECUTED BY THE ADJACENT PROPERTY OWNER.
  - PER SECTION 14A.5.6.g, THE SIDE YARD SETBACK FROM A TERTIARY STREET (MILLSTONE ROAD) IS 10-FT. ALONG THE TERTIARY STREET SIDE LOT LINE. THE PLANNING & ZONING COMMISSION MAY, BY SPECIAL PERMIT, ALLOW A REDUCTION IN THE SIDE YARD SETBACK TO 0-FT. IF A PARTY WALL AGREEMENT IS EXECUTED BY THE ADJACENT PROPERTY OWNER, OR THE REDUCTION PROVIDES ONE OF THE FOLLOWING:
    - PRESERVES WATER VIEW FROM A PUBLIC WATER TO THE NANTIC RIVER
    - PROVIDES SHARED PUBLIC SPACE THAT WOULD NOT BE POSSIBLE WITHOUT THE REDUCTION.
    - ENABLES GREATER EFFICIENCY IN SHARED PARKING OR TRAFFIC CIRCULATION.
  - PER SECTION 14A.5.9.a.iii, THE SETBACK FROM THE ROPE FERRY OVERPASS SHALL BE 20-FT.
- REAR YARD SETBACK REQUIREMENTS: THE PROPERTY IS DEFINED AS A CORNER LOT. PER SECTION 1.0 OF THE ZONING REGULATIONS, ALL LINES EXTENDING FROM THE FRONT PROPERTY LINE SHALL BE CONSIDERED SIDE LOT LINES.
- MAXIMUM BUILDING COVERAGE:
  - PER SECTIONS 1.0 AND 14A.13, MAXIMUM BUILDING COVERAGE SHALL INCLUDE STRUCTURES WITH A ROOF, AND DOES NOT INCLUDE DECKS AND BOARDWALKS.
  - MAXIMUM BUILDING COVERAGE = 1,693 SQ. FT. / 25,292 SQ. FT. = 6.7%
- MAXIMUM FLOOR AREA RATIO:
  - FLOOR AREA INCLUDES THE FLOOR AREA OF THE EXISTING BUILDING.
  - MAXIMUM FLOOR AREA = 1,693 SQ. FT. / 25,292 SQ. FT. = 6.7%
- MAXIMUM BUILDING HEIGHT: PER SECTION 14A.15, BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE GROUND LEVEL AROUND THE PERIMETER OF THE BUILDING (ELEV. 7.0) OR FROM THE BASE FLOOR ELEVATION (ELEV. 13.0), WHICHEVER IS HIGHER.

ZONING NOTES CONTINUED

- OFF-STREET PARKING REQUIREMENTS:
  - PER SECTION 14A.7.2.a, A MINIMUM OF 3.0 OFF-STREET PARKING SPACES SHALL BE PROVIDED PER 1,000 SQ. FT. OF GROSS COMMERCIAL FLOOR AREA.
    - BUILDING GROSS FLOOR AREA = 1,693 SQ. FT.
    - FOOD VEHICLE AREA = 240 SQ. FT.
    - MINIMUM REQUIRED OFF-STREET PARKING = (3.0 SPACES/1,000 SQ. FT.) x (1,693 SQ. FT. + 240 SQ. FT.) = 6 PARKING SPACES
  - PER SECTION 14A.7.2.b, OFF-STREET PARKING MAY BE PROVIDED ON THE SAME LOT OR MAY, WITH APPROVAL BY THE COMMISSION, BE LOCATED WITHIN 1,200 FEET OF THE PROPERTY USED PROVIDED THAT PEDESTRIAN ACCESS IS PROVIDED BETWEEN THE SITE AND THE PARKING THAT SERVICES IT. ACCORDINGLY, THE PARKING CALCULATION IS AS FOLLOWS:
    - A TOTAL OF 4 OFF-STREET PARKING SPACES ARE PROVIDED ON THE 360 MAGO POINT WAY PROPERTY.
    - 363 MAGO POINT WAY (THE CAFE) - 363 MAGO POINT WAY (THE CAFE) RECEIVED APPROVAL FOR 10 PARKING SPACES. THE REQUIRED PARKING SPACES FOR THE USE/SITE IS 6 PARKING SPACES. OF THE 4 SURPLUS SPACES, 3 ARE ALREADY UTILIZED FOR THE OFFICE BUILDING AT 367 MAGO POINT WAY. THE APPLICANT HAS REQUESTED TO USE THE 1 REMAINING SPACE LOCATED AT 363 MAGO POINT WAY.
    - 361 MAGO POINT WAY (THE SMOKEHOUSE/OFFICE) - THE ORIGINAL SITE PLAN FOR 361 MAGO POINT WAY WAS APPROVED WITH 21 PARKING SPACES BY VARIANCE. PER THE CURRENT MAGO POINT REGULATIONS, THE REQUIRED PARKING SPACES FOR THE USE/SITE IS 6 PARKING SPACES. THE APPLICANT HAS REQUESTED TO USE 1 OF THE 6 ADDITIONAL SPACES LOCATED AT 361 MAGO POINT WAY.
    - TOTAL PARKING SPACES PROVIDED = 4 OFF-STREET PARKING SPACES + 1 SHARED PARKING SPACE (363 MAGO POINT WAY) + 1 SHARED PARKING SPACES (361 MAGO POINT WAY) = 6 PARKING SPACES.

| ZONING DATA TABLE                            |                                                                                                                                     |                                                                                    |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| MAGO POINT DEVELOPMENT (MPD) ZONING DISTRICT |                                                                                                                                     |                                                                                    |
| ITEM                                         | REQUIRED                                                                                                                            | PROVIDED                                                                           |
| MIN. LOT AREA                                | 10,000 SQ. FT.                                                                                                                      | 25,292 SQ. FT.                                                                     |
| MIN. FRONTAGE                                | 50 FT.                                                                                                                              | 289.8 FT. (MAGO POINT WAY)<br>109 FT. (MILLSTONE RD)                               |
| FRONT YARD SETBACK                           | 40 FT. OR N/A (MAGO POINT WAY)<br>(SEE ZONING NOTE #1A)<br>25 FT. (MILLSTONE RD)<br>(SEE ZONING NOTE #1B)                           | 61.4 FT. (MAGO POINT WAY)<br>102.2 FT. (MILLSTONE RD)                              |
| SIDE YARD SETBACK                            | 0 FT. (WEST)<br>(SEE ZONING NOTE #2A)<br>10 FT. OR 0 FT. (SOUTH)<br>(SEE ZONING NOTE #2B)<br>20 FT. (SOUTH)<br>(SEE ZONING NOTE #C) | 78.2 FT. (WEST)<br>6.2 FT. (SOUTH)                                                 |
| REAR YARD SETBACK                            | N/A<br>(CORNER LOT - SEE ZONING NOTE #3)                                                                                            | N/A                                                                                |
| MAX. BUILDING COVERAGE                       | 50% (12,646 SQ. FT.)<br>(SEE ZONING NOTE #4)                                                                                        | 6.7% (1,693 SQ. FT.)                                                               |
| MAX. FLOOR AREA RATIO                        | 150% (37,938 SQ. FT.)<br>(SEE ZONING NOTE #5)                                                                                       | 6.7% (1,693 SQ. FT.)                                                               |
| MAX. BUILDING HEIGHT                         | 37 FT.<br>(SEE ZONING NOTE #6)                                                                                                      | <37 FT.                                                                            |
| MIN. PARKING REQUIREMENTS                    | 6 PARKING SPACES<br>(SEE ZONING NOTE #7)                                                                                            | 4 ON-SITE PARKING SPACES<br>+ 7 SHARED PARKING SPACES<br>= 11 TOTAL PARKING SPACES |



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| NO. | REVISION | DATE      | DESCRIPTION                                              |
|-----|----------|-----------|----------------------------------------------------------|
| 1   | 1        | 12/2/2025 | MINOR SITE MODIFICATIONS & INCLUSION OF BANQUET HALL USE |
| 2   | 1        | 4/6/2023  | REVISIONS PER TOWN REVIEW COMMENTS                       |

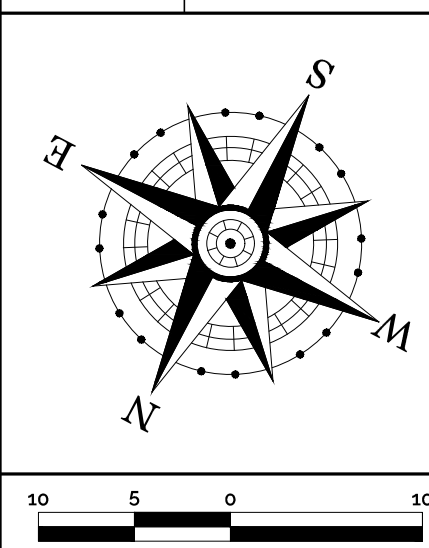
**SITE DEVELOPMENT PLAN**

**NEW PICKLEBALL COURT & CLUBHOUSE WITH BANQUET HALL USE**

PROPERTY ADDRESS: 358-360 MAGO POINT WAY, WATERFORD, CT 06895

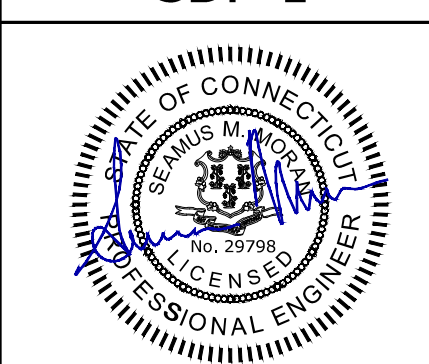
PREPARED FOR: MAGO WAY REALTY LLC

16 POWDER HORN HILL ROAD, WILTON, CT 06897



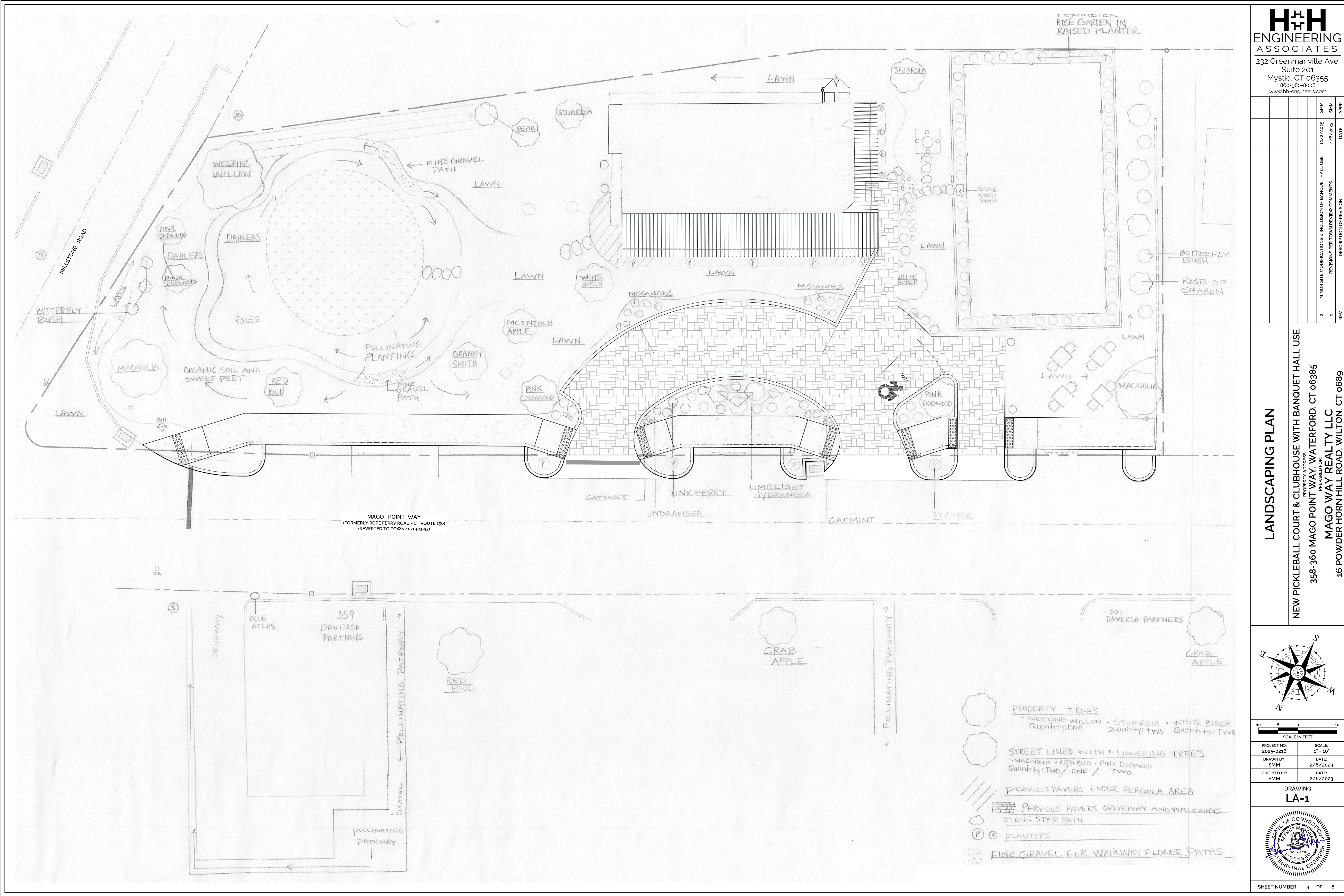
|                          |                    |
|--------------------------|--------------------|
| PROJECT NO.<br>2025-0216 | SCALE:<br>1" = 10' |
| DRAWN BY:<br>SMH         | DATE:<br>2/6/2023  |
| CHECKED BY:<br>SMH       | DATE:<br>2/6/2023  |

DRAWING  
**SDP-1**



SHEET NUMBER: 2 OF 6





| NO. | DATE      | DESCRIPTION                                              |
|-----|-----------|----------------------------------------------------------|
| 1   | 12/7/2025 | MINOR SITE MODIFICATIONS & INCLUSION OF BANQUET HALL USE |
| 2   | 4/6/2023  | REVISIONS PER TOWN REVIEW COMMENTS                       |

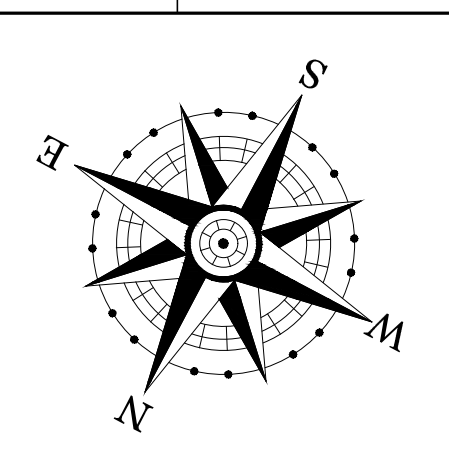
**LANDSCAPING PLAN**

**NEW PICKLEBALL COURT & CLUBHOUSE WITH BANQUET HALL USE**

PROPERTY ADDRESS:  
**358-360 MAGO POINT WAY, WATERFORD, CT 06385**

PREPARED FOR:  
**MAGO WAY REALTY LLC**

**16 POWDER HORN HILL ROAD, WILTON, CT 06897**



|                          |                   |
|--------------------------|-------------------|
| PROJECT NO.<br>2025-0216 | SCALE<br>1" = 10' |
| DRAWN BY:<br>SMM         | DATE<br>2/6/2023  |
| CHECKED BY:<br>SMM       | DATE<br>2/6/2023  |

DRAWING  
**LA-1**

SHEET NUMBER: 3 OF 6



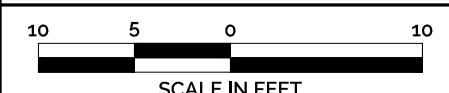
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**NEW PICKLEBALL COURT & CLUBHOUSE WITH BANQUET HALL USE**

PROPERTY ADDRESS:  
3358-360 MAGO POINT WAY, WATERFORD, CT 06385

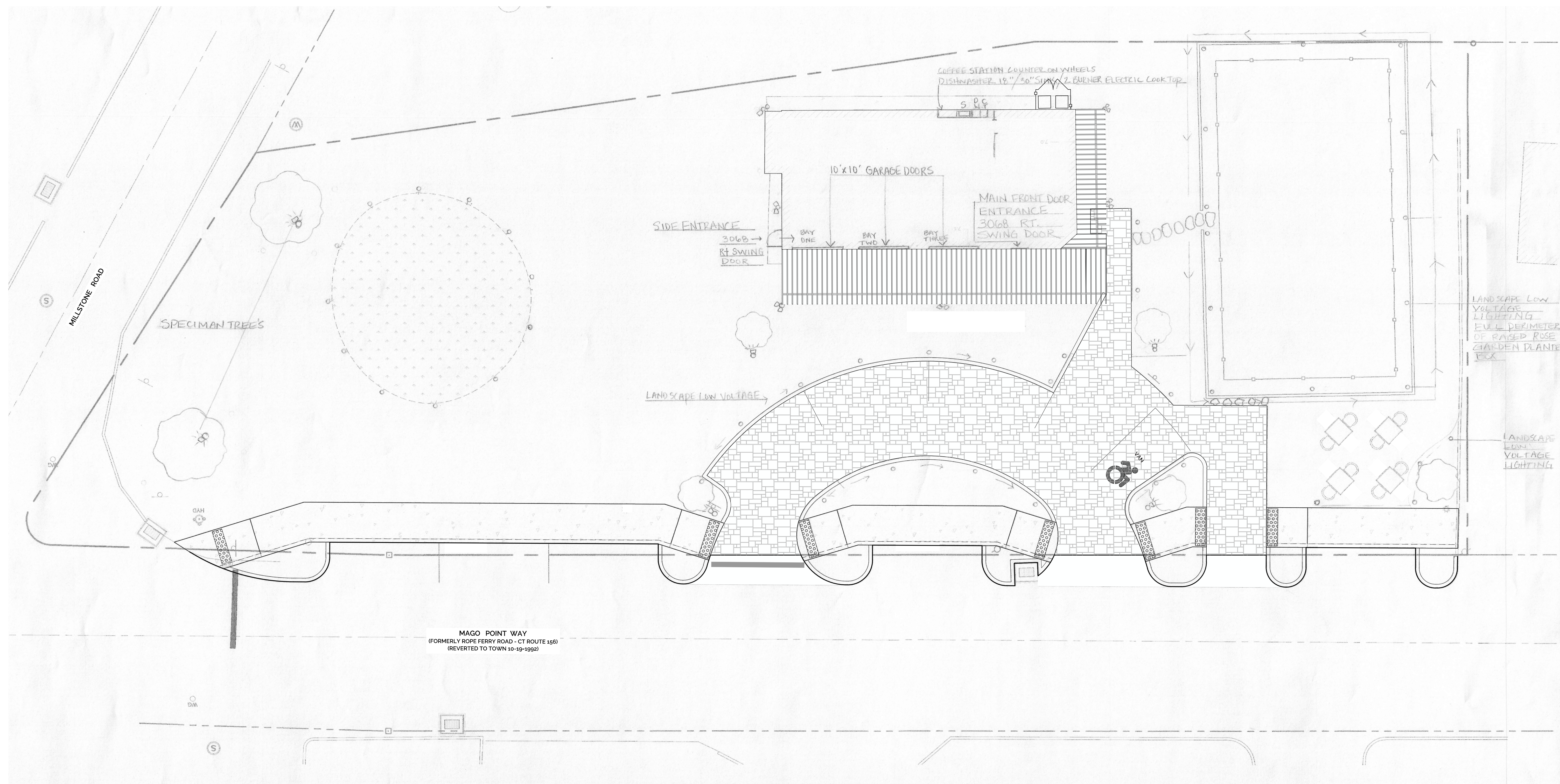
PREPARED FOR:  
**MAGO WAY REALTY LLC**

**MAGU WAY REALTY LLC**  
16 POWDER HORN HILL ROAD, WILTON, CT 0689



|                          |                    |
|--------------------------|--------------------|
| PROJECT NO.<br>2025-0216 | SCALE:<br>1" = 10' |
| DRAWN BY:<br>SMM         | DATE:<br>2/6/2023  |
| CHECKED BY:<br>SMM       | DATE:<br>2/6/2023  |

SHEET NUMBER: 4 OF 6



DOUBLE SPOT LIGHT

- SINGLE SPOT - UNDER PERGOLA FOR TABLE LIGHTING { <sup>LARGE!</sup> SMALL } SPELLMAN TREES

- LOW VOLTAGE LIGHTING-HANDY CAP/DRIVEWAY/WALKWAY/

AND LANDSCAPE AREA'S

8 LOW VOLTAGE SINGLE GROUND TREE SPOTLIGHT

D 3068 SIDE ENTRANCE  $\frac{1}{2}$  MAIN FRONT DOOR ENTRANCE

== GARAGE BAY DOORS

— SIGNAGE LOCATION CENTER PERGOLA

\* COFFEE/KITCHEN COUNTER ON WHEELS  
DISHWASHER DW <sup>18"</sup> / SINK S <sup>30"</sup> / COOKTOP CT 24"







