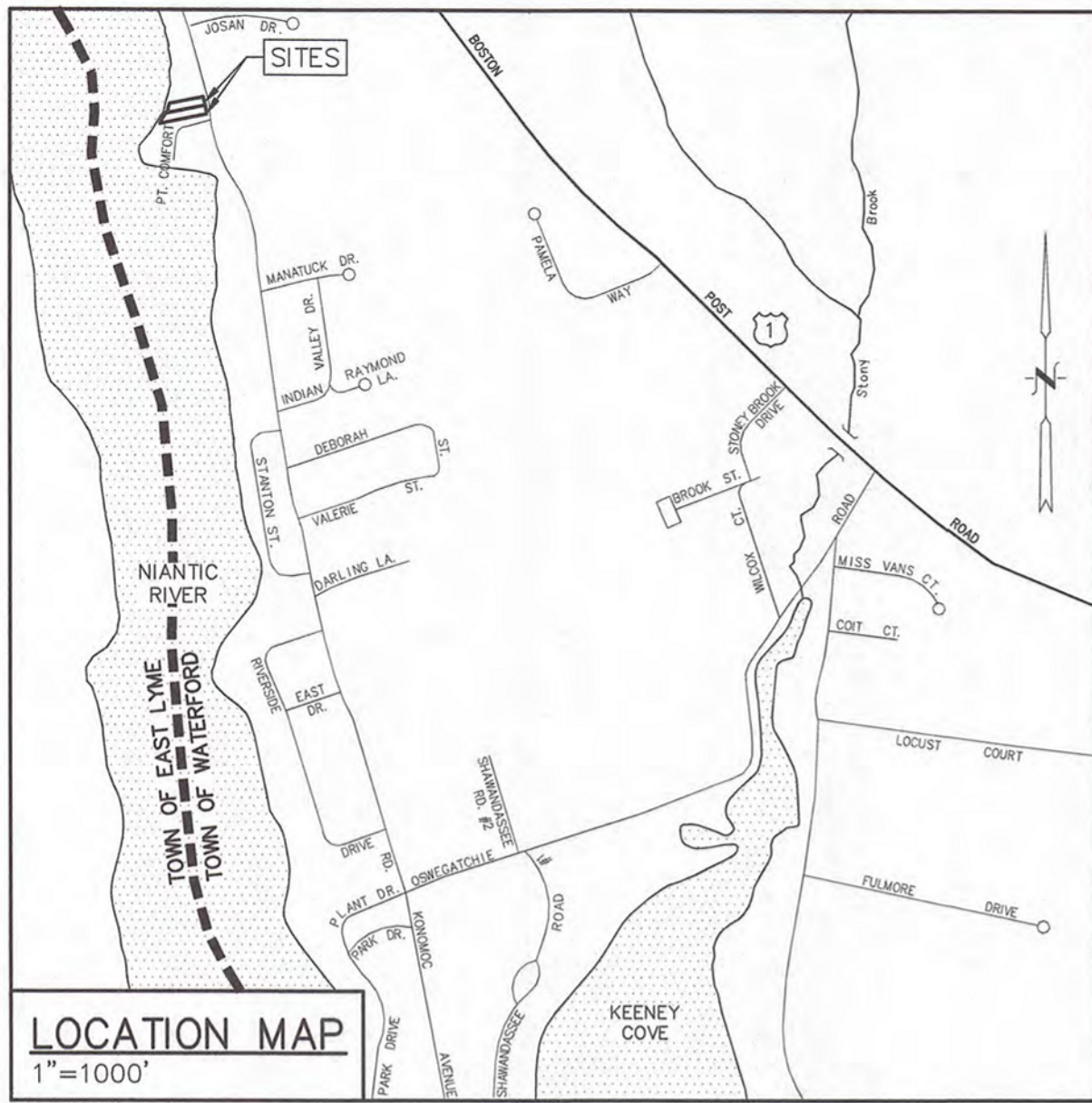




GENERAL NOTES:

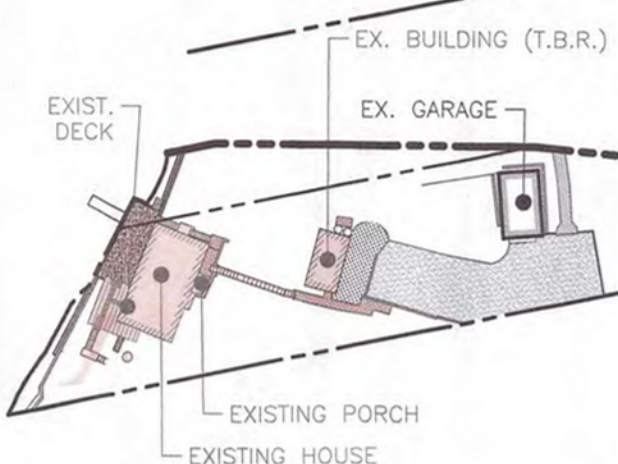
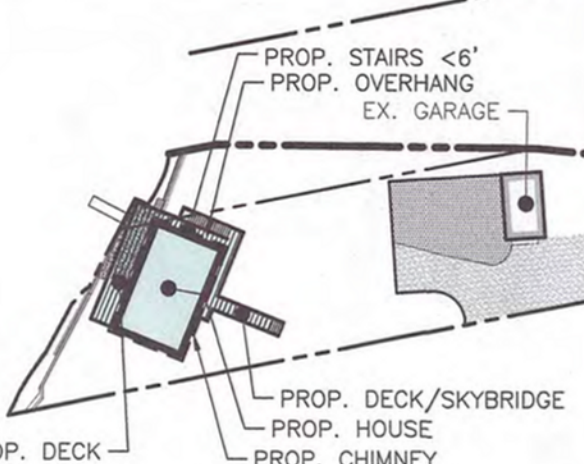
- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
 - A CLASS A-2 SURVEY MAP ENTITLED "LOT LINE REVISION, PROPERTY SURVEY OF 35 & 37 OSWEGATCHIE ROAD, WATERFORD, CONNECTICUT, PREPARED FOR ELIZABETH POTTS", SCALE: 1"=20', DATED: JULY 31, 2024, PREPARED BY GESICK & ASSOCIATES, P.C.
 - ARCHITECTURAL PLANS ENTITLED "NEW BUILD AT THE HILLSIDE BOAT HOUSE, 35 OSWEGATCHIE RD, WATERFORD, CT 06385", SCALE: 1/4"=1', DATED: JUNE 25, 2024, AND UPDATED THROUGH JUNE 21, 2025, PREPARED BY ABRACA DESIGN & BUILD, LLC.
 - SEWER CONNECTION CARD FOR 37 OSWEGATCHIE ROAD.
 - A CLASS A-2 SURVEY MAP ENTITLED "TOPOGRAPHIC SURVEY OF 35 & 37 OSWEGATCHIE ROAD, WATERFORD, CONNECTICUT, PREPARED FOR ELIZABETH POTTS", SCALE: 1"=20', DATED: OCTOBER 9, 2023 AND REVISED THROUGH JANUARY 31, 2025, PREPARED BY GESICK & ASSOCIATES, P.C.
- THE APPLICANT IS ELIZABETH POTTS OF 100-2 JOSHUTOWN ROAD LYME, CT 06371.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 5856 ON TAX ASSESSOR'S MAP 102. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 1841 PAGE 247. THE AREA OF THE PARCEL IS 10,570.89± S.F. OR 0.24 ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE 'R-20W' ZONING DISTRICT. THE PARCEL LIES WITHIN THE COASTAL AREA MANAGEMENT ZONE. THE PARCEL LIES WITHIN FEMA FLOOD HAZARD ZONE AE (EL. 12) AND THE WATERFORD FLOOD ORDINANCE ADDS TWO FEET TO THE FEMA FLOOD ELEVATION TO 14 (NAVD-88).
- THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING 2-BEDROOM RESIDENCE AND ASSOCIATED FEATURES (SHADED YELLOW) AND CONSTRUCT A NEW 3-BEDROOM FEMA FLOOD COMPLIANT RESIDENCE ON THE LOT, ALSO A LOT LINE MODIFICATION IS PROPOSED, AND OTHER ASSOCIATED IMPROVEMENTS TO MAKE BOTH LOTS MORE CONFORMING.
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE WATERFORD ZONING BOARD OF APPEALS FOR NECESSARY VARIANCES AND THE WATERFORD PLANNING AND ZONING COMMISSION FOR A COASTAL AREA MANAGEMENT PLAN REVIEW.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- REFER TO ARCHITECTURAL DRAWINGS (REF. B) FOR ADDITIONAL PROPOSED BUILDING INFORMATION.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD-88 DATUM PER REF. A & D.

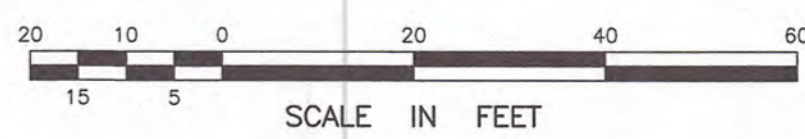
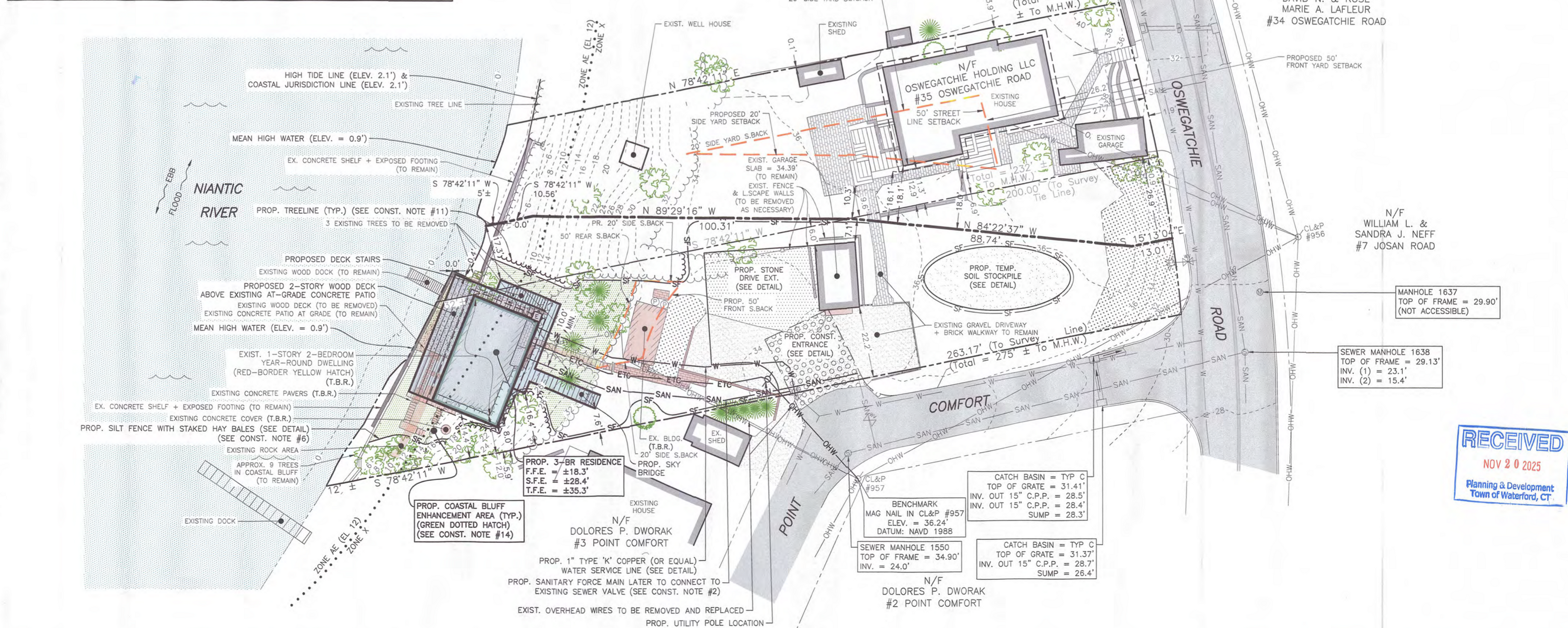
CONSTRUCTION NOTES:

- 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 DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF WATERFORD STANDARDS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF WATERFORD, VEDIA WATER, AND THE 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. ALL TREE REMOVAL SHALL BE COORDINATED WITH ALL AFFECTED PROPERTY OWNERS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM AND ABIDE BY ANY APPLICABLE 'NO HAMMER' TIME PERIODS OF THE COMMUNITY.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF WATERFORD.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND THE NIANITIC RIVER FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE AND STAKED HAYBALES SHALL BE INSTALLED AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAINFALL EVENTS. E & S CONTROLS SHALL BE REPAIRED OR REPLACED AS NECESSARY WITHIN 24 HOURS THROUGHOUT THE CONSTRUCTION DURATION. ALL ACCUMULATED SEDIMENTS AT ALL EROSION AND SEDIMENT CONTROLS SHALL BE PERIODICALLY REMOVED AND SPREAD IN AREAS THAT ARE NOT SUBJECT TO EROSION. ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED BY THE TOWN AND SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL EROSION AND SEDIMENT CONTROLS ONCE THE SITE IS COMPLETELY STABILIZED.
- 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 AND THE FINISHED FLOOR ELEVATION OF THE PROPOSED HOUSE AND ARE BASED ON AVAILABLE INFORMATION. THESE ELEVATIONS SHALL NOT BE ADJUSTED BY THE CONTRACTOR WITHOUT PRIOR REVIEW AND APPROVAL OF THE DESIGN ENGINEER.
- THE DRIVEWAY SHALL BE CONSTRUCTED WITH PERMEABLE PAVERS OR DECORATIVE CRUSHED STONE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE BUILDING AND IMPROVEMENTS IN THE EXACT LOCATION SHOWN AND SHALL BE CONSTRUCTED TO THE EXACT DIMENSIONS SHOWN ON THE LATEST SITE AND ARCHITECTURAL PLANS IN ACCORDANCE WITH VARIANCES GRANTED. ALL DIMENSIONS SHALL ACCOUNT FOR ANY SIDING OR CLADDING.
- ALL EXISTING VEGETATION OUTSIDE OF THE CLEARING LIMITS SHALL BE PROTECTED. EXISTING VEGETATION SHALL BE REMOVED ONLY IN AREAS NECESSARY FOR SITE CONSTRUCTION ACTIVITIES. ANY ADDITIONAL CLEARING OUTSIDE OF THE PROPOSED CLEARING LIMITS SHALL BE APPROVED BY TOWN STAFF PRIOR TO CLEARING.
- ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO SITE DEVELOPMENT.
- ALL TREES, BRUSH, STUMPS, WOOD CHIPS OR OTHER ORGANIC MATTER SHALL BE DISPOSED OF PROPERLY OFF-SITE. WOOD CHIPS MAY BE USED AS A SILTATION BARRIER DURING CONSTRUCTION AND SPREAD AFTER SITE IS STABILIZED. NO ORGANIC MATTER INCLUDING TREES, BRUSH AND STUMPS SHALL BE BURIED ON-SITE.
- THE DISTURBED COASTAL SLOPE AREA SHALL BE REPLANTED AND ENHANCED IN ACCORDANCE WITH THE CONNECTICUT COASTAL PLANTING GUIDE (2021), OR AS AMENDED. PLANT SPECIES SELECTION, INSTALLATION METHODS, AND MAINTENANCE PRACTICES SHALL FOLLOW THE GUIDANCE OUTLINED IN THE DOCUMENT TO PROMOTE NATIVE VEGETATION, EROSION CONTROL, AND COASTAL HABITAT RESTORATION. APPROXIMATE COASTAL BLUFF ENHANCEMENT AREA = ±1,100 S.F. APPROXIMATE AREA OF VEGETATION TO BE PROTECTED = ±1,950 S.F.

ZONING DATA TABLE					
WATERFORD RESIDENCE 'R-20W' DISTRICT					
ITEM	REQUIRED	EXISTING (#37 OSWEGATCHIE)	PROPOSED (#37 OSWEGATCHIE)	EXISTING (#35 OSWEGATCHIE)	PROPOSED (#35 OSWEGATCHIE)
MIN. LOT AREA	20,000 S.F.	10,570.89 S.F. (1)	10,570.89 S.F. (NO CHANGE) (1)	12,691.46 S.F. (1)	12,691.46 S.F. (NO CHANGE) (1)
MIN. FRONTAGE	85 FT.	174.1 FT.	148.1 FT. (-26.0 FT.)	50.07 FT. (1)	76.11 FT. (+26.04 FT.) (2)
STREET LINE SETBACK (OSWEGATCHIE ROAD & POINT COMFORT)	50 FT.	22.2 FT. (EX. GARAGE) (1) 46.2 FT. (EX. BUILDING) (1) 86.1 FT. (EX. ENTRY PORCH) 88.7 FT. (EX. HOUSE)	22.2 FT. (NO CHANGE) (EX. GARAGE) (1) 62.5 FT. (PR. SKY BRIDGE STEPS) 83.1 FT. (PR. EAVE) (3) 84.7 FT. (-4.0 FT.) (PR. HOUSE)	1.9 FT. (EX. GARAGE) (1) 26.2 FT. (EX. EAVE) (1) 27.7 FT. (EX. HOUSE) (1)	1.9 FT. (NO CHANGE) (EX. GARAGE) (1) 26.2 FT. (NO CHANGE) (EX. EAVE) (1) 27.7 FT. (NO CHANGE) (EX. HOUSE) (1)
SIDE YARD SETBACK (NORTH BOUNDARY)	20 FT.	0.0 FT. (EX. CONCRETE SHELF) (1) 0.2 FT. (EX. HOUSE) (1) 0.2 FT. (EX. STAIRS) (1) 6.0 FT. (EX. GARAGE) (1)	0.0 FT. (NO CHANGE) (EX. CONCRETE SHELF) (2) 7.1 FT. (+11.1 FT.) (EX. GARAGE) (2) 17.2 FT. (+19.7 FT.) (PR. DECK STAIRS) (2) 17.5 FT. (PR. DECK) 20.4 FT. (PR. EAVE) (3) 22.2 FT. (+22.0 FT.) (PR. HOUSE)	0.1 FT. (EX. SHED) (1) 3.9 FT. (EX. EAVE) (1) 3.9 FT. (EX. HOUSE) (1) 12.4 FT. (EX. WELL HOUSE) (1)	0.1 FT. (NO CHANGE) (EX. SHED) (1) 3.9 FT. (NO CHANGE) (EX. EAVE) (1) 3.9 FT. (NO CHANGE) (EX. HOUSE) (1) 12.4 FT. (NO CHANGE) (EX. WELL HOUSE) (1)
SIDE YARD SETBACK (SOUTH BOUNDARY)	20 FT.	12.0 FT. (EX. HOUSE) (1) 14.4 FT. (EX. DECK) (1) 26.5 FT. (EX. GARAGE)	5.9 FT. (PR. EAVE) (2)(3) 7.8 FT. (PR. SKY BRIDGE) (2) 8.0 FT. (-4.0 FT.) (PR. HOUSE) (2) 16.4 FT. (+2.0 FT.) (PR. DECK) (2) 26.5 FT. (EX. GARAGE)	0.9 FT. (EX. GARAGE) (1) 6.9 FT. (EX. DECK) (1) 9.6 FT. (EX. REAR DECK) (1) 11.3 FT. (EX. EAVE) (1) 12.9 FT. (EX. HOUSE) (1)	26.9 FT. (+26.0 FT.) (EX. GARAGE) 18.0 FT. (+11.1 FT.) (EX. DECK) (1) 10.3 FT. (+0.7 FT.) (EX. REAR DECK) (1) 16.1 FT. (+4.8 FT.) (EX. EAVE) (1) 18.1 FT. (+5.2 FT.) (EX. HOUSE) (1)
REAR YARD SETBACK (NIANTIC RIVER)	50 FT.	0.0 FT. (EX. CONCRETE SHELF) (1) 3.3 FT. (EX. DECK) (1) 6.5 FT. (EX. HOUSE) (1) 8.5 FT. (EX. STAIRS) (1)	0.0 FT. (NO CHANGE) (EX. CONCRETE SHELF) (2) 0.4 FT. (-2.9 FT.) (PR. DECK) (2) 4.4 FT. (PR. EAVE) (2)(3) 6.5 FT. (NO CHANGE) (EX. HOUSE) (2)	38.0 FT. (EX. WELL HOUSE) (1) 108.2 FT. (EX. DECK) 117.8 FT. (EX. EAVE) 119.6 FT. (EX. HOUSE)	38.0 FT. (NO CHANGE) (EX. WELL HOUSE) (1) 108.2 FT. (NO CHANGE) (EX. DECK) 117.8 FT. (NO CHANGE) (EX. EAVE) 119.6 FT. (NO CHANGE) (EX. HOUSE)
MAX. BUILDING HEIGHT	35 FT.	<35 FT. (EX. HOUSE)	35.0 FT. (PR. HOUSE) (4)	<35 FT. (EX. HOUSE)	<35 FT. (NO CHANGE) (EX. HOUSE)
MAX. BUILDING/ STRUCTURE COVERAGE	25% (±2,642 S.F.)	11.8% (±1,247 S.F.)	17.5% (±1,855 S.F.) (+5.7%) (+608 S.F.)	16.9% (±2,139 S.F.)	16.9% (±2,139 S.F.) (NO CHANGE)

- EXISTING NON-CONFORMITY.
- PROPOSED VARIANCE SHOWN IN BOLD FOR CLARITY.
- PER SECTION 3.4 OF THE WATERFORD ZONING REGULATIONS, NO PORTION OF ANY ROOF OVERHANG OR SIMILAR ARCHITECTURAL FEATURE SHALL PROJECT INTO ANY REQUIRED FRONT, SIDE OR REAR YARD.
- BUILDING HEIGHT IS MEASURED FROM THE B.F.E. (ELEV. 14.0) TO THE MEAN ROOF LEVEL BETWEEN THE EAVES AND RIDGE (EL. 49.0). PROPOSED BUILDING HEIGHT = 35.0 FT.
- BUILDING COVERAGE INCLUDES THE GROUND AREA ENCLOSED BY THE WALLS OF THE BUILDING TOGETHER WITH THE AREA OF COVERED PORCHES AND OTHER ROOFED PORTIONS. SEE COVERAGE TABLES ON THIS SHEET FOR MORE INFORMATION.
- MAX BUILDING COVERAGE IS DEFINED AS THE AGGREGATE AREA OF ALL BUILDINGS ON THE LOT BEARS TO THE AREA OF THE LOT. A BUILDING IS DEFINED AS ANY STRUCTURE HAVING A ROOF AND INTENDED FOR THE SHELTER, HOUSING, OR ENCLOSURE OF PERSONS, ANIMALS OR MATERIALS AND ANY OTHER STRUCTURE MORE THAN 6 FEET HIGH (INCLUDING A SOLID FENCE/WALL BUT EXCLUDING UTILITY POLES, ANTENNAS, OR FLAGPOLES). SEE COVERAGE TABLES FOR MORE INFORMATION.

WATERFORD COVERAGE TABLES	
EXISTING	PROPOSED
	
LOT AREA: 10,570.89 S.F.	LOT AREA: 10,570.89 S.F.
EXISTING HOUSE: 613.4 S.F.	PR. HOUSE, CHIMNEY + OVERHANG: 962.5 S.F.
EXISTING FRONT PORCH: 23.2 S.F.	PR. DECK + DECK STAIRS: 460.7 S.F.
EXISTING BUILDING: 183.8 S.F.	PR. SKY BRIDGE: 104.9 S.F.
EXISTING GARAGE: 254.3 S.F.	EXISTING WALLS >6': 72.3 S.F.
EXISTING DECK: 172.0 S.F.	EXISTING GARAGE: 254.3 S.F.
EXISTING WALLS >6': 41.1 S.F.	PROPOSED BUILDING COVERAGE: 1,855 S.F.
EXISTING BUILDING COVERAGE: 1,247 S.F.	PERCENT PROPOSED 1,855 S.F. = 17.5%
PERCENT EXISTING 1,247 S.F. = 11.8%	BUILDING COVERAGE: 10,570.89 S.F.



LEGEND

- EXISTING PROPERTY/STREET LINE TO BE DISSOLVED PER REF. 1.A.
- EXISTING PROPERTY/STREET LINE PER REF. 1.A.
- PROPOSED PROPERTY/STREET LINE
- BUILDING SETBACK LINE
- FEMA FLOOD ZONE LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING DRAINAGE LINE
- EXISTING SANITARY LINE
- PROPOSED SILT FENCE W/ HAY BALES
- EXISTING CONTOUR
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE REMOVED
- PROPOSED BUILDING
- PROPOSED OVERHEAD WIRES
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- UTILITY POLE/GUY ANCHOR
- CONCRETE MONUMENT
- IRON PIPE/PIN
- GRADE TO DRAIN
- EXISTING DECIDUOUS TREE
- EXISTING BUSH/SHRUB
- EXISTING CONIFEROUS TREE

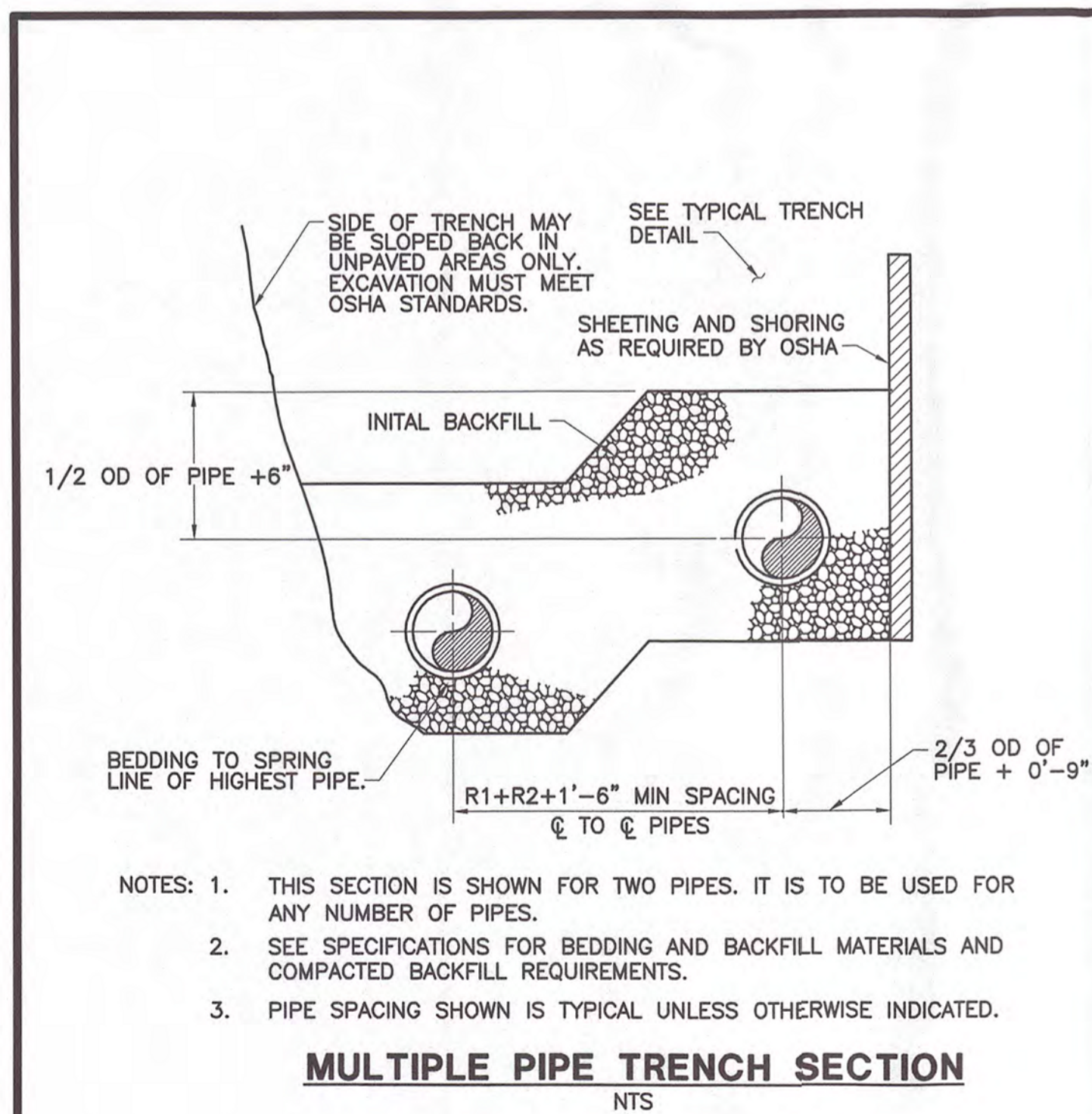
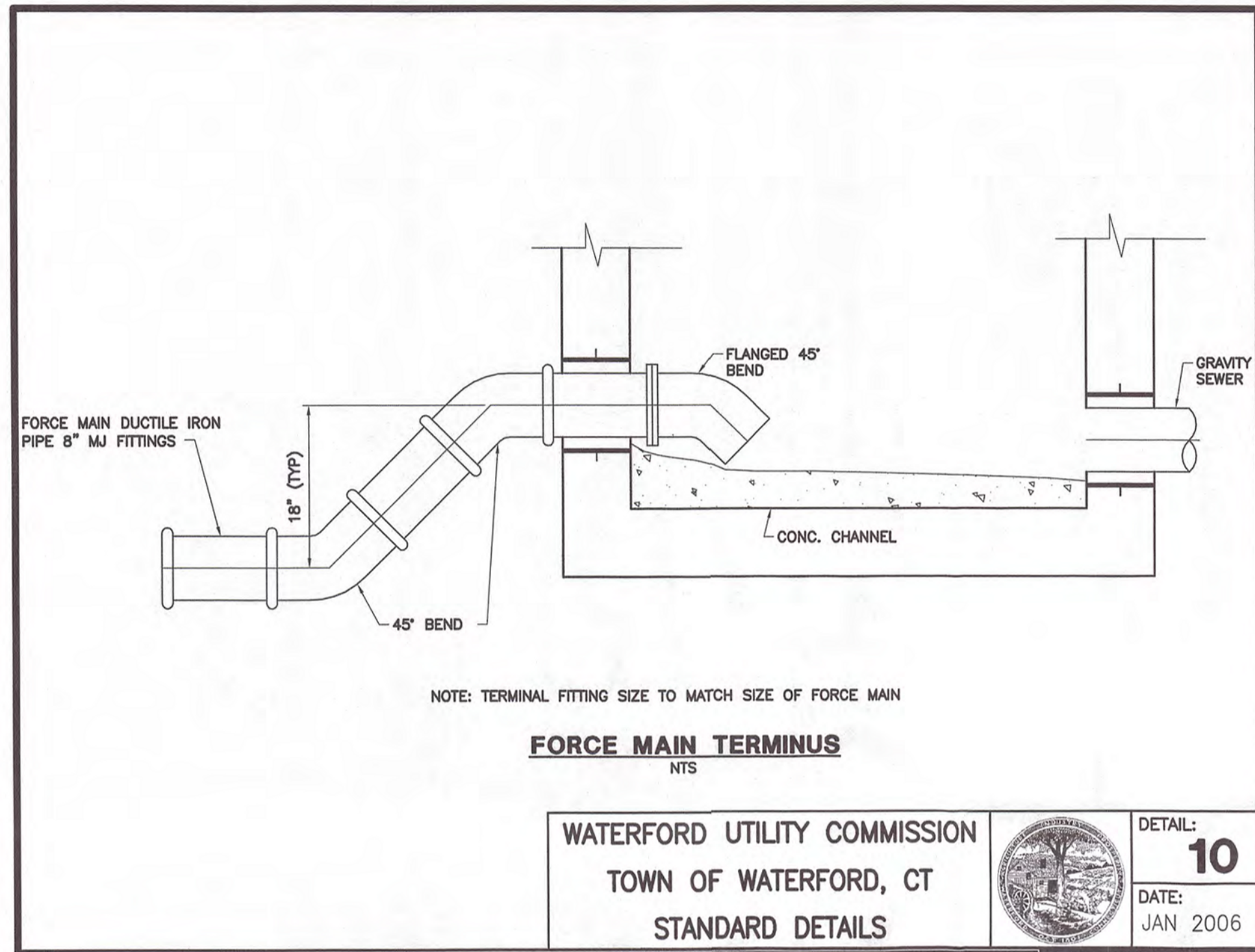
PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
40 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9943
WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF
THE ENGINEER MUST BE
AFFIXED TO THIS
MAP TO BE VALID

NO.	DATE	DESCRIPTION	BY
1	11/4/2025	MINOR REVISIONS PER PLANNER COMMENTS	RM
2	10/21/2025	MINOR REVISIONS FOR ZBA SUBMISSION	RM
3	9/6/2025	REVISIONS PER TOWN COMMENTS	RM

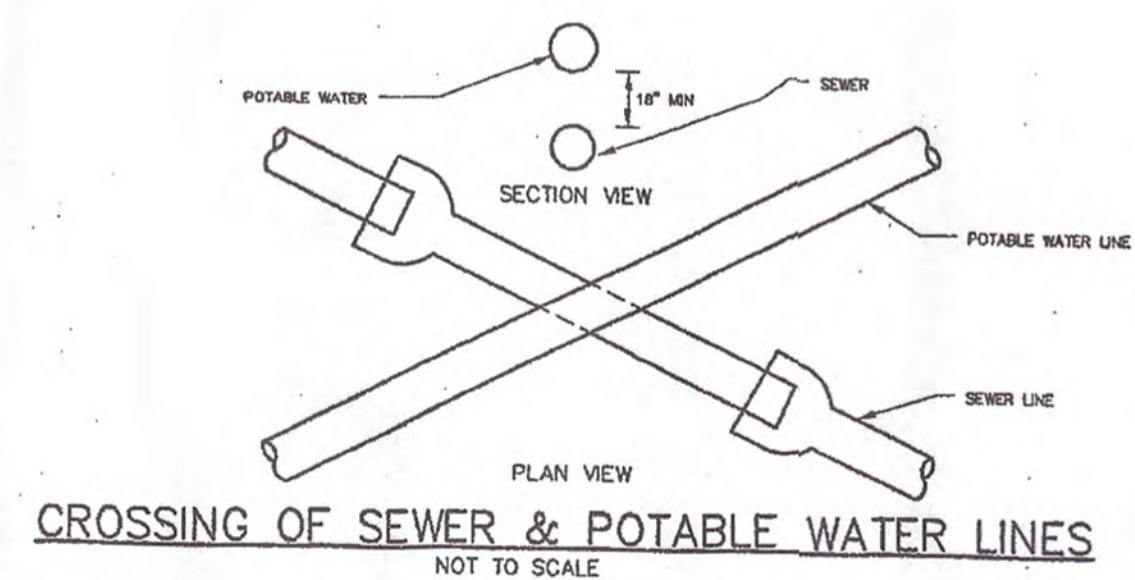
COASTAL SITE PLAN
PREPARED FOR 1 POINT COMFORT LLC
37 OSWEGATCHIE ROAD, MAP 102 LOTS 5856
WATERFORD, CONNECTICUT

DATE: SEPTEMBER 19, 2024
SCALE: 1"=20'
DRAWN BY: RM
CHECKED BY: JW
DWG. NO.: CSP-1
SHEET NO.: 1 of 4
JOB. NO.: 2024-1118



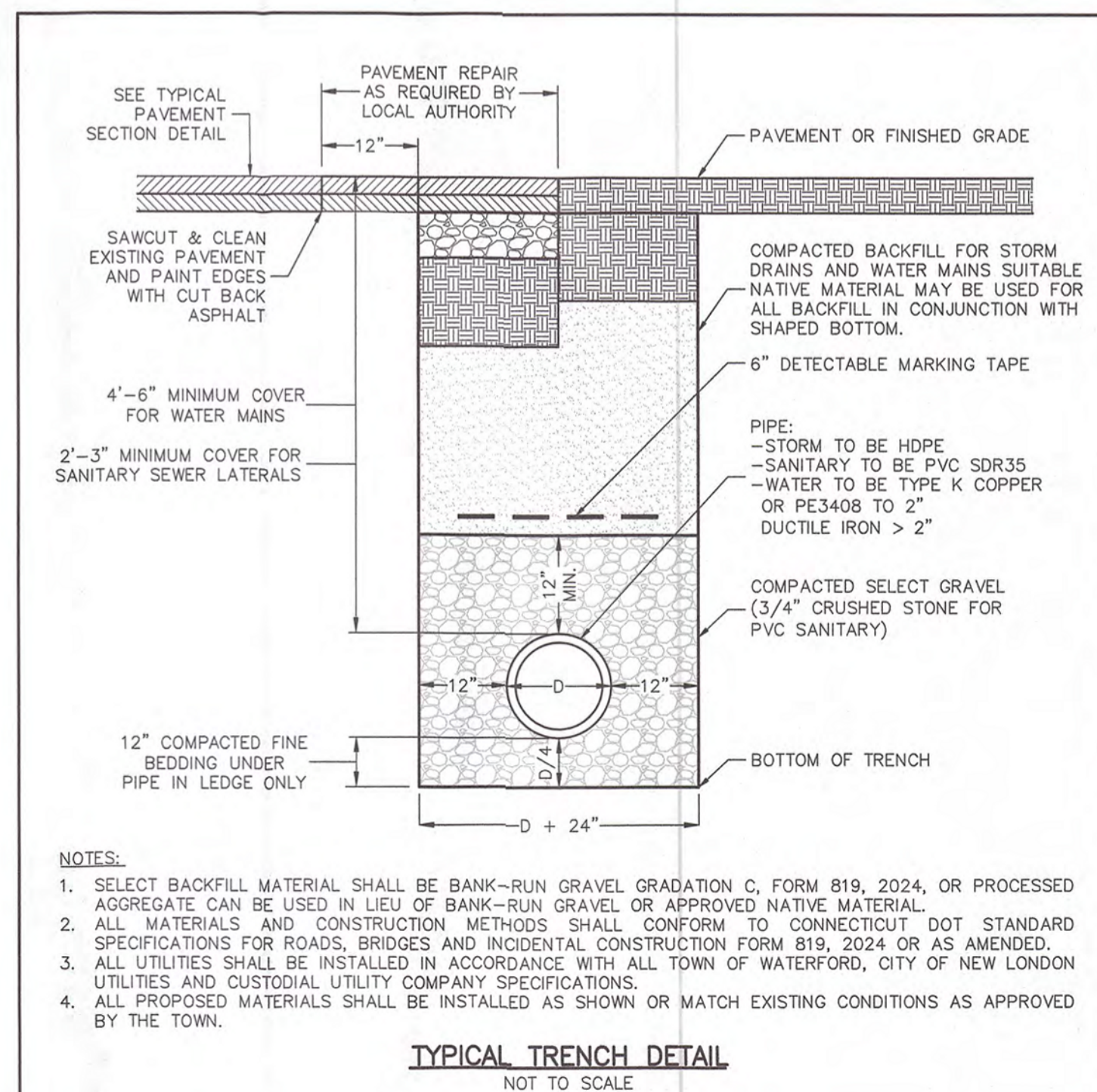
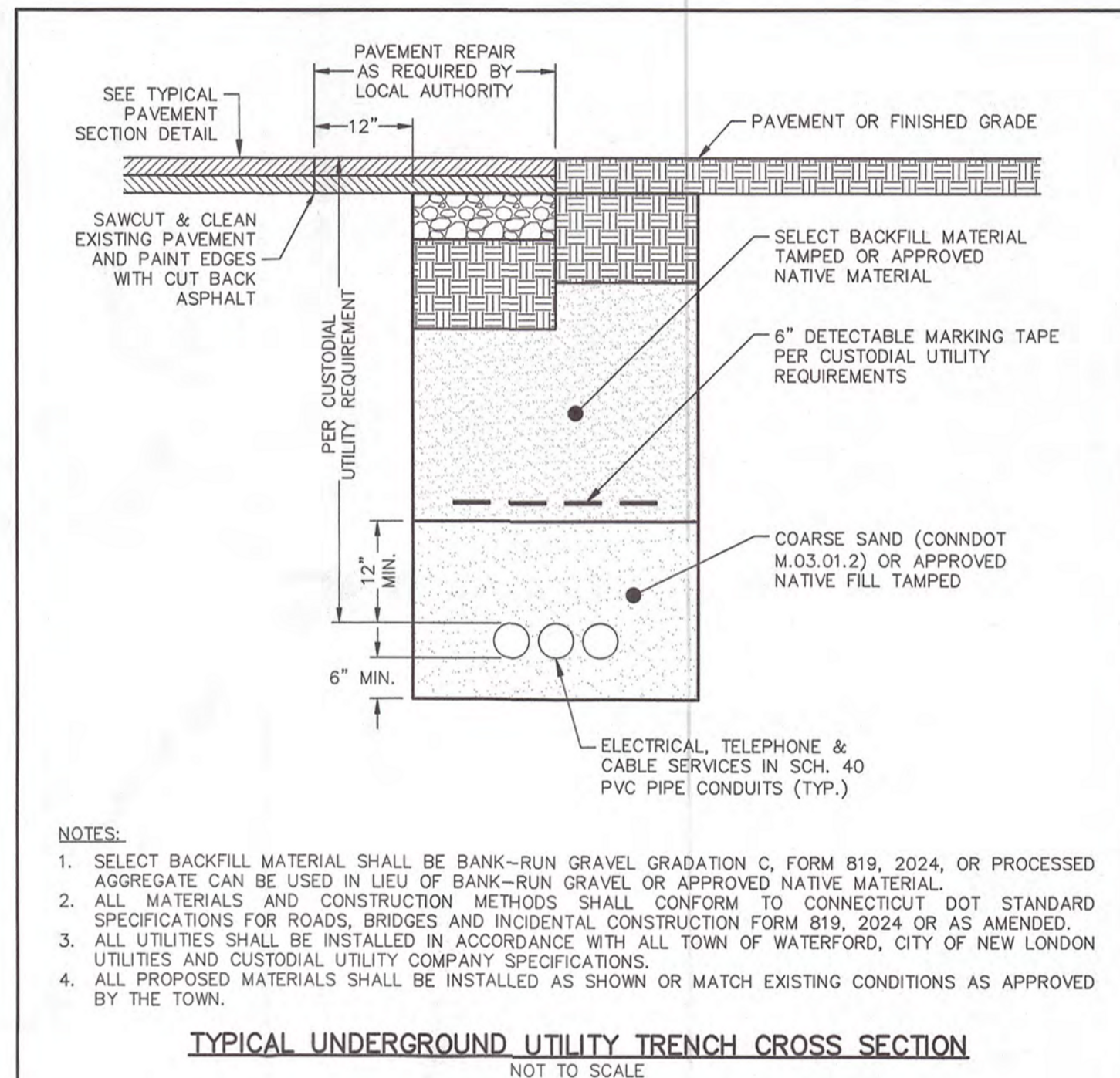
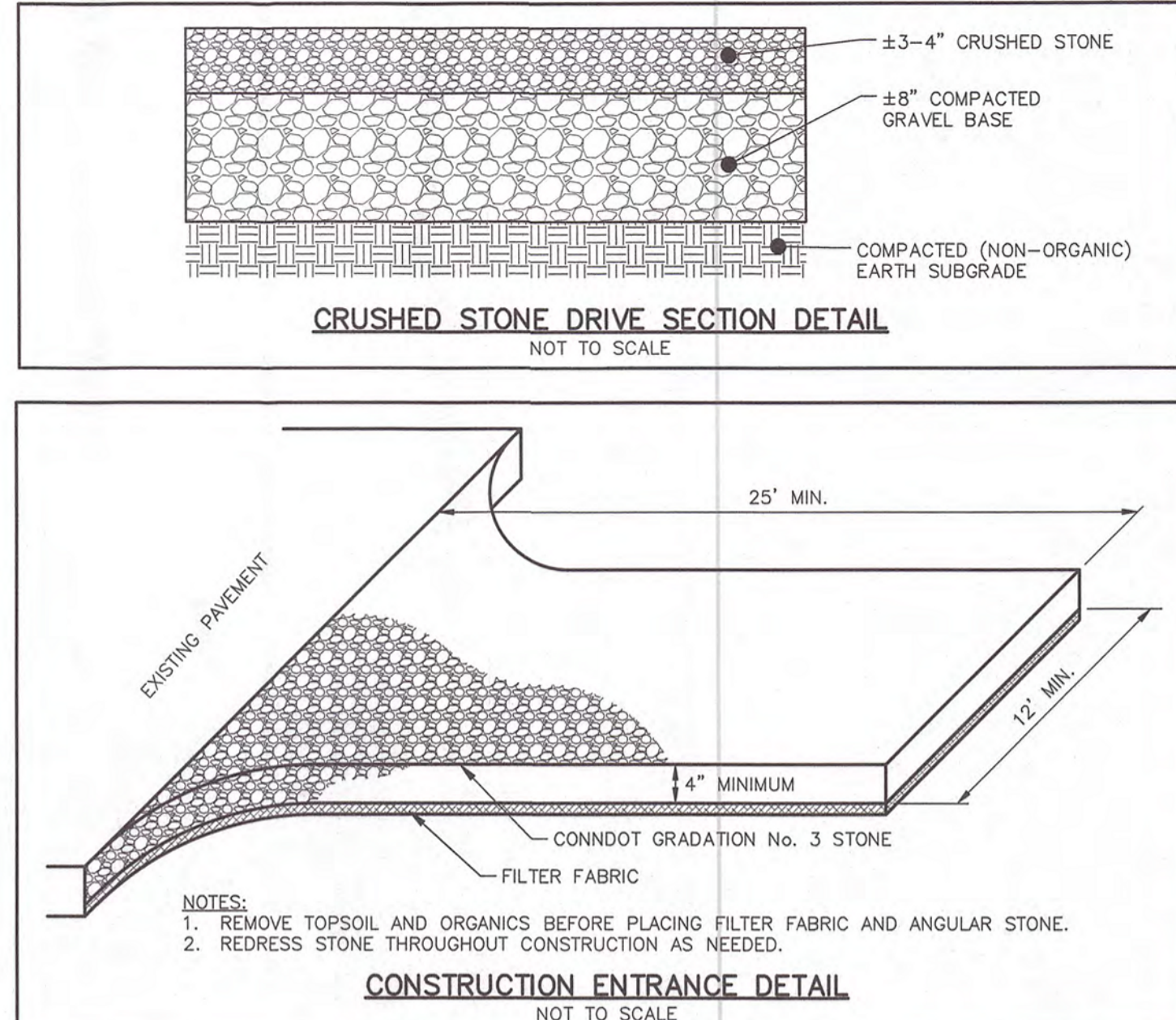
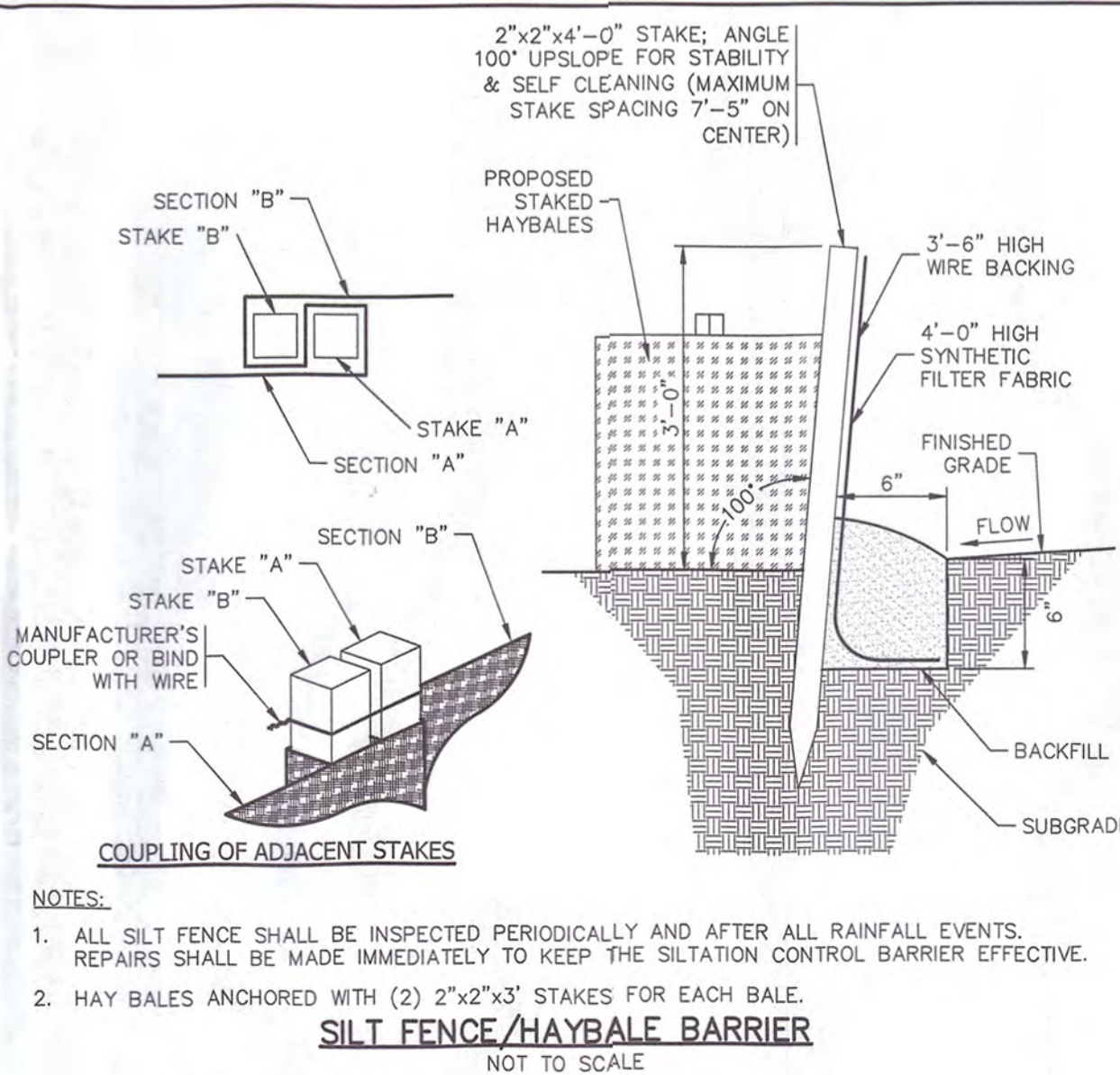
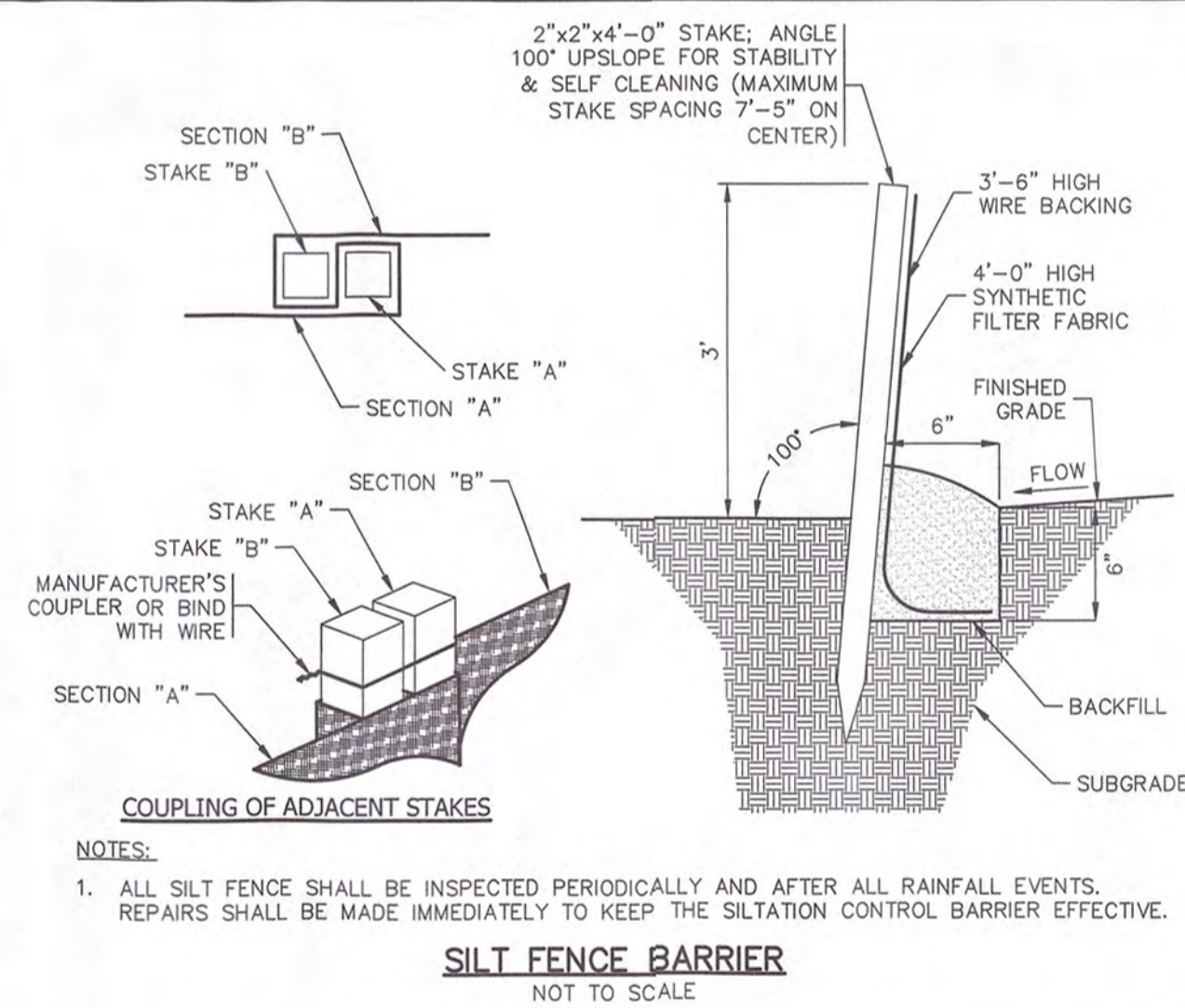
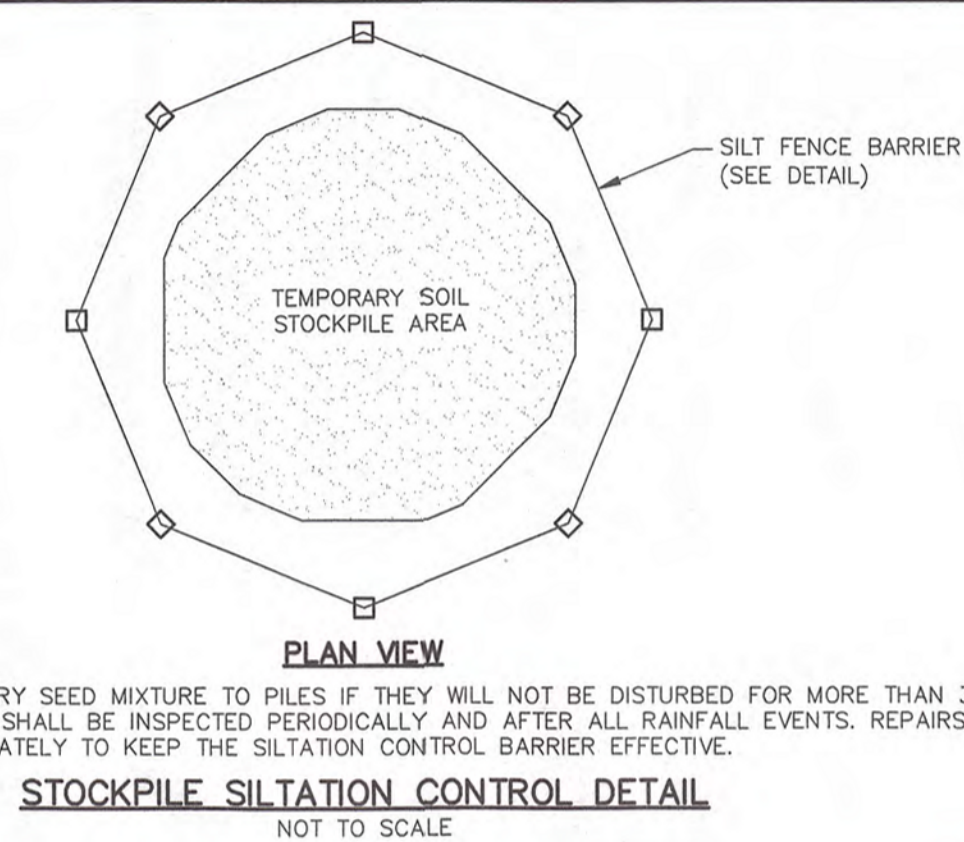
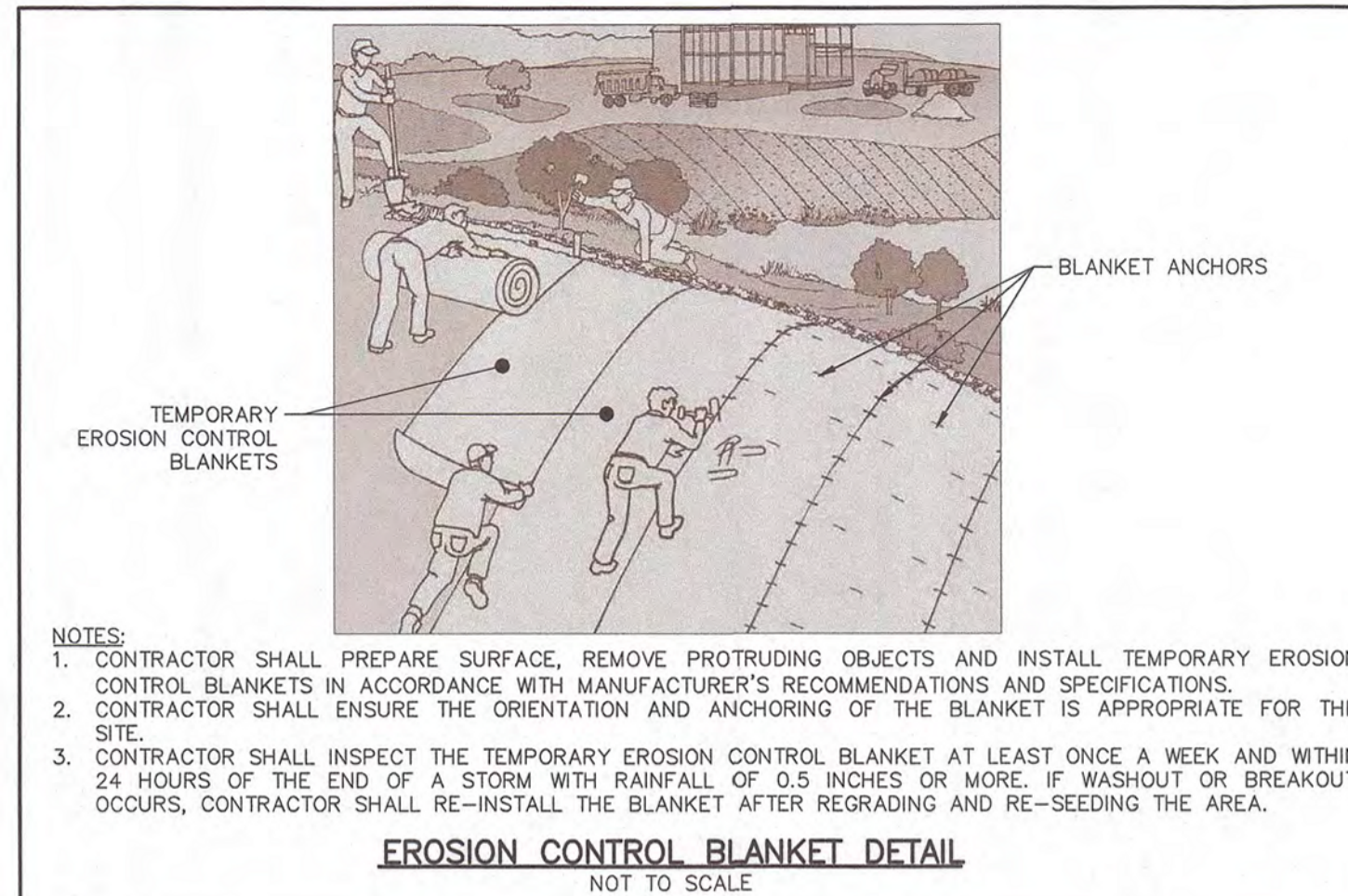
WATERFORD UTILITY COMMISSION
TOWN OF WATERFORD, CT
STANDARD DETAILS

DETAIL: **8**
DATE: JAN 2006



WATERFORD UTILITY COMMISSION
TOWN OF WATERFORD, CT
STANDARD DETAILS

DETAIL: **20**
DATE: Dec 2011



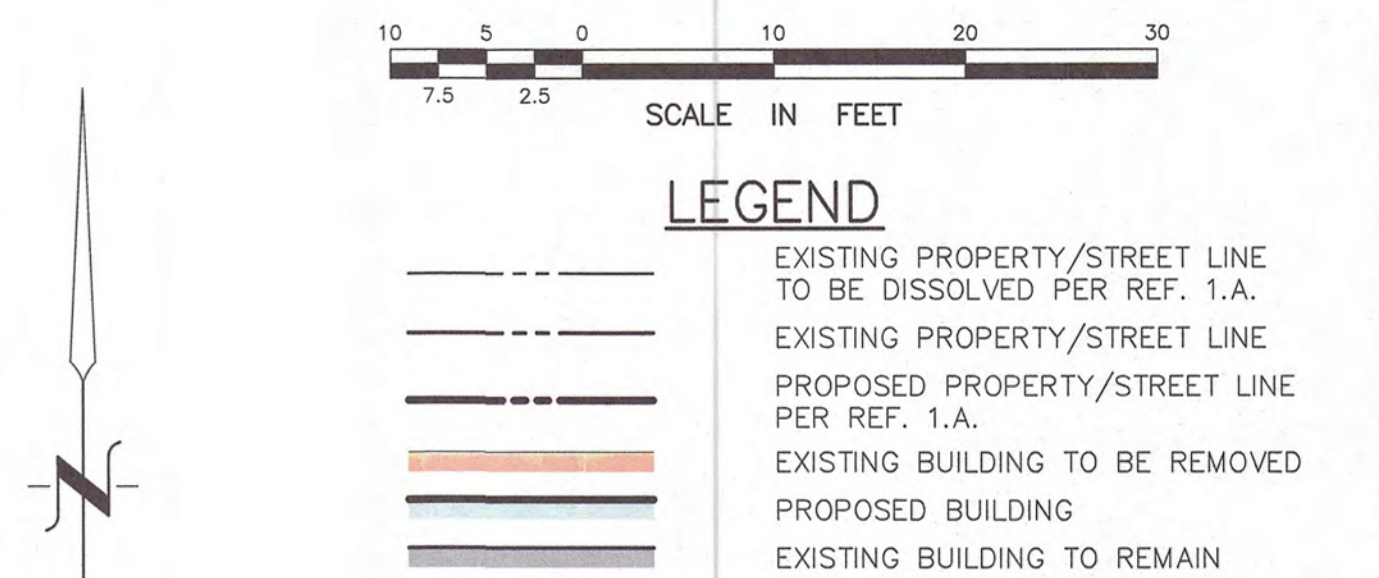
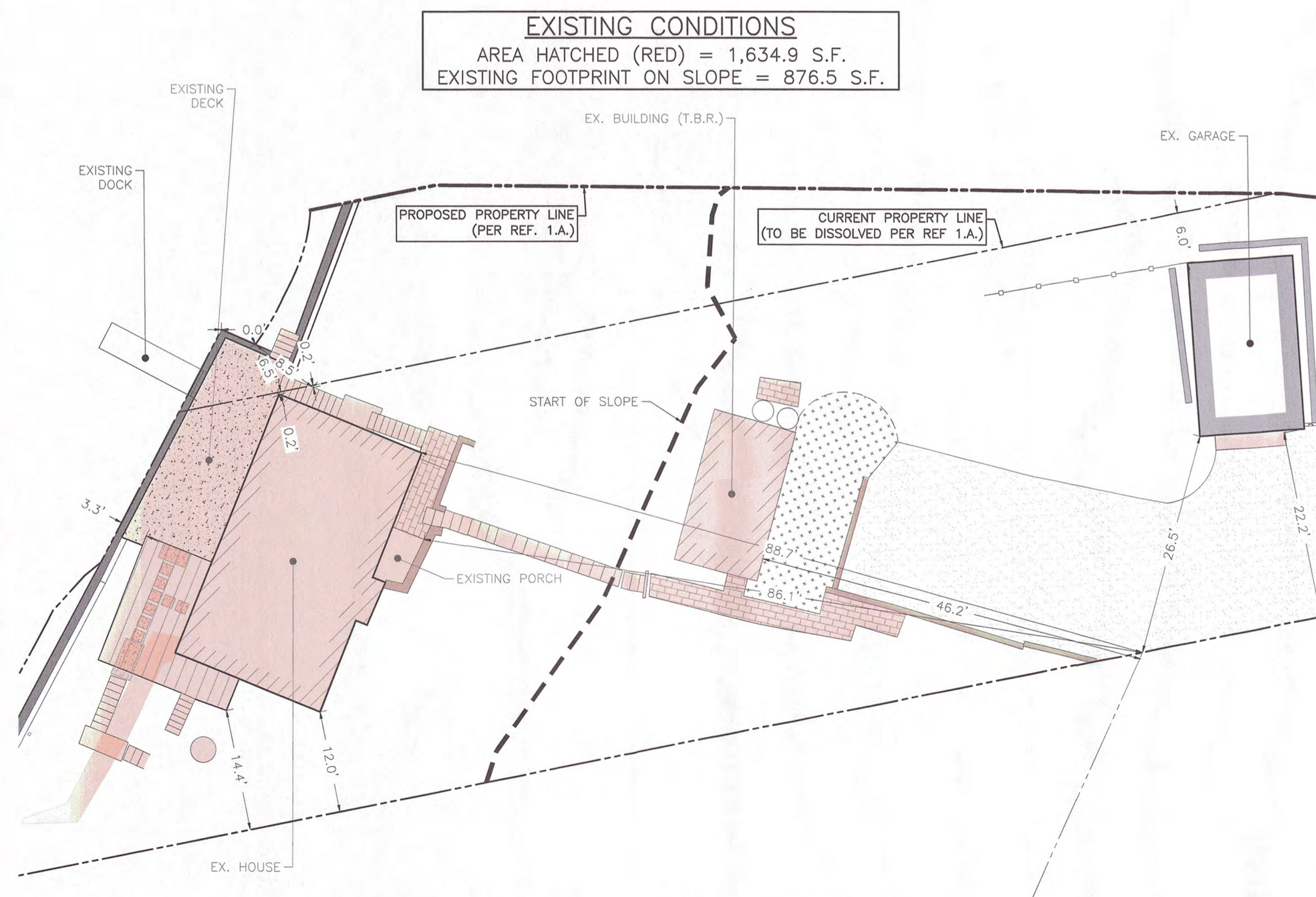
PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
40 ELM STREET, 2ND FLOOR
WATERFORD, CT 06195
PHONE: (860) 399-9343
FAX: (860) 391-8854

THE EMBOSSED SEAL OF
THE ENGINEER MUST BE
AT THE MAP TO BE VALID

DATE	DESCRIPTION	BY
11/4/2025	MINOR REVISIONS PER PLANNER COMMENTS	RM
10/21/2025	MINOR REVISIONS FOR ZBA SUBMISSION	RM
8/5/2025	REVISIONS PER TOWN COMMENTS	RM
#		

CONSTRUCTION DETAILS
PREPARED FOR 1 POINT COMFORT LLC
37 OSWEGATCHIE ROAD, MAP 102 LOTS 5855 + 5856
WATERFORD, CONNECTICUT

DATE: SEPTEMBER 19, 2024
SCALE: NOT TO SCALE
DRAWN BY: RM
CHECKED BY: JW
DWG. NO.: ES-1
SHEET NO.: 2 of 4
JOB NO.: 2024-1118



#	DATE	DESCRIPTION	BY
3	11/4/2025	MINOR REVISIONS PER PLANNER COMMENTS	RM
2	10/21/2025	MINOR REVISIONS FOR ZBA SUBMISSION	RM
1	8/6/2025	REVISIONS PER TOWN COMMENTS	RM

INSET PLAN
PREPARED FOR 1 POINT COMFORT LLC
37 OSWEGATCHIE ROAD, MAP 102 LOTS 5856
WATERFORD, CONNECTICUT

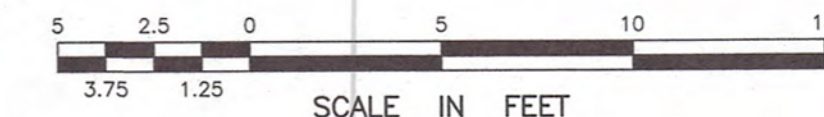
DATE: SEPTEMBER 19, 2024
SCALE: 1"=10'
DRAWN BY: RM
CHECKED BY: JW
DWG. NO.: IP-1
SHEET NO.: 3 of 4
JOB. NO.: 2024-1118

INDIGO
land design

By the Ground
By the Ground

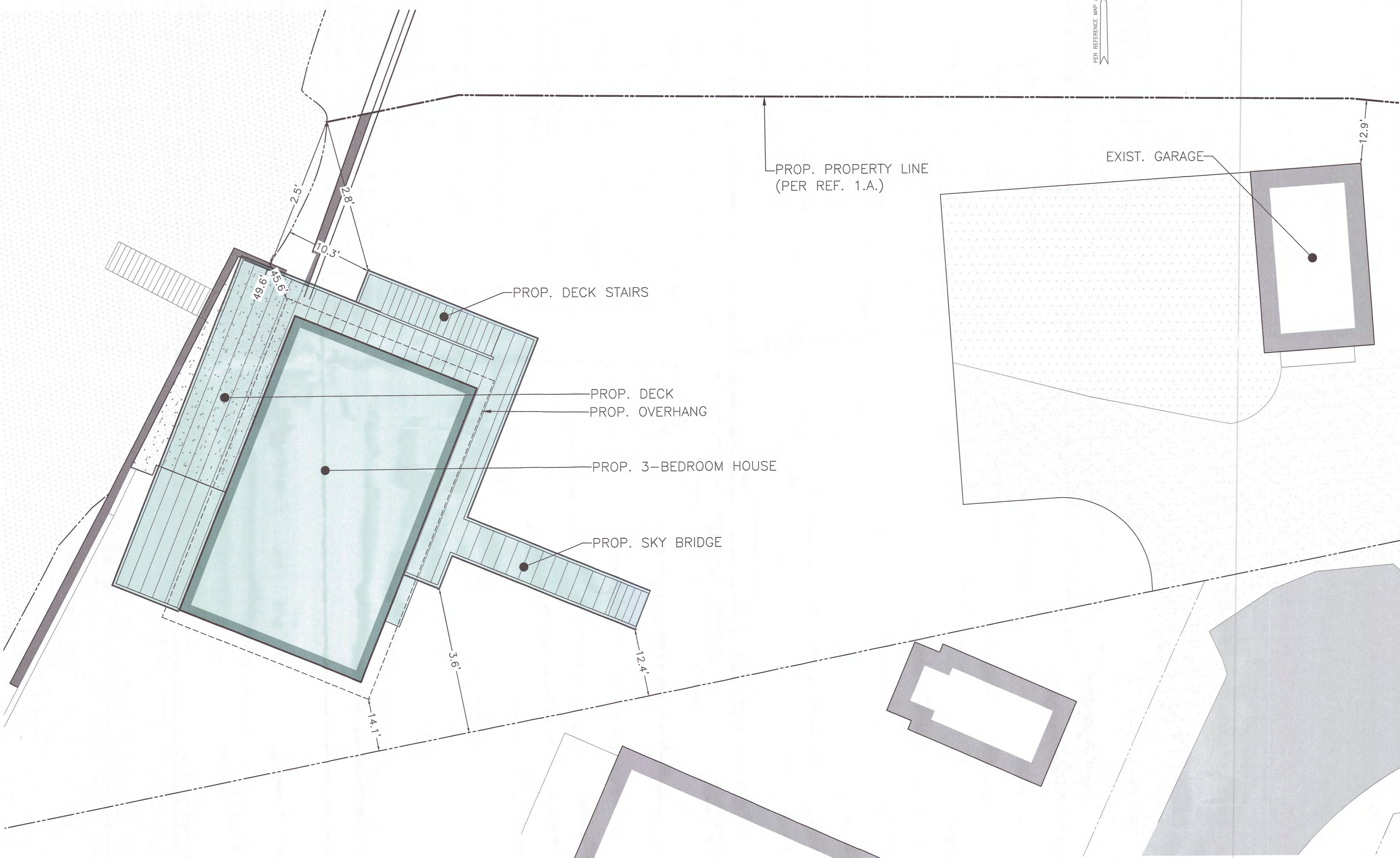
PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
40 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF
THE ENGINEER MUST BE
AFFIXED HERE FOR THIS
MAP TO BE VALID



LEGEND

- EXISTING PROPERTY/STREET LINE
- - - PROPOSED PROPERTY/STREET LINE PER REF. 1.A.
- ▬ PROPOSED BUILDING
- ▬ EXISTING BUILDING TO REMAIN



PROP. PROPERTY LINE
(PER REF. 1.A.)

EXIST. GARAGE

PROP. DECK STAIRS

PROP. DECK
PROP. OVERHANG

PROP. 3-BEDROOM HOUSE

PROP. SKY BRIDGE

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
40 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

INDIGO
LAND DESIGN

THE ENGINEER SEAL OF
A PROFESSIONAL ENGINEER
MUST BE AFFIXED HERE FOR THIS
MAP TO BE VALID

#	DATE	DESCRIPTION	BY
3	11/4/2025	MINOR REVISIONS PER PLANNER COMMENTS	RM
2	10/21/2025	MINOR REVISIONS FOR ZBA SUBMISSION	RM
1	8/6/2025	REVISIONS PER TOWN COMMENTS	RM

INSET PLAN - VARIANCES REQUESTED
PREPARED FOR 1 POINT COMFORT LLC
37 OSWEGATCHIE ROAD, MAP 102 LOTS 5856
WATERFORD, CONNECTICUT

DATE:
SEPTEMBER 19, 2024

SCALE:
1"=5'

DRAWN BY:
RM

CHECKED BY:
JW

DWG. NO.:
IPVR-1

SHEET NO.:
4 of 4

JOB NO.:
2024-1118