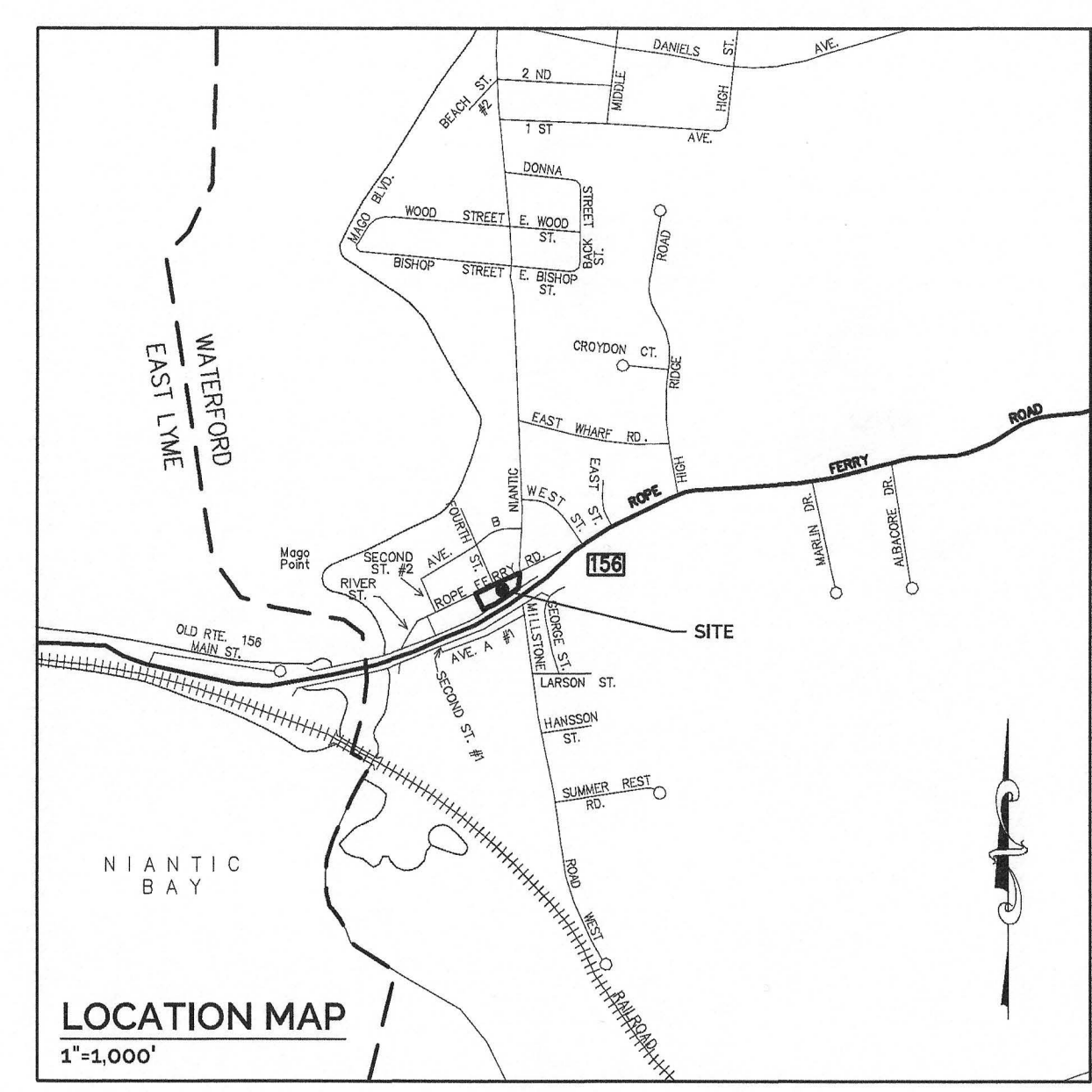


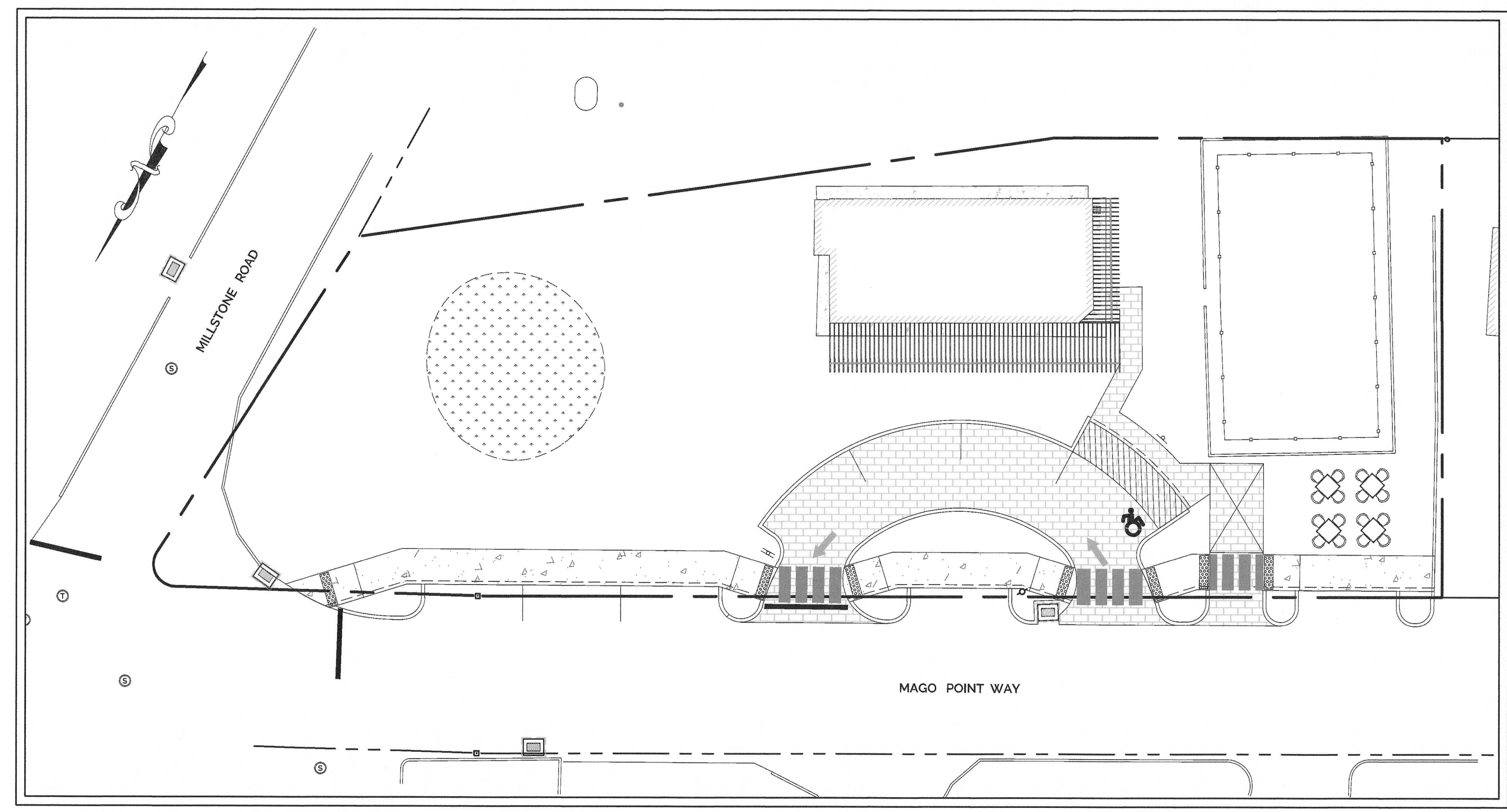
SITE DEVELOPMENT PLANS
NEW PICKLEBALL COURT & CLUBHOUSE
358-360 MAGO POINT WAY, WATERFORD, CT 06385

PREPARED FOR:
MAGO WAY REALTY LLC
DATE: FEBRUARY 6, 2023



LEGEND

PROPERTY LINE	---
ADJOINER PROPERTY LINE	---
FEMA FLOOD ZONE	---
EX. SWALE	---
EX. INDEX CONTOUR	---
EX. INT. CONTOUR	---
EX. SPOT GRADE	---
PR. INDEX CONTOUR	---
PR. INT. CONTOUR	---
PR. SPOT GRADE	---
SILT FENCE	---
UTILITY POLE	---
UTILITY POLE	---
CATCH BASIN	---
SANITARY MANHOLE	---
TELEPHONE MANHOLE	---
WATER MANHOLE	---
IRON PIPE/IRON ROD	---
TO BE REMOVED	---
TO BE RELOCATED	---



SHEET INDEX

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APPLICANT/PROPERTY OWNER:
MAGO WAY REALTY LLC
16 PODER 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

1. THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:

2. A. CLASS A-2 & CLASS T-2 SURVEY MAP ENTITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY;
PROPERTY OF MAGGO WAY REALTY, FOR PROPERTY LOCATED AT 358 & 360 MAGGO WAY;
3. OF WATERFORD, CONNECTICUT - CONTAINING A SCALE OF 1"=20' DATED
DECEMBER 15, 2022, PREPARED BY JAMES BERNARD LOU LUCY, L.S.

4. THE APPLICANT AND PROPERTY OWNER IS MAGGO WAY REALTY LLC OF 15 POWDER HORN HILL
ROAD, WILLANT, CT 06897.

5. 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 ACCOMMODATE A NEW PICKLEBALL COURT, FLOOD VEHICLE PARKING AREA, OUTDOOR
DINING AREAS, AND A GARDEN, PER SECTION 144.3 OF THE TOWN OF WATERFORD ZONING
REGULATIONS. RECREATIONAL USES (PICKLEBALL COURTS) ARE PERMITTED BY SPECIAL PERMIT
6. FOR OUTDOOR DINING AREAS, PER SPECIAL PERMIT APPROVAL. MOBILE FOOD VENDORS AND
PUBLIC PARKS (GARDENS) ARE PERMITTED BY ZONING PERMIT.

7. THE SUBJECT PARCEL IS IDENTIFIED AS LOTS 7064 AND 7063 ON TAX ASSESSOR MAP 149. THE DEED
REFERENCE OF THE PROPERTY IS VOLUME 17731 PAGE 297. THE AREA OF THE PARCEL IS 25,292± SQ.
FT. OR 0.58 ACRES.

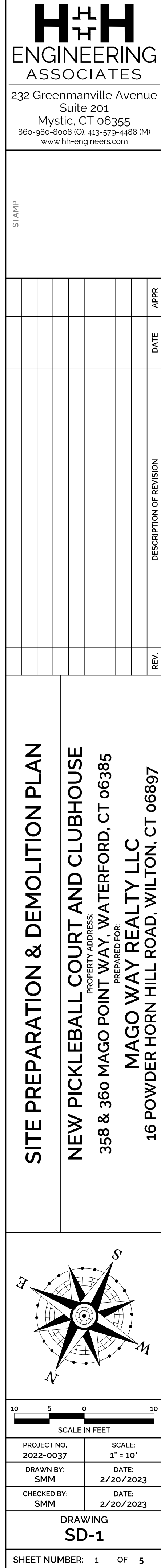
8. THE SUBJECT PROPERTY IS LOCATED WITHIN THE MAGGO POINT DEVELOPMENT (MPD) ZONING
DISTRICT FOR WHICH A SPECIAL PERMIT AVER SITE PLAN APPROVAL AND A SPECIAL PERMIT
9. WITHIN FEMA FLOOD HAZARD ZONE AE (EL 13) AS SHOWN ON FEMA FLOOD MAP 09011C0483J
EFFECTIVE 08/05/2013.

10. THE PURPOSE OF THIS PLAN IS FOR SUBMISSION TO WATERFORD PLANNING & ZONING
COMMISSION FOR A SPECIAL PERMIT APPLICATION, SITE PLAN APPLICATION, AND SPECIAL PERMIT
11. MANAGEMENT (CAM) APPLICATION. THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT
TO BE USED FOR CONTRACT DOCUMENTS.

12. THIS PROPERTY IS SERVED BY MUNICIPAL WATER AND SANITARY SEWER.

13. ELEVATIONS SHOWN HEREON ARE PER REFERENCE MAP 'A' AND ARE BASED ON NAVD-88 DATUM.

1. 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 800-922-6242 TO MARK 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.
2. ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY AND CUSTODIAL UTILITY COMPANIES.
3. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF WATERFORD, CT.
6. ALL WORK TO CONFORM TO THE TOWN OF WATERFORD CONSTRUCTION STANDARDS AND REGULATIONS.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNWIND SIDE OF THE WORK AREA AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
8. ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE ROAD 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.
9. 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.
10. ALL SITE IMPROVEMENTS WITHIN THE TOWNS RIGHT-OF-WAY (INCLUDING BUT NOT LIMITED TO) SHALL BE SUCH AS: SIGNAGE, LIGHTS, LATERALS AND SIDEWALK/PAVEMENT PATCHING SHALL BE CONSTRUCTED TO THE TOWN OF WATERFORD CONSTRUCTION STANDARDS AND AN EXCAVATION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
11. 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 PAVING LOT STRIPES (EXCEPT FIRE LANE MARKINGS) SHALL BE INSTALLED WITH STANDARD WHITE PAVEMENT MARKING PAINT. THE HANDICAP PARKING SYMBOLS SHALL BE WHITE WITH STANDARD HANDICAP BLUE BACKGROUND.
12. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, ASPHALT, STONE SURFACE OR WALKS SHALL BE LANDSCAPED OR GRASSED. GRASSED AREAS SHALL BE LOADED (4" MIN) FERTILIZED, SEEDED AND MULCHED AS REQUIRED TO SUIT SOIL CONDITIONS.
13. HOURS OF CONSTRUCTION SHALL BE LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY. ALL WORK, INCLUDING CONSTRUCTION ACTIVITY SHALL TAKE PLACE ON SUNDAYS. ADDITIONALLY, NO EXTERIOR LIGHTING FOR CONSTRUCTION PURPOSES, FREESTANDING OR OTHERWISE, IS PROPOSED WITH THIS APPLICATION.



GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
 - A CLASS A-2 & CLASS T-2 SURVEY MAP ENTITLED, "BOUNDARY AND 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.
- 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, FOOD VEHICLE PARKING AREA, OUTDOOR DINING AREAS, AND 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 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 (IEL 13) AS SHOWN ON FEMA FLOOD MAP 09031C0483, EFFECTIVE 08/05/2013.
- THE PURPOSE OF THIS PLAN IS FOR SUBMISSION TO WATERFORD PLANNING & ZONING COMMISSION FOR A 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.

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.
- NO NEW SITE LIGHTING IS PROPOSED. EXISTING FREESTANDING LIGHT FIXTURES AND BUILDING MOUNTED LIGHT FIXTURES SHALL BE MAINTAINED.
- NO SIGNAGE IS PROPOSED WITH THE APPLICATION. ANY SIGNAGE PROPOSED IN THE FUTURE WILL REQUIRE AN APPROVAL FROM THE ZONING OFFICIAL AND/OR PLANNING & ZONING COMMISSION PRIOR TO INSTALLATION. NO UNAPPROVED SIGNAGE SHALL BE PLACED ON LIGHT POLES, BUILDINGS, OR GROUNDS SUBJECT TO THIS APPROVAL.
- TRASH 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.

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 DOWNGRADEMENT 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 DISTURBED AREAS NOT COVERED BY BUILDINGS, ASPHALT, STONE SURFACE OR WALKS SHALL BE LANDSCAPED OR GRASSED. GRASSED AREAS SHALL BE LOAMED (4" MIN) FERTILIZED, SEEDDED 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.

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.
- PER SECTION 14a.5.6.b, THE FRONT YARD SETBACK FROM A TERTIARY STREET (MILLSTONE ROAD) IS 25-FT. FROM THE STREET CENTERLINE.
- 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 SERVED IT. ACCORDINGLY, THE PARKING CALCULATION IS AS FOLLOWS:
 - A TOTAL OF 4 OFF-SITE 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 16 PARKING SPACES. THE APPLICANT HAS REQUESTED TO USE 1 OF THE 5 ADDITIONAL SPACES LOCATED AT 361 MAGO POINT WAY.
 - TOTAL PARKING SPACES PROVIDED - 4 ON-SITE PARKING SPACES + 1 SHARED PARKING SPACE (363 MAGO POINT WAY) + 1 SHARED PARKING SPACES (361 MAGO POINT WAY) = 6 PARKING SPACES

STORMWATER NARRATIVE:

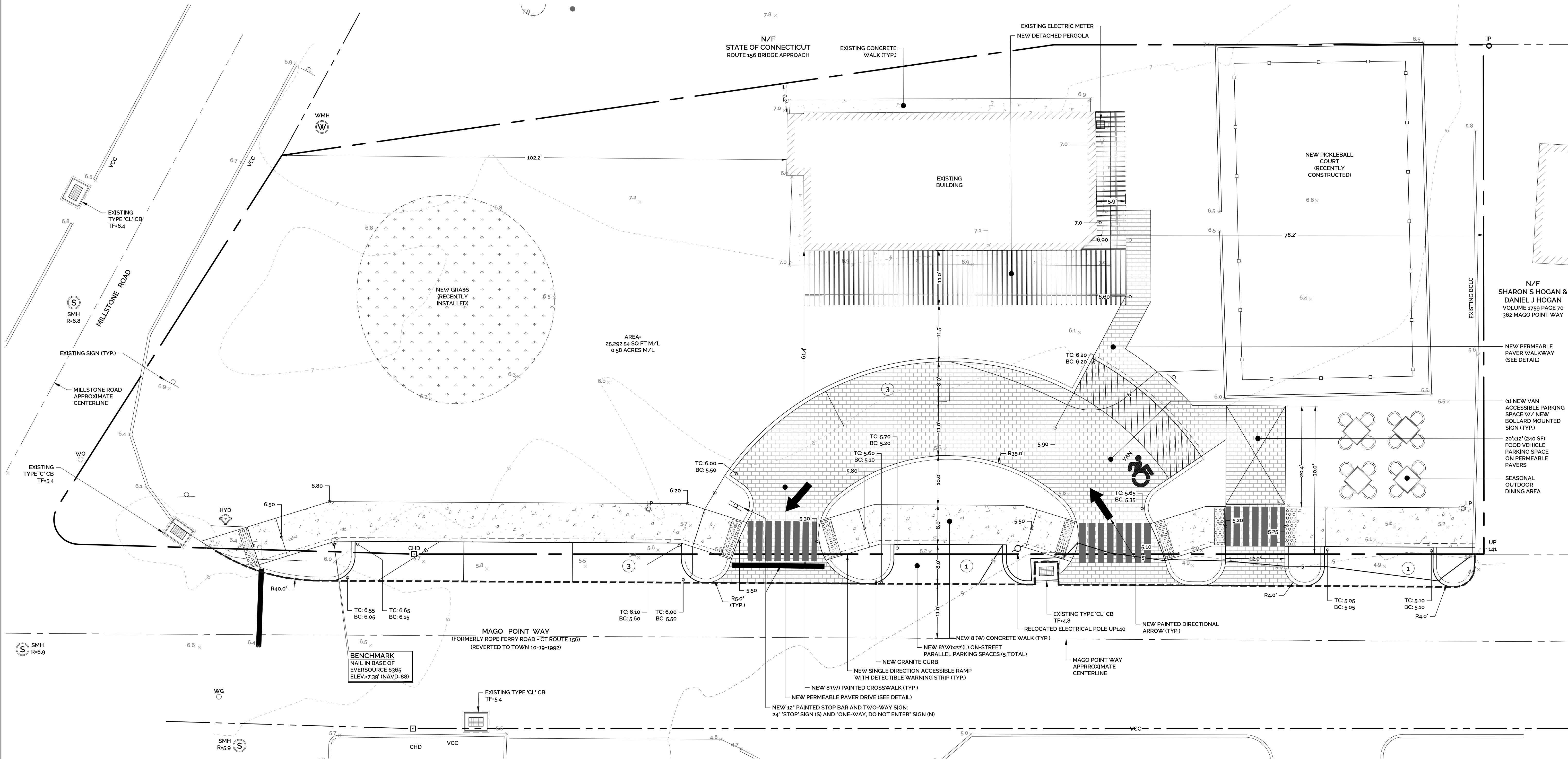
THE SITE GENTLY SLOPES FROM THE SOUTH TO NORTH TOWARD THE EXISTING DRAINAGE SYSTEM LOCATED IN MAGO POINT WAY. THE UNDERLYING SOIL ON THE SITE IS CLASSIFIED AS UDORTHENTS-URBAN LAND COMPLEX AND GENERALLY CONSISTS OF GRAVELLY LOAM AND GRAVELLY LOAMY SAND.

AS A RESULT OF THE PROPOSED IMPROVEMENTS, THE ON-SITE IMPERVIOUS COVERAGE WILL BE REDUCED FROM 13,890 SQ. FT. TO 6,796 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 7,500 SQ. FT. - A REDUCTION OF 7,708 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.

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) 109 FT. (MILLSTONE RD)
FRONT YARD SETBACK	40 FT. OR N/A (MAGO POINT WAY) (SEE ZONING NOTE #1A) 25 FT. (MILLSTONE RD) (SEE ZONING NOTE #1B)	61.4 FT. (MAGO POINT WAY) 102.2 FT. (MILLSTONE RD)
SIDE YARD SETBACK	0 FT. (WEST) (SEE ZONING NOTE #2A) 10 FT. OR 0 FT. (SOUTH) (SEE ZONING NOTE #2B) 20 FT. (SOUTH) (SEE ZONING NOTE #3)	78.2 FT. (WEST) 6.2 FT. (SOUTH)
REAR YARD SETBACK	N/A (CORNER LOT - SEE ZONING NOTE #3)	N/A
MAX. BUILDING COVERAGE	60% (12,646 SQ. FT.) (SEE ZONING NOTE #4)	6.7% (1,693 SQ. FT.)
MAX. FLOOR AREA RATIO	150% (37,938 SQ. FT.) (SEE ZONING NOTE #5)	6.7% (1,693 SQ. FT.)
MAX. BUILDING HEIGHT	37 FT. (SEE ZONING NOTE #6)	<37 FT.
MIN. PARKING REQUIREMENTS	6 PARKING SPACES (SEE ZONING NOTE #7)	4 ON-SITE PARKING SPACES + 7 SHARED PARKING SPACES + 11 TOTAL PARKING SPACES



H+H
ENGINEERING
ASSOCIATES

232 Greenmanville Avenue
Suite 201
Mystic, CT 06355
860-980-8006 (O) 413-579-4488 (M)
www.hh-engineers.com

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DATE

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DESCRIPTION OF REVISION

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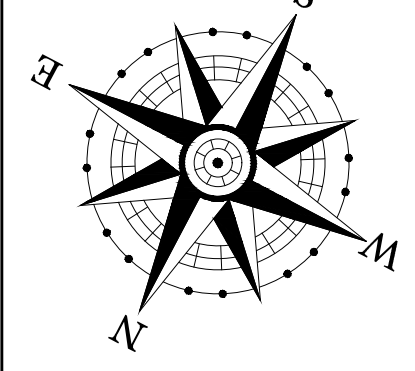
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SITE DEVELOPMENT PLAN

NEW PICKLEBALL COURT AND CLUBHOUSE
PROPERTY ADDRESS:
358 & 360 MAGO POINT WAY, WATERFORD, CT 06385
PREPARED FOR:
MAGO WAY REALTY LLC
16 POWDER HORN HILL ROAD, WILTON, CT 06897



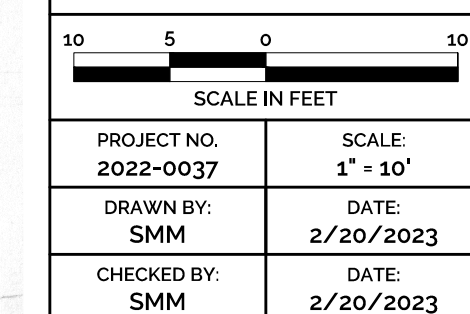
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PROJECT NO. 2022-0037	SCALE 1" = 10'
DRAWN BY: SMM	DATE: 2/20/2023
CHECKED BY: SMM	DATE: 2/20/2023

DRAWING
SDP-1

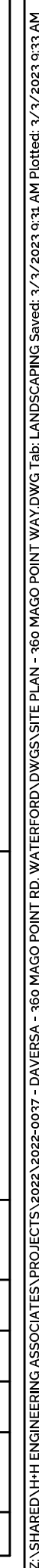
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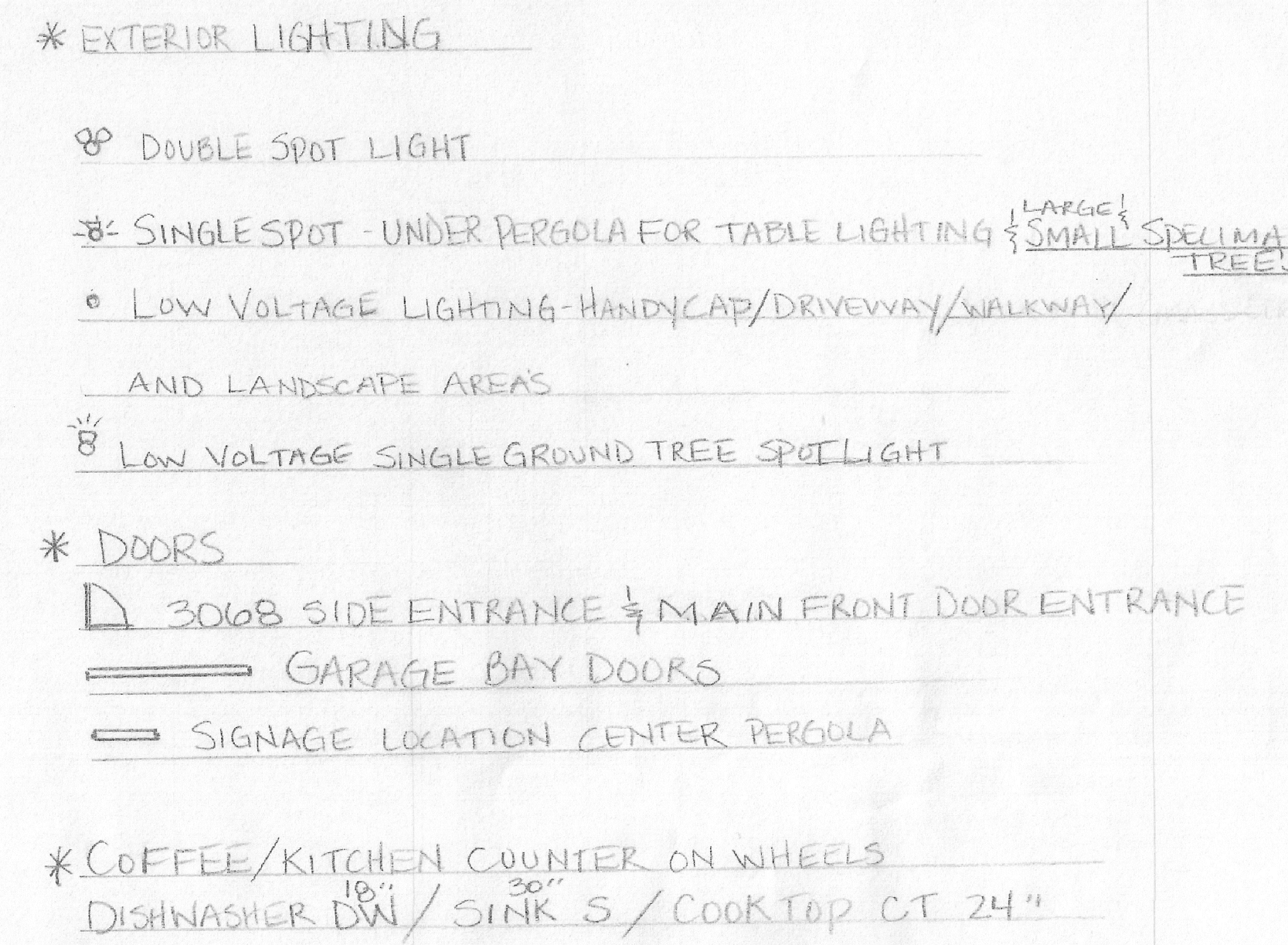
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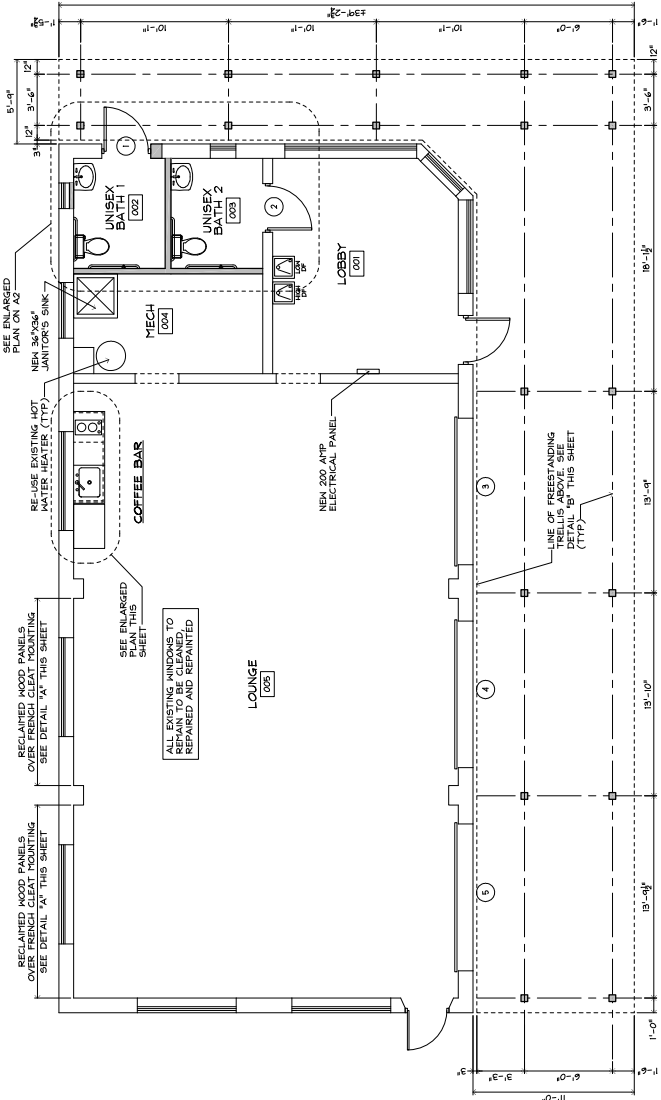
NEW PICKLEBALL COURT AND CLUBHOUSE
PROPERTY ADDRESS
358 & 360 MAGO POINT WAY, WATERFORD, CT 06385
RESERVED FOR
MAGO WAY REALTY LLC
16 POWDER HORN HILL ROAD, WILTON, CT 06897



SHEET NUMBER: 3 OF 5



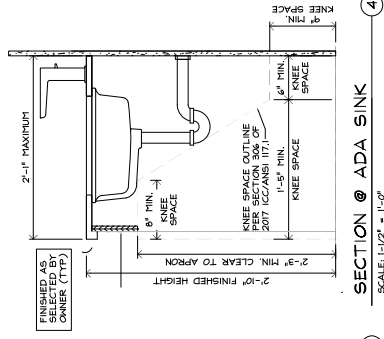




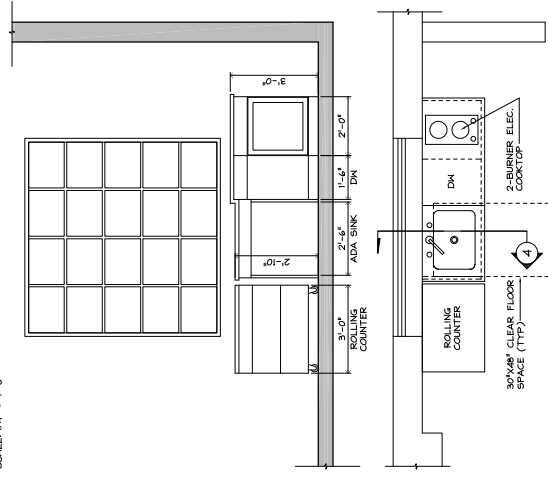
PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

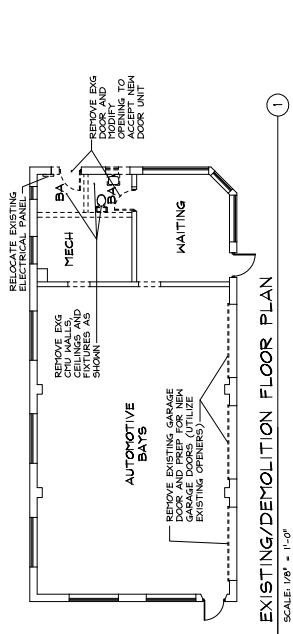
- 1.) ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS.
- 2.) ALL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PLACEMENT OF ORDER.
- 3.) ANY CONFLICT BETWEEN DRAWINGS AND CODE SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR RESOLUTION.
- 4.) CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS WITHOUT PRIOR APPROVAL OF THE OWNER OR DESIGNER.



SECTION @ ADA SINK
SCALE: 1-1/2" = 1'-0"



COFFEE BAR PLAN AND ELEVATION
SCALE: 1/2" = 1'-0"

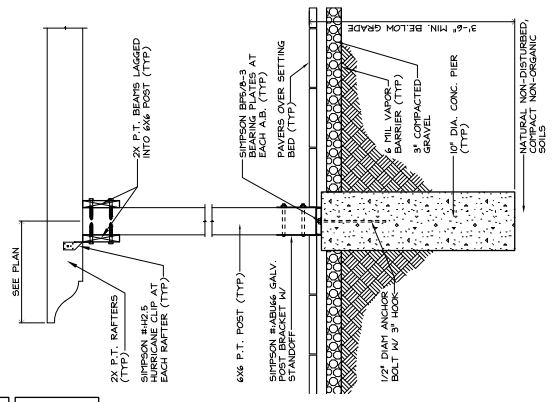


EXISTING/DEMOLITION FLOOR PLAN
SCALE: 1/8" = 1'-0"

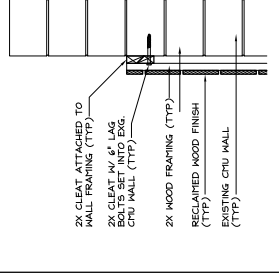
ROOM FINISH SCHEDULE				
NO.	NAME	WALLS	FLOOR	CEILING
001	LOBBY	PAINTED CMU	POPPY PAINT	VINYL BASE
002	UNISEX BATH 1	TILE	POPPY PAINT	EXIST.
003	UNISEX BATH 2	PAINTED CMU	POPPY PAINT	EXIST.
004	MECHANICAL	PAINTED CMU	POPPY PAINT	EXIST.
005	LOUNGE	PAINTED CMU	POPPY PAINT	EXIST.

DOOR SCHEDULE				
KEY	SIZE	TYPE	FRAME	CASING
1	3'-0" X 7'-0"	STEEL DOOR	METAL	-
2	3'-0" X 7'-0"	STEEL DOOR	METAL	-
3	5'-0" X 7'-0"	GLASS GARAGE DOOR W/ BLACK FRAME	-	-
4	5'-0" X 7'-0"	GLASS GARAGE DOOR W/ BLACK FRAME	-	-
5	5'-0" X 7'-0"	GLASS GARAGE DOOR W/ BLACK FRAME	-	-

HARDWARE	
ENTRY SET (E1)	PRIVACY SET (P1)
EXTERIOR LOCKSET	EXTERIOR LOCKSET
1 1/2" FAIR BUTT HINGES	1 1/2" FAIR BUTT HINGES
1 1/2" FAIR BUTT HINGES	1 1/2" FAIR BUTT HINGES
1 1/2" FAIR BUTT HINGES	1 1/2" FAIR BUTT HINGES



TRELLIS DETAIL
SCALE: 1" = 1'-0"



REMOVEABLE WALL DETAIL
SCALE: 1" = 1'-0"