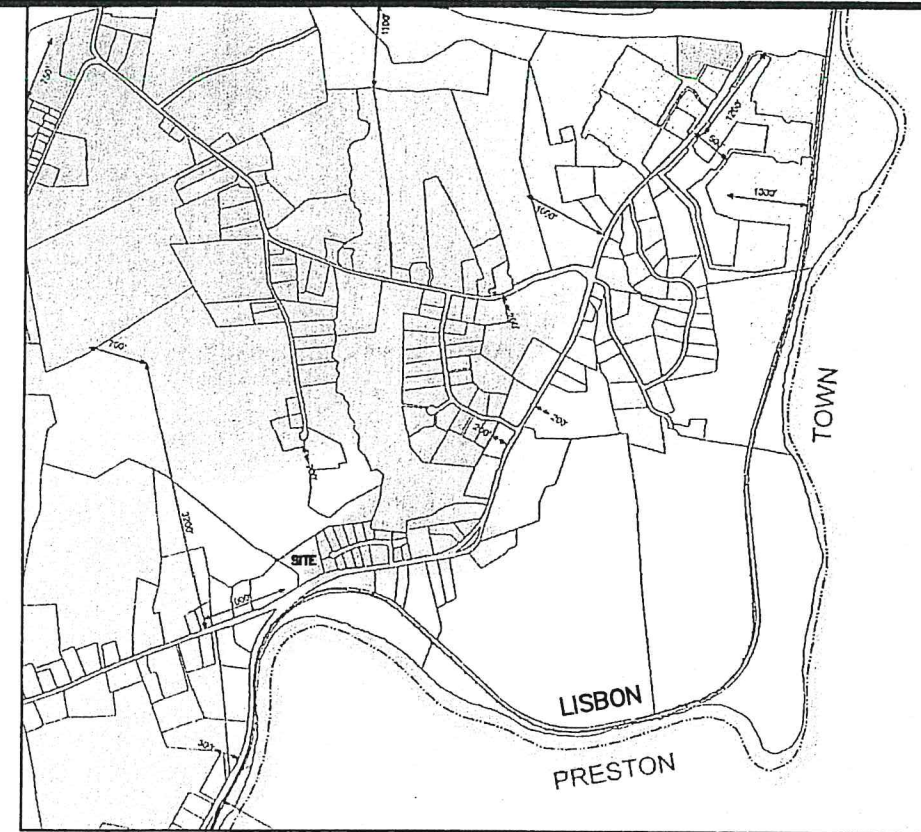


**GENERAL NOTES**

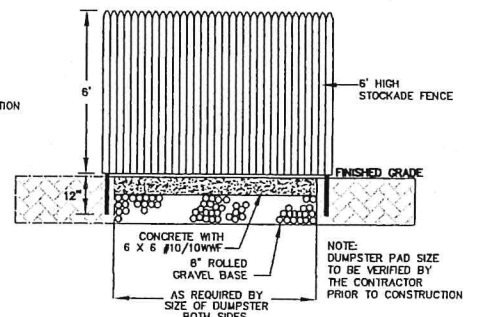
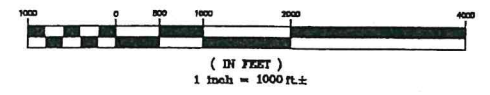
1. MAP REFERENCE:  
CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LISBON NORTH-PUTNAM ROAD FROM DODGEMAN LANE NO. EASTERLY ABOUT 7,000 FEET ROUTE No. 12 SCALE 1"=40' DATE 12-9-32 NUMBER 72-03 SHEET NO. 2 OF 2.
2. BEARINGS AND DISTANCES OF SITE FROM DEED.
3. APPLICANT: CECCARELLI PROPERTIES LLC  
80 PIERCE ROAD  
PRESTON, CT, 06365
4. FRONT SETBACK LINE IN ACCORDANCE WITH VARIANCE RECORDED AT VOLUME 48 PAGE 118 OF THE LISBON LAND RECORDS.
5. DISTURBED AREAS TO BE LOAMED AND SEED.
6. FIRE LINES, IF REQUESTED BY THE FIRE MARSHALL, SHALL BE INSTALLED AND MAINTAINED ON SITE IN ACCORDANCE WITH TOWN ORDINANCE 00 STANDARDS IN FORCE.
7. THE CONTRACTOR WILL NOTIFY THE TREE WARDEN BEFORE REMOVING OR PRUNING ANY TREES THAT STAND ON TOWN OF LISBON PROPERTY.
8. CALL BEFORE YOU DIG AT 811 OR 1-800-822-4485 WILL BE CONTACTED PRIOR TO INITIATION OF THIS PROJECT.
9. ALL CURB/HANDICAPPED RAMP DESIGNS SHALL CONFORM TO ANS. ADA, CT BASIC BUILDING CODE, TOWN OF LISBON STANDARDS OR IN FORCE AS DIRECTED BY THE TOWN BUILDING OFFICIAL.
10. SITE IS IN R-40 AND R-80 ZONES. BUILDING AND EXISTING/PROPOSED IMPROVEMENTS ARE IN R-40 ZONE. BUILDING COVERAGE ALLOWED 20%. EXISTING/PROPOSED 3.4% IMPERVIOUS SURFACE ALLOWED 25%. EXISTING/PROPOSED 10.0%.

**ADJACENT PROPERTY OWNERS WITHIN 800 FEET**

140100002 KRAUSS CARL J 27 ROUND HILL CT LISBON CT 06351	140110000 BARBEAULT SHARON 24 ROUND HILL CT LISBON CT 06351	140070000 PAQUET CLAYT 15 ROUND HILL CT LISBON CT 06351
140120000 DRAPER JOSHUA L & 22 ROUND HILL CT LISBON CT 06351	140230000 GRANT ELEANOR S TR 55 BLUEBERRY LA LISBON CT 06351	130930000 HARTLEY SHIRLEY R 15 BUNDY HILL RD LISBON CT 06351
130060000 SPECIALIZED LOAN SERVICING LLC 8742 LUCCENT BOULEVARD STE 300 HIGHLANDS RANCH CO 80129	140100001 DAILEY CHARLES H W 25 ROUND HILL CT LISBON CT 06351	140150000 A TO Z CARPENTRY LLC 38 EMERALD GLEN LA SALCM CT 06428
140160000 GOLDFIELD DAVID JR 66 BLUEBERRY LA LISBON CT 06351	080700000 DARRETT STEPHEN C 14 BUNDY HILL RD LISBON CT 06351	130070000 PROVIDENCE & WORCESTER RR CO 14 DEPOT SQUARE WOONSOCKET RI 02895
140050000 CANNY JOHN T 21 ROUND HILL CT LISBON CT 06351	140140000 SAVIGNAC CHELSEA A 21 ROUND HILL CT LISBON CT 06351	139050000 HILLSIDE PARTNERS LLC 353 RIVER ROAD LISBON CT 06351
130040000 BARRETT STEPHEN C 14 BUNDY HILL RD LISBON CT 06351	130040000 MALONE JAMES P 25 BUNDY HILL ROAD LISBON CT 06351	140050000 JACARUSO JODIE 267 CEMETERY RD CANTERBURY CT 06331
140130000 FRATUS DARRY 18 ROUND HILL CT LISBON CT 06351		



**LOCATION MAP**  
ZONING DISTRICT: R-40  
GRAPHIC SCALE



**CONCRETE DUMPSTER PAD WITH STOCKADE FENCE**  
NOT TO SCALE

APPLICANT: CECCARELLI PROPERTIES LLC  
OWNER: HILLSIDE PARTNERS LLC  
353 RIVER ROAD  
LISBON, CT, 06351

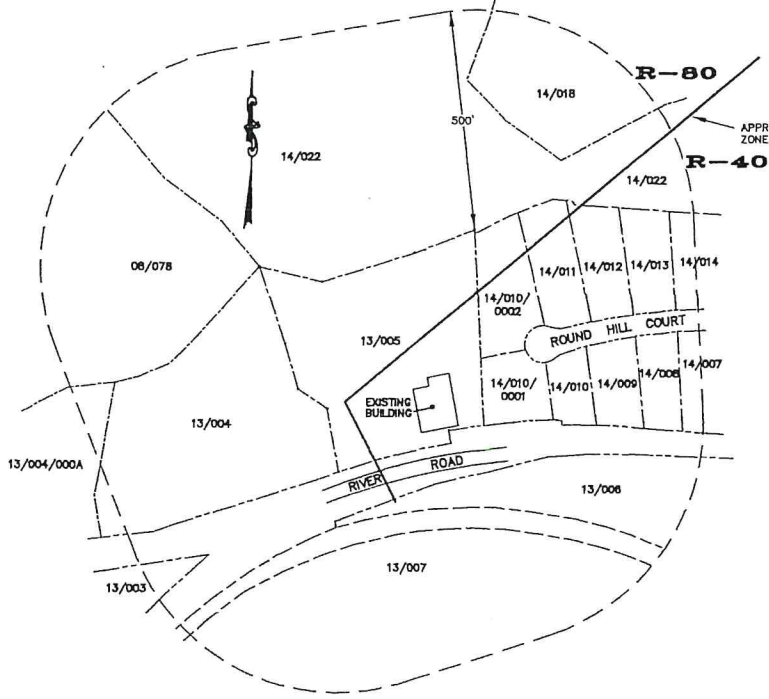
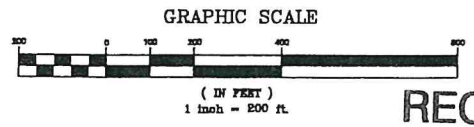
**PLAN PREPARED FOR**  
**CECCARELLI PROPERTIES LLC**  
**363 RIVER ROAD**  
**A.K.A.**  
**CONNECTICUT ROUTE 12**  
**LISBON, CONNECTICUT**  
**SCALES AS SHOWN**

**JUNE 2021**  
REVISED: AUGUST 24, 2021

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300a-1 THRU 20-300a-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 2 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

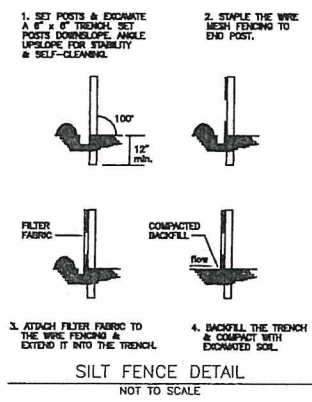
TITLE: LAND SURVEYOR CT No. 14208  
DATE: JUNE 24, 2021

**RECEIVED**  
2:30pm  
**AUG 25 2021**  
Katherine Turchi  
TOWN CLERKS OFFICE  
TOWN OF LISBON

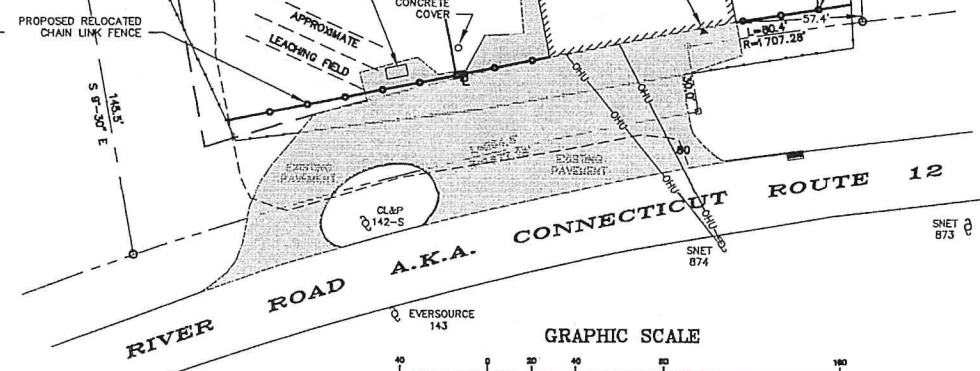
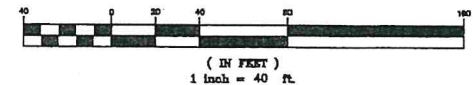


**DIETER & GARDNER**  
LAND SURVEYORS • PLANNERS  
1641 CONNECTICUT ROUTE 12  
P.O. BOX 335  
GALES FERRY, CT, 06335  
(860) 454-7455  
EMAIL: DIETER.GARDNER@YAHOO.COM

APPROVED BY THE LISBON PLANNING AND ZONING COMMISSION.  
DATE \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_



**SILT FENCE DETAIL**  
NOT TO SCALE



- LEGEND**
- STONE WALL
  - PROPERTY LINE
  - STREET LINE
  - CONTOUR
  - SILT FENCE
  - CATCH BASIN
  - UTILITY POLE
  - APPROXIMATE LOCATION FENCELINE
  - BUILDING SETBACK LINES
  - OHU OVERHEAD UTILITIES
  - BUILDING LIGHT (EXISTING)
  - EXISTING PAVEMENT

**EROSION & SEDIMENTATION CONTROL PLAN**

THIS PLAN HAS BEEN DEVELOPED TO MINIMIZE EROSION AND SEDIMENTATION AND REDUCE THE IMPACT OF STORM WATER RUNOFF DURING CONSTRUCTION USING ENGINEERING PRINCIPALS DETAILED IN THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL. THIS PROJECT IS FOR THE IMPROVEMENT OF PARKING AND PARKING AREAS.  
NICK CECCARELLI SHALL BE CONTACT PERSON/RESPONSIBLE PARTY FOR IMPLEMENTATION/MAINTENANCE OF THIS PLAN.

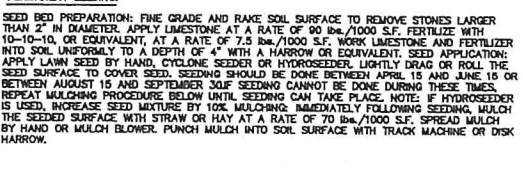
**CONSTRUCTION SEQUENCE:**

1. STAKEOUT LIMITS OF MILLINGS.
2. INSTALL SEDIMENTATION CONTROL BARRIERS AS SHOWN ON THE PLAN.
3. ROUGH GRADE FOR MILLINGS.
4. LOAM AND SEED ALL DISTURBED AREAS.

**MAINTENANCE:**

INSPECT SEDIMENT BARRIERS AFTER EACH STORM EVENT AND REPAIR OR REPLACE AS NECESSARY. CLEAN OUT OF ACCUMULATED SEDIMENT IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED IN WITH SEDIMENT.

- GENERAL NOTES:**
1. MAINTAIN ALL SEDIMENT AND EROSION CONTROL FACILITIES UNTIL ALL AREAS HAVE BEEN STABILIZED.
  2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSIDERED AS TYPICAL MINIMUM STANDARDS. THE OWNER WILL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL, AND FOR IMPLEMENTING ADDITIONAL MEASURES AS SITE CONDITIONS WARRANT.
  3. SLOPES IN HIGH MAINTENANCE AREAS SHALL NOT EXCEED 2:1 (H:V).
- TEMPORARY SEEDING:**
- USE A TEMPORARY VEGETATION COVER OF ANNUAL RYE GRASS AT A RATE OF 1.0 lb./1000 S.F., APPLY 10-10-10 FERTILIZER, OR EQUIVALENT, AT A RATE OF 7.5 lb./1000 S.F. AND LIMESTONE AT A RATE OF 90 lb./1000 S.F. APPLY STRAW OR HAY MULCH AT A RATE OF 70 lb./1000 S.F.
- PERMANENT SEEDING:**
- SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 90 lb./1000 S.F. FERTILIZE WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lb./1000 S.F. WORK LIMESTONE AND FERTILIZER INTO SOIL UNFORMALLY TO A DEPTH OF 4" WITH A HARROW OR EQUIVALENT. SEED APPLICATION: APPLY LAWN SEED BY HAND, CYCLONE SEEDER OR HYDROSEEDER. LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN APRIL 15 AND JUNE 15 OR BETWEEN AUGUST 15 AND SEPTEMBER 30. SEEDING CANNOT BE DONE DURING THESE TIMES. REPEAT MULCHING PROCEDURES BELOW UNTIL SEEDING CAN TAKE PLACE. NOTE: IF HYDROSEEDER IS USED, INCREASE SEED MIXTURE BY 10%. MULCHING IMMEDIATELY FOLLOWING SEEDING. MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 70 lb./1000 S.F. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW.



NOTES: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.  
JOB# 21-091.DWG FBK/GJ17

