

PROPOSED BURGER KING RESTAURANT

106 and 110 River Road

Lisbon, Connecticut

Special Permit Application

May 3, 2021



Property Location

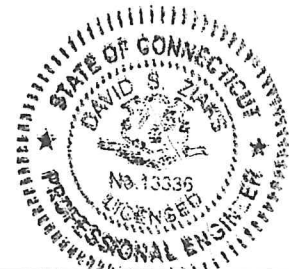
Scale: 1" = 300'

DEVELOPMENT TEAM

Property Owner	River Road Investment Property LLC
Applicant	New King Inc.
Civil and Traffic Engineer	F. A. Hesketh & Associates, Inc.
Landscape Architect	F. A. Hesketh & Associates, Inc.
Surveyor	F. A. Hesketh & Associates, Inc.

LIST OF DRAWINGS

MA-1	Title Sheet
LA-1	Master Plan
LS-1 and LS-2	Layout Plan
GR-1 and GR-2	Landscape Plans
UT-1	Grading, Drainage and SE & SC Plan
SL2	Utility Plan
SD-1 thru SD-6	Site Lighting and Photometric Plan
NT-1	Site Details
Architectural Plan	Notes
PTS-1	A-1.1 and A-2.1
	Property Survey



David S. Ziaks P.E. #13336

FAH F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

Phone (860) 653-8000
Fax (860) 844-8600
e-mail mail@fahesketh.com

RECEIVED
MAY 18 2021
TOWN CLERKS OFFICE
TOWN OF LISBON

ZONING DATA TABLE

Zone: (BV-IV) Business Village District

Regulation	Section	Required	Proposed
Minimum Lot Area	Section 8.1	40,000 Sq. Ft.	218,586 Sq. Ft.
Minimum Frontage	Section 8.3	150 Feet	200.00 Feet
Minimum Buildable Area	Section 8.4	25,000 Sq. Ft.	82,900 ± Sq. Ft.
Minimum Rectangle	Section 8.4	110 Feet	155 Feet
Minimum Front Yard	Section 8.5	40 Feet	82.5 Feet
Minimum Side Yard	Section 8.5	20 Feet	47.83 Feet
Minimum Rear Yard	Section 8.5	20 Feet	756 ± Feet
Maximum Lot Coverage	Section 8.7.1	50 Percent	1.3 Percent
Maximum Impervious Coverage	Section 8.7.2	60 Percent	18.6 Percent
Maximum Building Height	Section 8.8.1	35 Feet	?? Feet
Minimum Parking	Section 13.9.4.q	44 Spaces	44 Spaces
Minimum Loading Spaces	Section 13.11.4	N/A	1 Space

PARKING TABULATION

Per Section 13.9.4.Q "Drive-in / Carry-out Restaurant (Fast Food)"

1 space per 2 permanent seats + 1 space per employee on the maximum shift + 1 space per 50 Sq. Ft. of floor area devoted to customer service

Required:

Permanent Seats = 40 Seats	Required Spaces = 20 spaces
Employees = assume 8	Required Spaces = 8 spaces
Customer Area = Approx. 800 Sq. Ft.	Required spaces = 16 spaces

Total Required = 44 Spaces

Proposed:

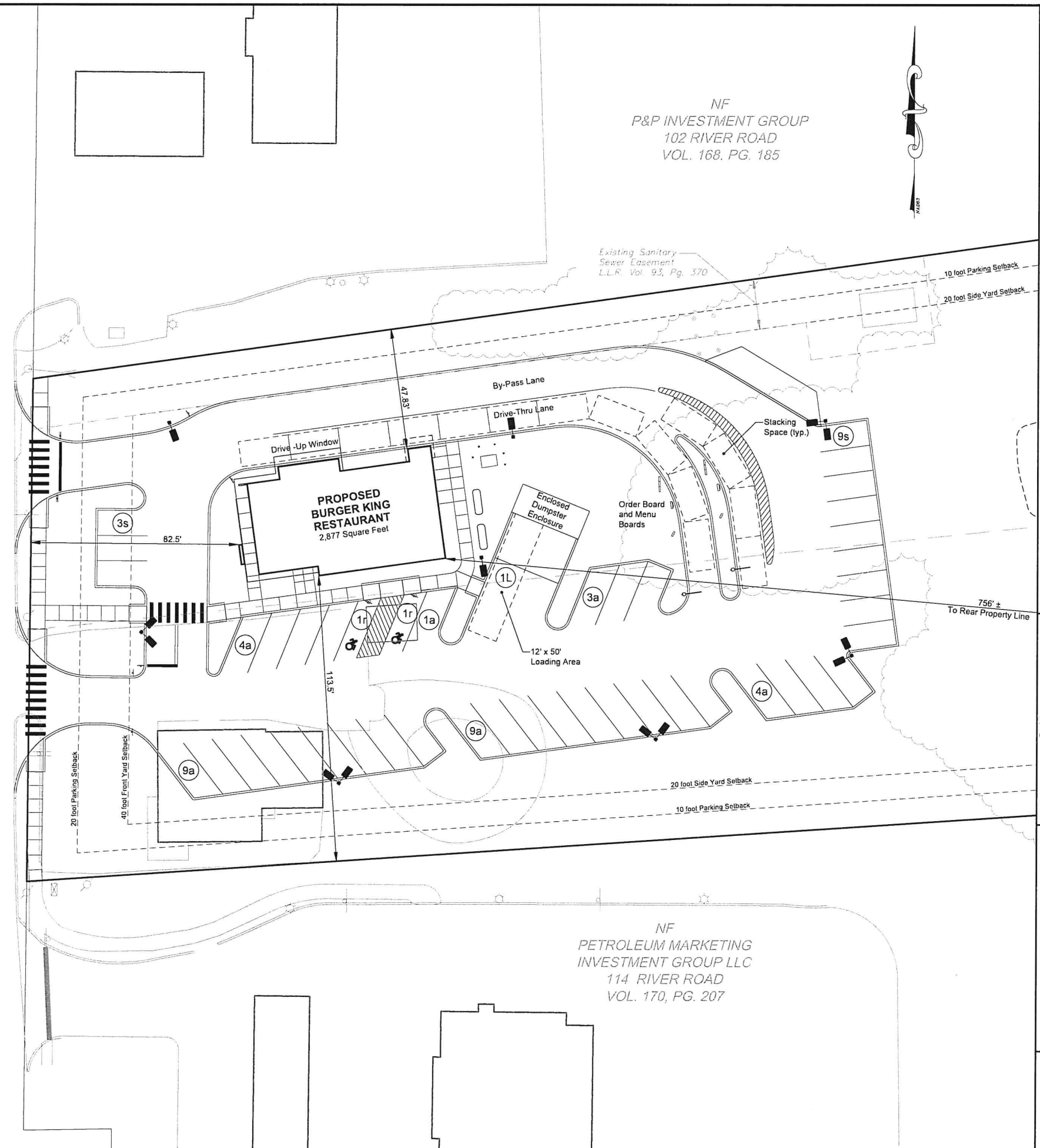
(a) Angled Parking Spaces	30 Spaces
(r) Reserved Parking Spaces	2 Spaces
(s) Standard Parking Spaces	12 Spaces

Total Proposed 44 Spaces

ABUTTERS WITHIN 500 FEET

<p>A 0 River Road Anthony Philip & John J Anthony LLC 46 Main Street Jewell City, CT 06351 Zone: IP-1</p>	<p>F 99 River Road Lisbon River Road LLC 426 Water Road Canterbury, CT 06331 Zone: BV-2</p>
<p>B 91 River Road Dugas John M 91 River Road Lisbon, CT 06351 Zone: BV-2</p>	<p>G 102 River Road P & P Investment Group 2138 Silas Deane Highway Rocky Hill 06067 Zone: BV-4</p>
<p>C 92 River Road Anthony Philip & John J Anthony LLC 46 Main Street Jewell City, CT 06351 Zone: BV-4</p>	<p>H 107 River Road Savin Gasoline Properties LLC 77 Sterling Road PO Box 8405 East Hartford, CT 06108 Zone: BV-2</p>
<p>D 95 River Road McDonalds USA LLC PO Box 182571 Columbus, OH 43218 Zone: BV-2</p>	<p>I 114 River Road Petroleum Marketing Investment Group LLC 2359 Research Court Woodbridge, VA 22192 Zone: BV-4</p>
<p>E 98 River Road Northeastern Properties LLC PO Box 166 Putnam, CT 06260 Zone: BV-4</p>	

RIVER ROAD (Route 12)



NF
P&P INVESTMENT GROUP
102 RIVER ROAD
VOL. 168, PG. 185

Existing Sanitary
Sewer Easement
L.L.R. Vol. 93, Pg. 370

NF
PETROLEUM MARKETING
INVESTMENT GROUP LLC
114 RIVER ROAD
VOL. 170, PG. 207

F. A. Hesketh & Associates, Inc.
3 Creamery Brook East
Canby, CT 06026
Phone (860) 658-8000 Fax (860) 844-8600
www.fah.com - mail@fah.com



No.	Date	Description
1	05-03-2021	WPCA Comments

MASTER PLAN
PREPARED FOR
NEW KING INC.
106-110 RIVER ROAD
LISBON, CONNECTICUT

Date: 04-02-2021 Drawn by: KLL Job no: 20110
Scale: 1" = 20' Checked by: DSZ Sheet no: 1 OF 1

MA-1

SIGNAGE LEGEND

Symbol	Graphic	Catalog Number	Quantity
A		New Reserved Sign (CT Building Code)	2
B		31-0648	2
C		31-0552	4
D		31-1119	5
E		31-1604	1

SIGNAGE AND PAVEMENT MARKING NOTES

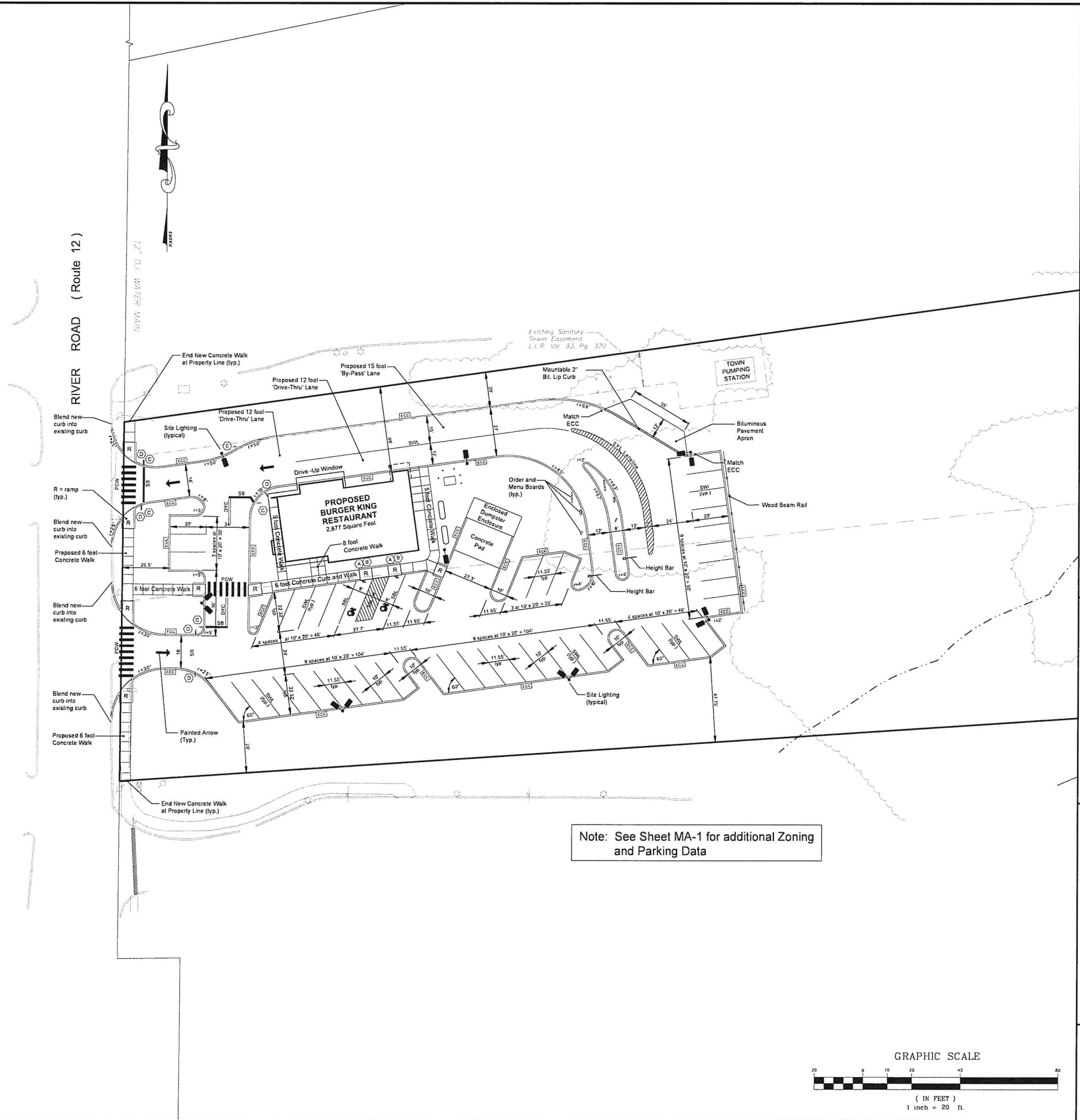
1. Stop bars (SB) shall be painted with white traffic paint (12 inches wide)
2. All standard parking stalls and centerlines shall be painted with white traffic paint (4 inches wide).
3. Traffic control arrows shall be painted with white traffic paint.
4. All accessible parking stalls, aisles and symbols of accessibility shall be painted with blue traffic paint (4 inches wide).
5. Centerlines shall be painted with yellow traffic paint and shall consist of double lines (4 inches wide)
6. Fire lanes and other areas of parking prohibition shall be painted with yellow traffic paint (4 inches wide)
7. All on-site traffic paint shall conform to CT DOT Form 818, Article M.07
8. All pavement markings and signs shall conform to "Manual On Uniform Traffic Control Devices", "Standard Alphabets For Highway Signs And Pavement Markings", CT DOT 818, State Building Code and ADA Requirements and as shown on the details
9. Sign catalog numbers obtained from "Connecticut Department of Transportation, Catalog of Signs", Last Revised 7/3/19. Contractor to confirm sign types prior to installation.
10. Install additional fire lane markings and signage as directed by the Lisbon Fire Department Officials.

PAVEMENT MARKING LEGEND

Symbol	Type
SWL	Painted Single White Line
SBL	Painted Single Blue Line
SYL	Painted Single Yellow Line
SB	Painted White Stop Bar
DYL	Double Yellow Centerline
PCW	Painted Crosswalk (white paint)

CURB TYPE LEGEND

Symbol	Type
ECC	Extruded Concrete Curb



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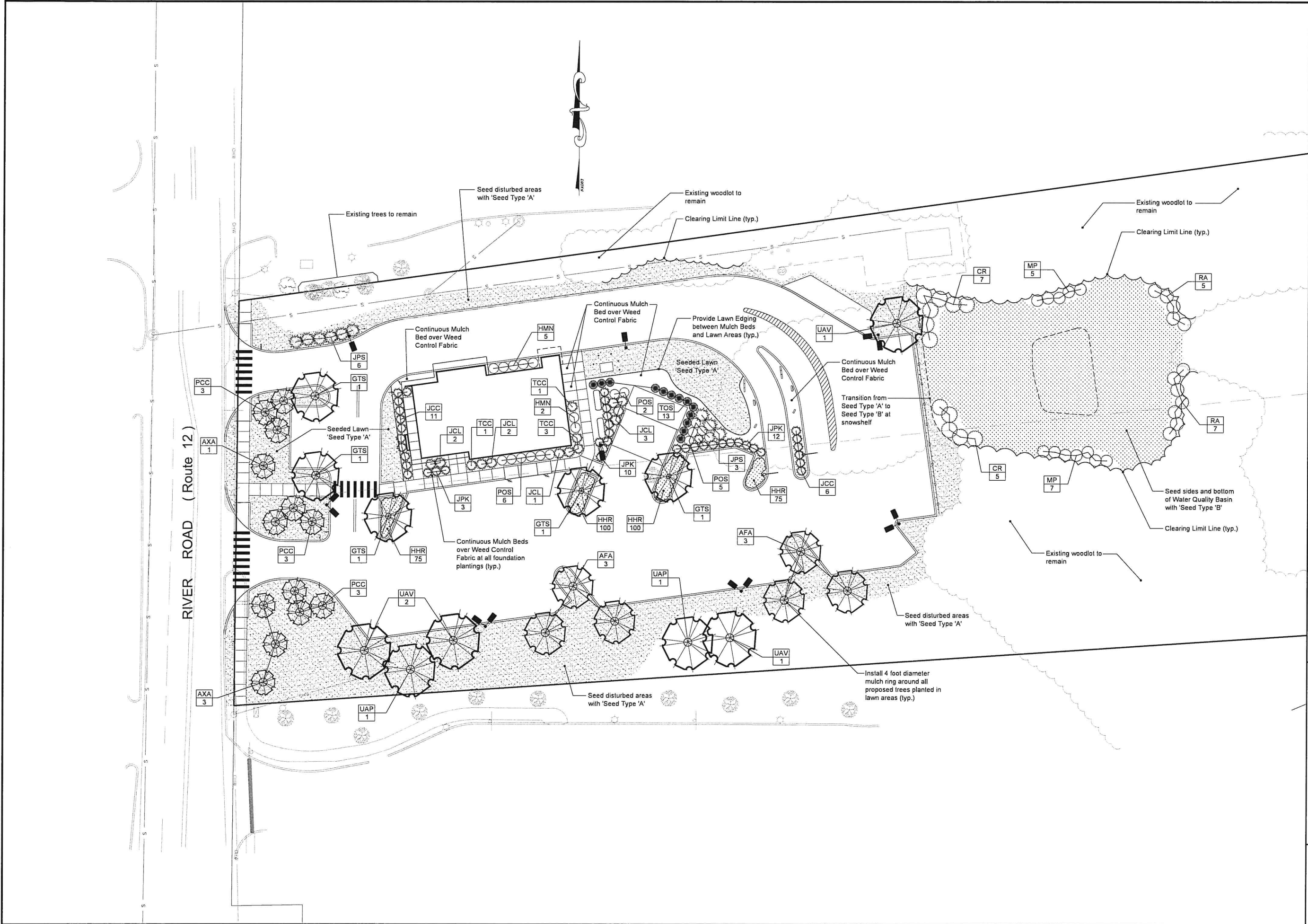
LA-1

LAYOUT PLAN
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 LISBON, CONNECTICUT

Date: 04-02-2021 Drawn by: KLL Job no: 20110
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Revisions:
 No. Date Description
 1 05-03-2021 WPCA Comments

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LS-1

LANDSCAPE PLAN
 PREPARED FOR
NEW KING INC.
 106-110 RIVER ROAD
 LISBON, CONNECTICUT

Date: 04-02-2021 Drawn by: KLL Job no: 20110
 Checked by: DSZ Sheet no: 1 OF 1
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 Landscaping & Planning Landscaping & Planning

LANDSCAPE SCHEDULE

Deciduous Canopy Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
AFA	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	6	2 to 2 1/2 inch caliper	Balled and Burlapped	50 Feet
AXA	<i>Acer x freemanii</i> 'Armstrong'	Armstrong Maple	4	2 to 2 1/2 inch caliper	Balled and Burlapped	50 Feet
GTS	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	5	2 to 2 1/2 inch caliper	Balled and Burlapped	40 Feet
UAP	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	2	2 to 2 1/2 inch caliper	Balled and Burlapped	70 Feet
UAV	<i>Ulmus americana</i> 'Valley Forge'	Valley Forge American Elm	4	2 to 2 1/2 inch caliper	Balled and Burlapped	70 Feet

Deciduous Flowering Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
PCC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Flowering Pear	9	1 1/2 to 2 inch caliper	Balled and Burlapped	40 Feet

Evergreen Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
TOS	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	13	5 to 6 foot height	Balled and Burlapped	15 Feet

Deciduous Shrubs

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
CR	<i>Cornus racemosa</i>	Gray Dogwood	12	18 to 24 inch height	#3 Container	10 Feet
HMN	<i>Hydrangea macrophylla</i> 'Nikko Blue'	Nikko Blue Hydrangea	7	18 to 24 inch height	#3 Container	4 Feet
MP	<i>Myrica pennsylvanica</i>	Northern Bayberry	12	18 to 24 inch height	#3 Container	6 Feet
POS	<i>Physocarpus opulifolius</i> 'Summerwine'	Summerwine Ninebark	13	18 to 24 inch height	#3 Container	4 Feet
RA	<i>Rhus aromatica</i>	Fragrant Sumac	12	18 to 24 inch height	#3 Container	5 Feet

Evergreen Shrubs

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
JCC	<i>Juniperus chin</i> 'Plutzeriana Compacta'	Compact Plutzer Juniper	17	18 to 24 inch spread	#3 Container	3 Feet
JCL	<i>Juniperus chinensis</i> 'Gold Lace'	Gold Lace Juniper	9	18 to 24 inch spread	#3 Container	4 Feet
JPK	<i>Juniperus x plitzer</i> 'Kallay's Compact'	Kallay's Compact Juniper	25	18 to 24 inch spread	#3 Container	3 Feet
JPS	<i>Juniperus x plitzeriana</i> 'Seagreen'	Seagreen Juniper	9	18 to 24 inch spread	#3 Container	5 Feet
TCC	<i>Taxus cuspidata</i> 'Capitata'	Upright Yew	5	4 to 5 foot height	Balled and Burlapped	Maintain at 6 Feet

Perennials and Groundcover

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
HHR	<i>Hemerocallis x 'Happy Returns'</i>	Happy Returns Daylily	350	10 to 12 inch height	#1 Container	18 Inches

LANDSCAPE NOTES

- All plants shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control.
- Plant material shall conform with the "American Standard for Nursery Stock" by the American Association of Nurserymen, Inc. (ANSI Z60.1-2014).
- All plants shall be certified true to name by the nursery source. Plant names shall be in accordance with "Hortus Third" (1976) by the staff of the Liberty Hyde Bailey Hortorium, Cornell University. One plant from each species shall be tagged with name and size of the plant in accordance with the standards of practice of the American Association of Nurserymen. Botanical names shall take precedence over common names.
- Plant material shall be typical of their species and/or variety, with a normal habit of growth, sound, healthy and vigorous. They shall be well branched and densely foliated when in leaf, free of disease, insect pest, eggs or larvae. They shall have healthy well-developed root systems. All trees shall have straight single trunks with their main leader intact unless otherwise noted or approved.
- All landscaped areas to have 2" shredded bark mulch (color: black) over weed control fabric. No weed control fabric in areas of groundcover or perennial plantings.
- Provide protective covering of plant material during delivery and storage. Root balls shall not be cracked or broken. Do not prune plants prior to delivery. Remove unacceptable plant material immediately from the job site.
- Plant locations on the Drawings are approximate and are to be used only as a guide. Contractor shall provide all field engineering services to accurately stake out locations for all plants prior to installation. Do not begin excavation until Project Landscape Architect has approved specific layout.
- If requested by Project Landscape Architect, stake and guy each tree as shown on the applicable Drawings immediately after planting. Keep trees plumb and taut.
- If requested by Project Landscape Architect, wrap the trunks of all trees spirally from the ground line to above the lowest main branch.
- Perform all cultural care necessary to properly maintain plant viability and keep planted areas in a neat and orderly condition, including but not limited to:
 - Watering
 - Weed removal
 - Apply lime or sulphur to adjust soil pH to specific plant requirements
 - Restore or reshape earth saucers
 - Pruning
 - Adjust and tighten tree supports to maintain plants at their proper grades and vertical position
 - Replace mulch to maintain proper depth
- If there is a difference between the quantity of plant material specified on the Plan and the amount depicted on the Landscape Schedule, the amount on the Plan shall take precedence.
- All landscape and lawns areas to have an automatic, mechanical irrigation system.

FACE TREE TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.

STAKE TREES ONLY UPON THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. SEE STAKING DETAIL(S) IF REQUIRED.

WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

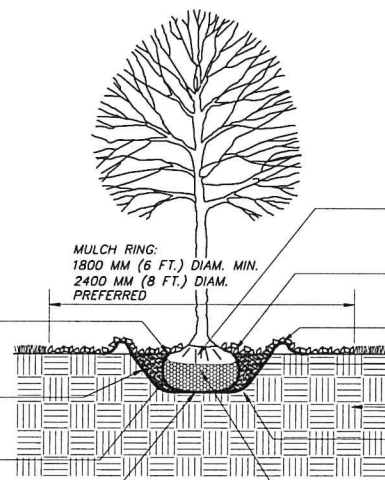
VERTICAL TO 1:1 SLOPE ON SIDES OF PLANTING HOLE.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY SO THAT ROOT BALL DOES NOT SHIFT.

25 MM (1 INCH) PREPARED PLANTING MIXTURE. TAMP TO ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.

B&B TREE PLANTING DETAIL

N.T.S.



DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE.

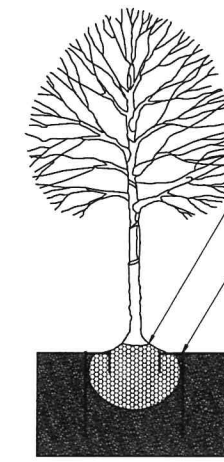
100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

BACK FILL WITH PREPARED PLANTING MIXTURE.

EXISTING UNDISTURBED SUBGRADE.

DIAMETER OF TREE PIT TO BE THREE TIMES THE DIAMETER OF ROOT BALL.

REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP THIRD OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CAREFULLY REMOVE ENTIRE WIRE BASKET WITHOUT DISTURBING ROOT BALL.



AT INITIAL INSTALLATION, LEAVE BURLAP AND ANY TWINE INTACT. AFTER INSTALLATION, CUT BACK BURLAP, LEAVING MATERIAL UNDER CROSSBARS.

RECESS TREE STAPLE DEVICE 1" TO 2" INTO ROOT BALL

'TREE STAPLE' BELOW-GRADE STABILIZING SYSTEM (BY 'TREE STAPLE' OR EQUAL):

1" TO 2" CALIPER TREES - MODEL #TS24
2 STAPLES WITH UP TO A 16" ROOT BALL

2" TO 4" CALIPER TREES - MODEL #TS36
2 STAPLES WITH A 24" ROOT BALL

4" TO 6" CALIPER TREES - MODEL #TS42
2-3 STAPLES WITH A 30"+ ROOT BALL

6" TO 8" CALIPER TREES - MODEL #TS48
2-3 STAPLES WITH A 36"+ ROOT BALL

TREE STAKING DETAIL

N.T.S.

DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES.

FACE SHRUB TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

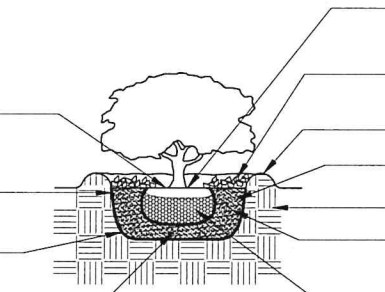
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TAMP SOIL AROUND ROOT BALL BASE FIRMLY SO THAT ROOT BALL DOES NOT SHIFT.

25 MM (1 INCH) PREPARED PLANTING MIXTURE. TAMP TO ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.

SHRUB PLANTING DETAIL

N.T.S.



EACH SHRUB MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TRUNK. MAINTAIN THE MULCH WEED-FREE.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

BACK FILL WITH PREPARED PLANTING MIXTURE.

EXISTING UNDISTURBED SUBGRADE.

DIAMETER OF SHRUB PIT TO BE THREE TIMES THE DIAMETER OF ROOT BALL.

REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP THIRD OF ROOT BALL. IF SHRUB IS SHIPPED IN A CONTAINER, REMOVE CONTAINER AND CAREFULLY LOOSEN ROOT MASS.

STAKE TREES ONLY UPON THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. SEE STAKING DETAIL(S) IF REQUIRED.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES.

FACE TREE TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.

MULCH RING: 1800 MM (6 FT.) DIAM. MIN. 2400 MM (8 FT.) DIAM. PREFERRED

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

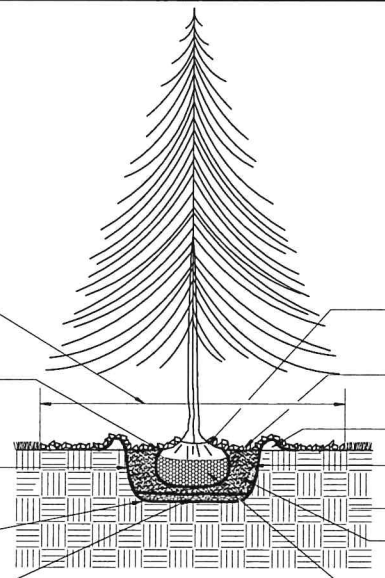
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EVERGREEN B&B TREE PLANTING DETAIL

N.T.S.



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50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

BACK FILL WITH PREPARED PLANTING MIXTURE.

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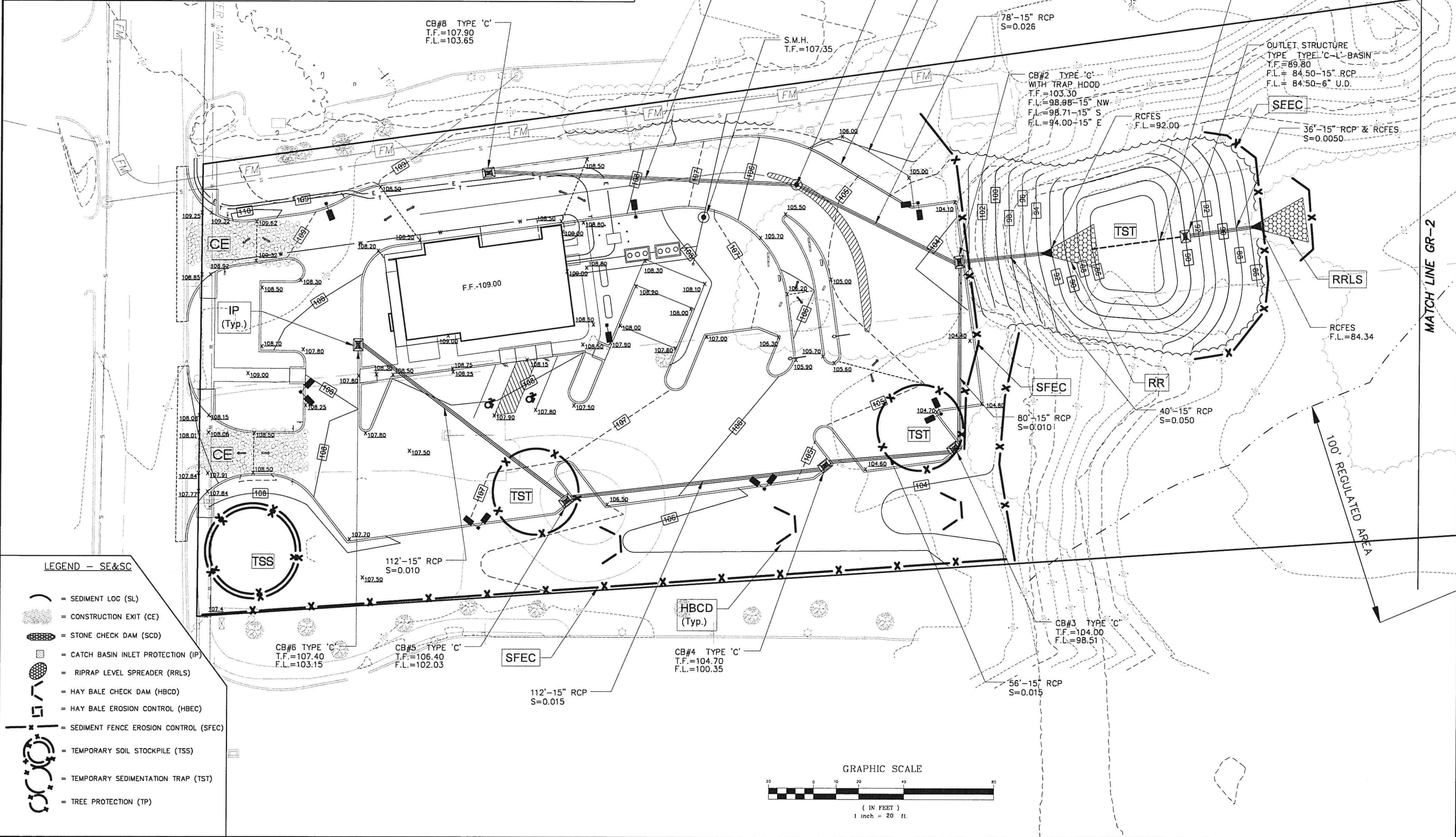
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LS-2

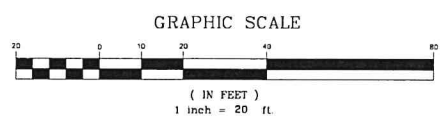
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- LEGEND**
- ☒ = PROPOSED CATCH BASIN
 - ⊙ = PROPOSED SANITARY MANHOLE
 - ⊙ = PROPOSED DRAINAGE MANHOLE
 - ▾ = PROPOSED FLARED END SECTION
 - ▾ = PROPOSED STORM DRAIN CULVERT
 - x100.00 = PROPOSED SPOT GRADE
 - 194— = PROPOSED CONTOUR
 - ↔ = PROPOSED DRAINAGE DIVIDE
- GENERAL GRADING NOTES**
1. SET/RAISE FRAMES OF ALL MANHOLES, CATCH BASINS, GAS AND WATER GATES, HAND HOLES, METER BOXES, AND ALL OTHER UTILITY APPURTENANCES TO MATCH PROPOSED FINISH GRADE.
 2. ALL CATCH BASINS IMMEDIATELY UPSTREAM OF AN OUTLET IN THE PROPOSED DRAINAGE SYSTEM SHALL BE SPECIFIED TO HAVE 4 FOOT DEEP SUMPS.
 3. MILL AND SAW CUT EXISTING PAVEMENT ALONG LIMITS OF WORK. BLEND ALL NEW WORK TO MATCH EXISTING. CONSTRUCT PAVEMENT MATCH DETAIL.
 4. GRADE ALL AREAS TO PRECLUDE PONDING.
 5. GRADE TRANSITIONS TO ROADWAYS TO MAINTAIN GUTTER FLOW AND PRECLUDE PONDING.
 6. PVC: DRAIN PIPE = SCH. 40 PVC PIPE CONFORMING TO CT DOT FORM 818, M.08.01-20.
 7. RCP = REINFORCED CONCRETE PIPE (CLASS IV) PIPE CONFORMING TO CT DOT 818, M.08.07.
 8. RCFES = REINFORCED CONCRETE FLARED END SECTION CONFORMING TO CT DOT 818, M.08.01-11.
 9. CATCH BASINS, MANHOLES, AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CONN. D.O.T. FORM 818 SECTION M.08.02.



- LEGEND - SE&SC**
- ⊙ = SEDIMENT LOG (SL)
 - ⊙ = CONSTRUCTION EXIT (CE)
 - ⊙ = STONE CHECK DAM (SCD)
 - ⊙ = CATCH BASIN INLET PROTECTION (IP)
 - ⊙ = RIPRAP LEVEL SPREADER (RRLS)
 - ⊙ = HAY BALE CHECK DAM (HBCD)
 - ⊙ = HAY BALE EROSION CONTROL (HBEC)
 - ⊙ = SEDIMENT FENCE EROSION CONTROL (SFEC)
 - ⊙ = TEMPORARY SOIL STOCKPILE (TSS)
 - ⊙ = TEMPORARY SEDIMENTATION TRAP (TST)
 - ⊙ = TREE PROTECTION (TP)



Revisions:

No.	Date	Description
1	04-12-2021	WP/CA
2	05-03-2021	WP/CA

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PREPARED FOR
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106-110 RIVER ROAD
LISBON, CONNECTICUT

Date: 04-02-2021 Drawn by: RJK Job no: 2010
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GR-1

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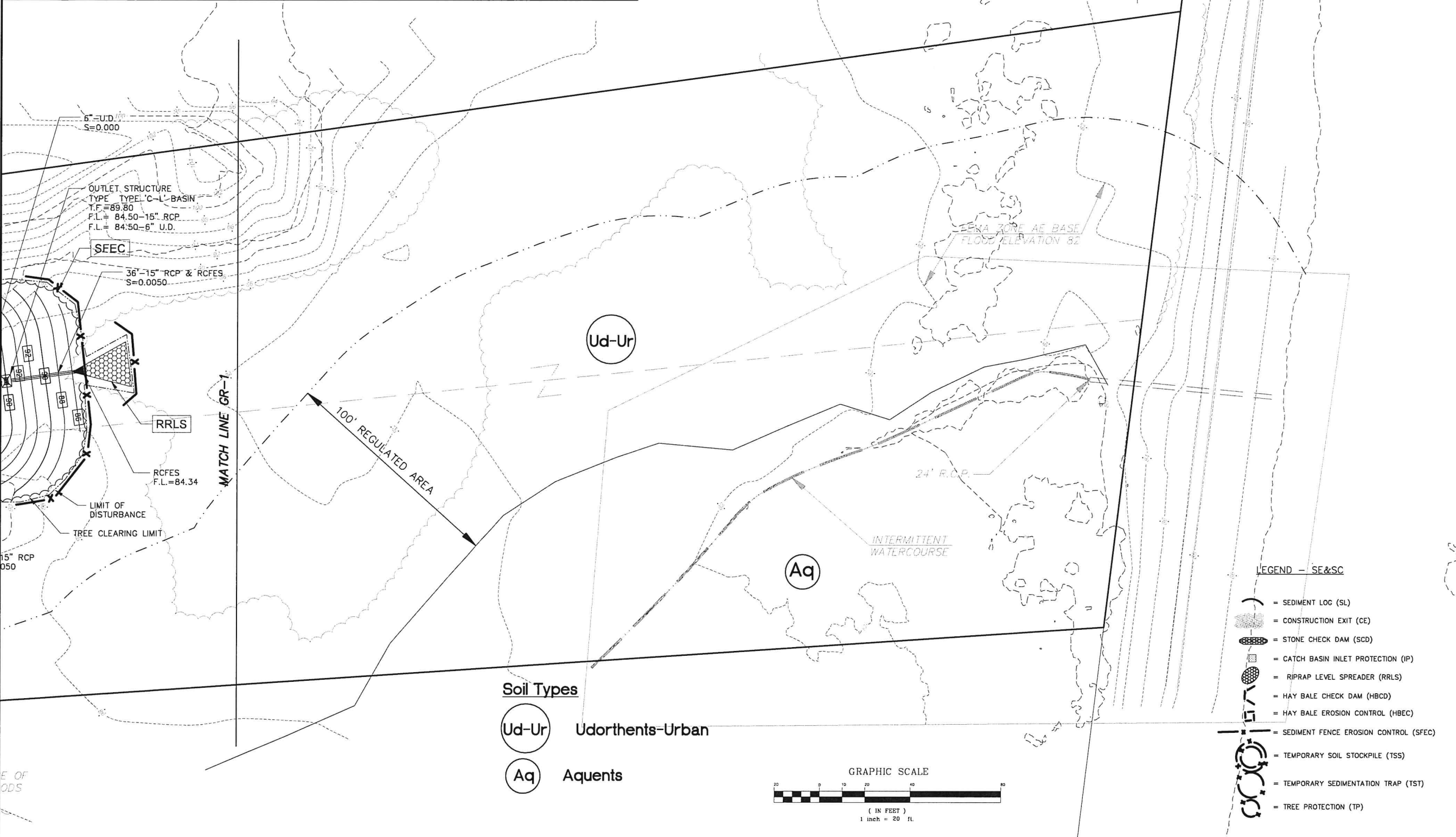


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GENERAL GRADING NOTES

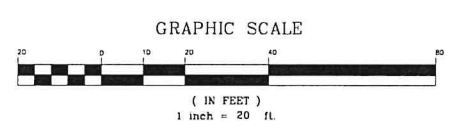
1. SET/RAISE FRAMES OF ALL MANHOLES, CATCH BASINS, GAS AND WATER GATES, HAND HOLES, METER BOXES, AND ALL OTHER UTILITY APPURTENANCES TO MATCH PROPOSED FINISH GRADE.
2. ALL CATCH BASINS IMMEDIATELY UPSTREAM OF AN OUTLET IN THE PROPOSED DRAINAGE SYSTEM SHALL BE SPECIFIED TO HAVE 4 FOOT DEEP SUMPS.
3. MILL AND SAW CUT EXISTING PAVEMENT ALONG LIMITS OF WORK. BLEND ALL NEW WORK TO MATCH EXISTING. CONSTRUCT PAVEMENT MATCH DETAIL.
4. GRADE ALL AREAS TO PRECLUDE PONDING.
5. GRADE TRANSITIONS TO ROADWAYS TO MAINTAIN GUTTER FLOW AND PRECLUDE PONDING.
6. PVC: DRAIN PIPE = SCH. 40 PVC PIPE CONFORMING TO CT DOT FORM 818, M.08.01-20.
7. RCP = REINFORCED CONCRETE PIPE (CLASS IV) PIPE CONFORMING TO CT DOT 818, M.08.07.
8. RCFES = REINFORCED CONCRETE FLARED END SECTION CONFORMING TO CT DOT 818, M.08.01-11.
9. CATCH BASINS, MANHOLES, AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CONN. D.O.T. FORM 818 SECTION M.08.02.



Soil Types

Ud-Ur Udorthents-Urban

Aq Aqents



LEGEND - SE&SC

- ☒ = SEDIMENT LOG (SL)
- ☒ = CONSTRUCTION EXIT (CE)
- ☒ = STONE CHECK DAM (SCD)
- ☒ = CATCH BASIN INLET PROTECTION (IP)
- ☒ = RIPRAP LEVEL SPREADER (RRLS)
- ☒ = HAY BALE CHECK DAM (HBCD)
- ☒ = HAY BALE EROSION CONTROL (HBEC)
- ☒ = SEDIMENT FENCE EROSION CONTROL (SFEC)
- ☒ = TEMPORARY SOIL STOCKPILE (TSS)
- ☒ = TEMPORARY SEDIMENTATION TRAP (TST)
- ☒ = TREE PROTECTION (TP)

GRADING, DRAINAGE AND SE&SC PLAN

PROJECT NO. **NEW KING INC.**
106-110 RIVER ROAD
USBON, CONNECTICUT

Date: 04-02-2021 Drawn by: RJK Job no: 20110
Scale: 1" = 20' Checked by: DSZ Sheet no: 2 OF 2

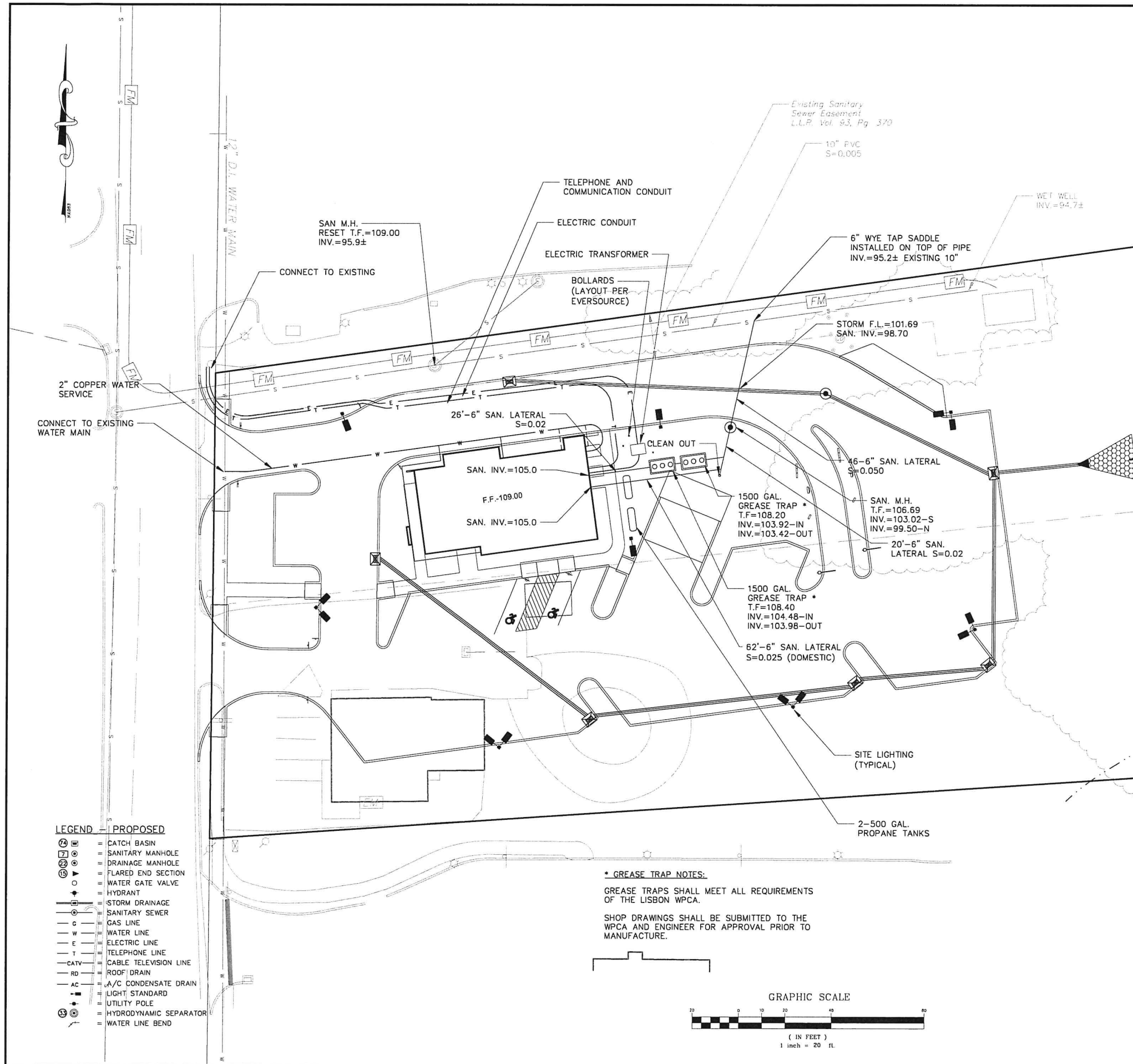
Revisions:

No.	Date	Description
1	04-12-2021	WPCA
2	05-03-2021	WPCA

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GR-2

G:\2020\20110-106 River Road\2021-05-03 Submittal\04R GR-1 2021-05-03.dwg; GR-2, May 14, 2021 - 2:54:50 PM



- UTILITY NOTES:**
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OF POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE AND/OR ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
 - CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - A PRE-CONSTRUCTION MEETING WITH TOWN STAFF SHALL BE HELD PRIOR TO START OF CONSTRUCTION.
 - REMOVE/ABANDON ALL EXISTING UTILITIES REQUIRED FOR CONSTRUCTION OF SITE IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH CUSTODIAL UTILITY COMPANY REQUIREMENTS. CONSULT WITH CUSTODIAL UTILITY COMPANY AND ENGINEER PRIOR TO ABANDONING UTILITIES.
 - RELOCATE OR RESET, AS APPROPRIATE, ALL ELECTRIC, TELEPHONE, COMMUNICATION SERVICE HANDHOLES, MANHOLES, PULL BOXES, ETC., AS REQUIRED, FOR COMPLETION OF WORK. COORDINATE RELOCATIONS OR RESETS WITH CUSTODIAL UTILITY COMPANY REPRESENTATIVES.
 - ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH THE TOWN OF LISBON, CONN. D.O.T. FORM 818, OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.
 - ALL NEW SITE UTILITIES ARE TO BE INSTALLED UNDERGROUND, UNLESS INDICATED OTHERWISE.
 - WHEN TRENCHING IS REQUIRED IN STATE R.O.W., BACKFILL AND COMPACT FILL AND CONSTRUCT PAVEMENT REPAIR IN ACCORDANCE WITH CONN. DOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
 - ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY APPLICABLE REQUIREMENTS. FINAL LOCATION OF UTILITY CONNECTIONS IS SUBJECT TO REVISION BY INDIVIDUAL UTILITY COMPANIES PRIOR TO THE INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH THE APPLICABLE UTILITY COMPANIES.
 - FLOW LINE AND INVERT ELEVATIONS OF ALL STORM AND SANITARY SEWERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS. NOTIFY DESIGN ENGINEER OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
 - CONNECT ALL ROOF LEADERS AND FOOTING DRAINS INTO NEW STORM DRAINAGE SYSTEM.
 - WATER SERVICE INSTALLATION IS TO BE COORDINATED WITH THE JEWETT CITY WATER CO. (HAZARDVILLE WATER) PRIOR TO THE START OF WORK BY THE CONTRACTOR.
 - BEFORE THE WATER MAIN OR WATER SERVICE LINES ARE PLACED INTO SERVICE, THEY SHALL BE INSPECTED, FLUSHED, SANITIZED, AND TESTED AND FOUND TO BE IN COMPLIANCE WITH JEWETT CITY WATER CO. (HAZARDVILLE WATER) STANDARDS AND SPECIFICATIONS.
 - WATER MAIN, WATER SERVICE PIPING, FITTINGS, VALVES, HYDRANTS, CORPORATIONS, ETC. SHALL CONFORM TO JEWETT CITY WATER CO. (HAZARDVILLE WATER) STANDARDS AND SPECIFICATIONS.
 - ALL WATER AND FIRE MAIN AND SERVICE PIPING SHALL BE ANSI/AWWA C151/A21.51 C.L.D.I.P. CLASS 54, UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICE SHALL HAVE A MINIMUM COVER OF 4 1/2 FEET.
 - ALL WORK ON THE SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE LISBON WPCA.
 - BEFORE THE SANITARY SEWER SYSTEM IS PLACED INTO SERVICE, IT IS TO BE INSPECTED, TESTED AND FOUND TO BE IN COMPLIANCE WITH THE LISBON WPCA REGULATIONS.
 - PVC SAN. SEWER PIPE = SDR 35 PVC PIPE W/ PUSH-ON GASKETED JOINTS.
 - ALL SANITARY SEWER PIPES, FITTINGS, MANHOLES AND ACCESSORIES SHALL CONFORM TO LISBON WPCA STANDARDS AND SPECIFICATIONS.
 - EXTERNAL GREASE TRAP TO MEET LISBON WPCA STANDARDS AND SPECIFICATIONS AND CT PUBLIC HEALTH CODE REQUIREMENTS.
 - ALL WORK RELATED TO GAS, ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE SHALL BE IN ACCORDANCE WITH THE CUSTODIAL UTILITY COMPANY STANDARDS AND SPECIFICATIONS.
 - COORDINATE PLACEMENT OF TRANSFORMER AND ROUTING OF UTILITY SERVICE WITH EVERSOURCE OFFICIALS.

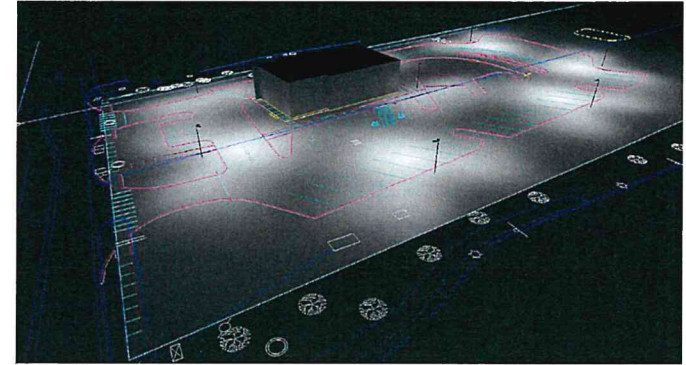
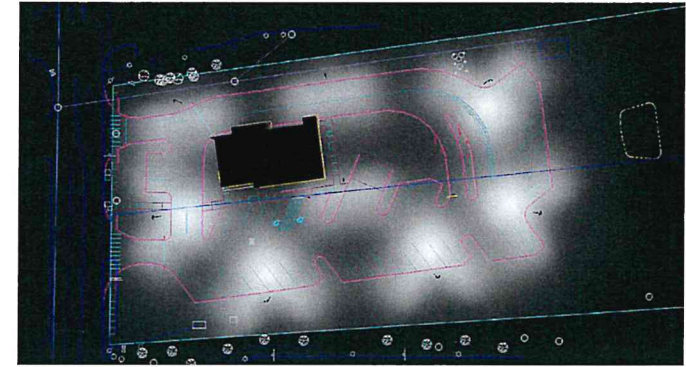
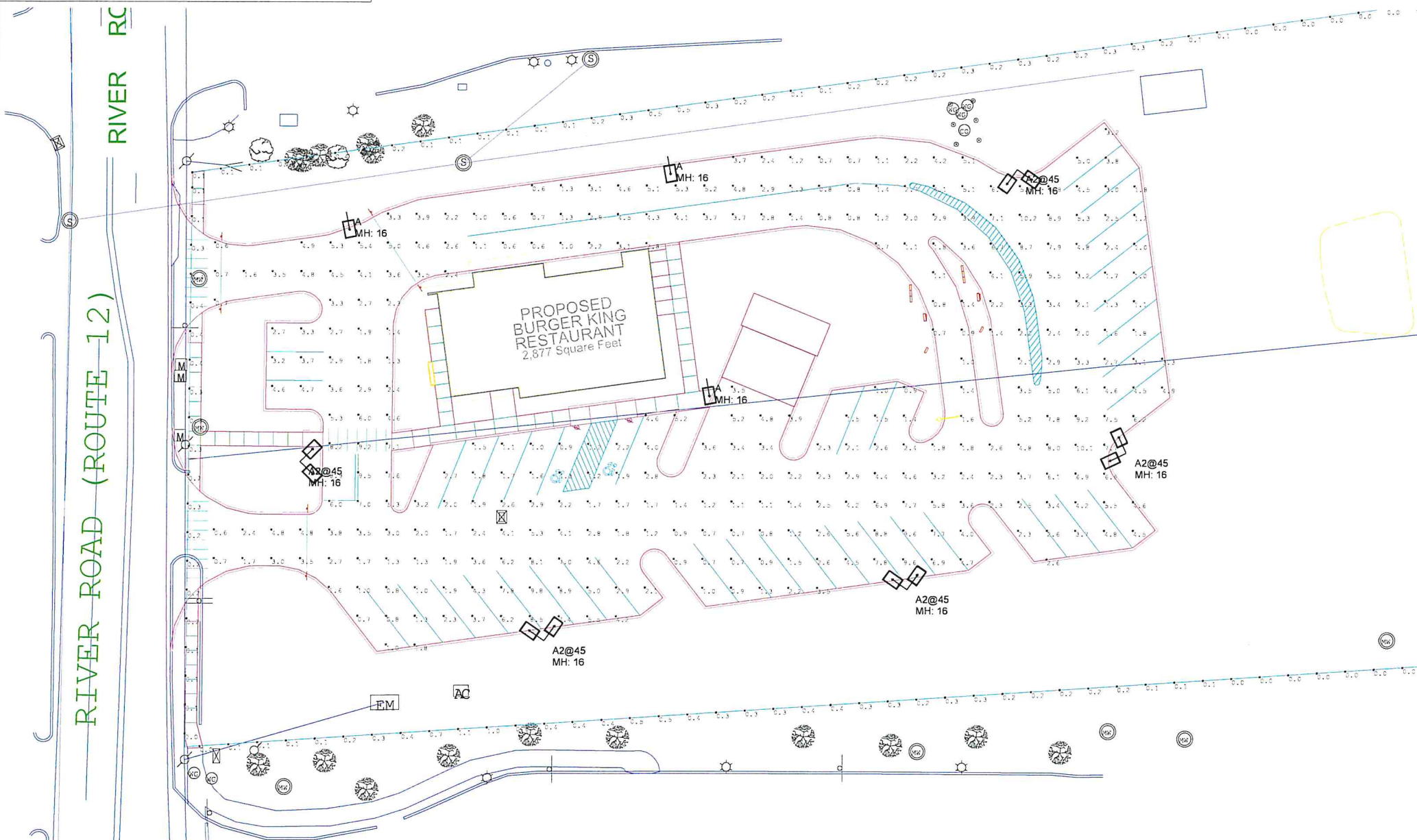
UTILITY PLAN
 PREPARED FOR
NEW KING INC.
 106-110 RIVER ROAD
 LISBON, CONNECTICUT

Date: 04-02-2021 Drawn by: RJK Job no: 2010
 Scale: 1" = 20' Checked by: DSZ Sheet no: 1 OF 1
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FAH
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 www.fahhsketh.com mail@fahhsketh.com
 Civil & Traffic Engineers Surveyors Planners Landscape Architects

UT-1

NOTES:
 1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. DISTANCE BETWEEN READINGS 10



Mounting Height=16ft (13ft Pole + 3ft Base)
 Fixtures Are Full Cutoff
 Tilt=0
 Calculation Grids Are At Grade
 Pole Maximum 20.4 EPA @ 90MPH

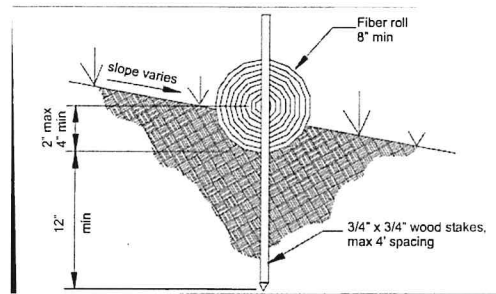
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PAVED SURFACE READINGS	Illuminance	Fc	3.35	10.2	0.6	5.58
PROPERTY LINE READINGS	Illuminance	Fc	0.10	1.1	0.0	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LIF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
☐	3	A	SINGLE	0.900	RAR2-320L-110-5K7-4W	100.3	.55	16	SES-13-40-1-XX-XX (4")
⊞	5	A2@45	2 @ 90 DEGREES	0.900	RAR2-320L-110-5K7-4W	100.3	1.1	16	SES-13-40-1-XX-XX (4")

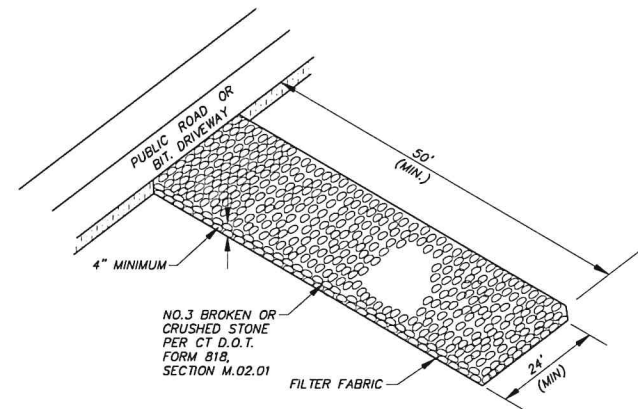
1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREIN ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD VARIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (GRID LOCATIONS, ORIENTATION, MOUNTING HEIGHTS, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
 2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
 3. CONFORMANCE TO FACILITY CODES AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
 4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

FILED BY NAME, DATE AND INCLUDING DRAWING NO. AFTER 10:00 AM EST
 UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES
 SCALE 1" = 20' 0" DATE 3/15/2021
 DRAWN BY BV
 POINT-BY-POINT FOOTCANDLE PLOT FOR:
 BURGER KING
 106-110 RIVER RD
 LISBON, CT
 DRAWING NUMBER
 SL2103017.AGI

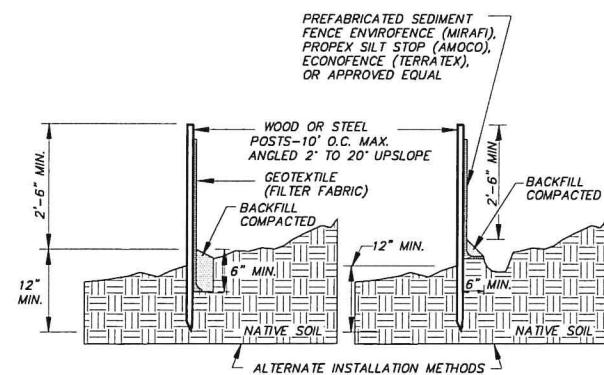
- NOTES:**
1. USE SEDIMENT LOG BY AMERICAN EXCELSIOR, OR APPROVED EQUAL
 2. FOR USE IN SWALES, TURN ENDS SLIGHTLY UP-GRADE TO DIRECT RUNOFF TOWARD CENTER OF LOG.
 3. WHEN BACKING SILT FENCE EROSION CONTROL, INSTALL SILT FENCE FIRST, THEN PLACE SEDIMENT LOG IMMEDIATELY BEHIND (DOWN GRADIENT OF) SILT FENCE.



SEDIMENT LOG (SL) SECTION
N.T.S.

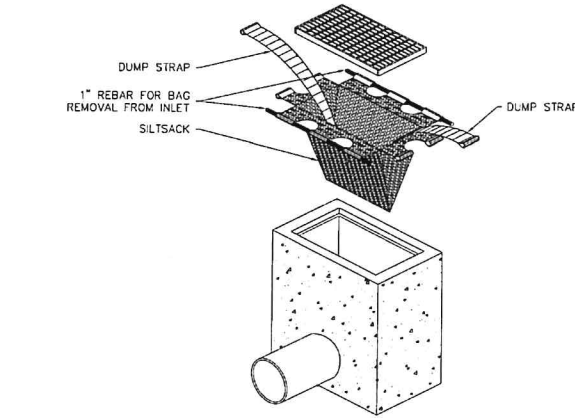
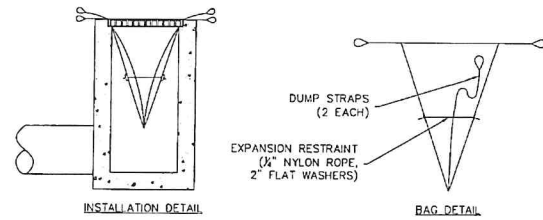


CONSTRUCTION EXIT (CE)
N.T.S.



- NOTE:**
1. WOOD POSTS SHALL BE HARDWOOD 1 1/2" x 1 1/2" x 48" MIN. STEEL POST SHALL BE A MINIMUM OF 0.5 POUNDS PER LINEAR FOOT X 48".
 2. JOINTS, WHEN REQUIRED, SHALL BE SPliced & SECURELY SEALED TOGETHER, AT POST LOCATIONS ONLY, WITH A MINIMUM 6" OVERLAP.

SEDIMENT FENCE EROSION CONTROL (SFEC)
N.T.S.

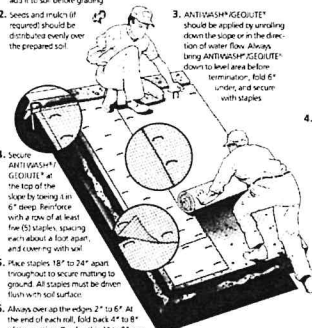


1. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

INLET PROTECTION (IP) [SILT SACK INSERT]
N.T.S.

ANTI-WASH/GEOTEK

- 6 Easy Steps to Install:**
1. Prepare the soil by grading or raking area free of rocks and large stones. Do not compact if using bentonite.
 2. Seeds and mulch if required should be distributed evenly over the prepared soil.
 3. ANTI-WASH/GEOTEK should be applied by spreading down the slope or in the direction of water flow. Always bring ANTI-WASH/GEOTEK down to level areas below termination. Roll 6' under, and secure with staples.
 4. Secure ANTI-WASH/GEOTEK at the top of the slope by using an 8' snap line/line with a row of at least five (5) staples, spacing them about a foot apart, and covering with soil.
 5. Place staples 18" to 24" apart throughout to secure matting to ground. All staples must be driven flush with soil surface.
 6. Always over lap the edges 2" to 6" at the end of each roll. Roll back 4" to 8" of the matting. Connect 4" to 8" over the start of the next roll. Securely staple the top over to the ground.



Waterway Installation

1. Always lay out in the direction of water flow.
2. Extra staples are needed at waterways. Staples must be driven flush with soil surface.
3. Check slots should be placed every 25' to 50' depending on the velocity of the water flow. A row of staples should be placed on either side of the check slot.
4. Provide drains as needed.

Helpful Hints

- Keep dry in storage.
- Remember to lay ANTI-WASH/GEOTEK loosely, do not stretch.
- Check slots may be needed on steep slopes to prevent subsurface movement of soil during prolonged or heavy rains.
- TO ESTABLISH A CHECK SLOT:
 1. Dig 8" deep trench perpendicular to water flow.
 2. Roll ANTI-WASH/GEOTEK over trench.
 3. Staple fabric securely in bottom of trench and continue rolling down hill.
- Because ANTI-WASH/GEOTEK has 60 to 65% of open area, additional seed can be broadcast over the matting to cover bare spots that may appear due to improper seeding or poor germination.
- Recommended usage: Approximately 200 staples per 100 sq. yds.

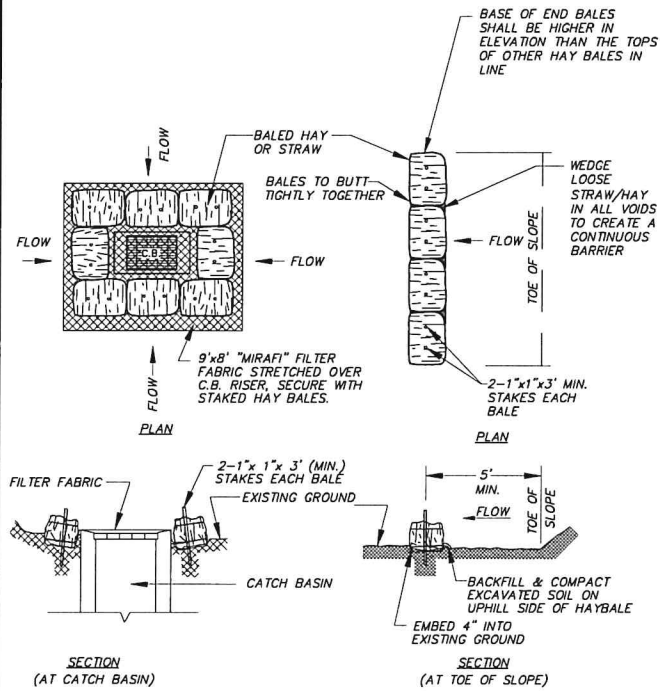
Specifications		Staples		Roll Packaging	
Property	Results	Type	Weight per Carton	Width x length	Type
Fabric structure	Woven	11 gauge 6"	43 lb.	48" x 225'	Regular
Year	Just unrolled and unrolled	8 gauge 6"	39 lb.	48" x 225'	Staple resistant
Fabric weight	48" x 225'	6 gauge 8"	50 lb.	48" x 147'	UPS size roll
Year	78 per width, minimum	Typical usage:	Approximately 200 staples per roll	Other lengths of staples available on request.	
Weight	42 per linear yard, minimum	Available in regular and smaller resistant treated rolls.		(Call or write for current product data sheet on product resistant fabric)	
Moisture absorption	> 40% of fabric weight				
Open Area	60-65%				
Durability	12 years				
Coverage	approximately 50 rolls per acre (using 1000 yd roll)				

For further information, please write or call:
 Dekowave, Inc.
 8613 Howell Rd • Atlanta, GA 30350 • USA
 Toll Free: 1-800-225-4099 • Local: 770-454-5877
 Fax: 770-454-5877

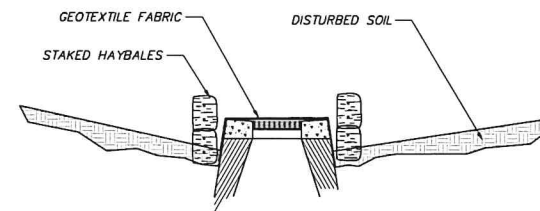


1. USE ANTI-WASH/GEOTEK PRODUCT OR APPROVED EQUAL

EROSION CONTROL BLANKET (ECB)
N.T.S.

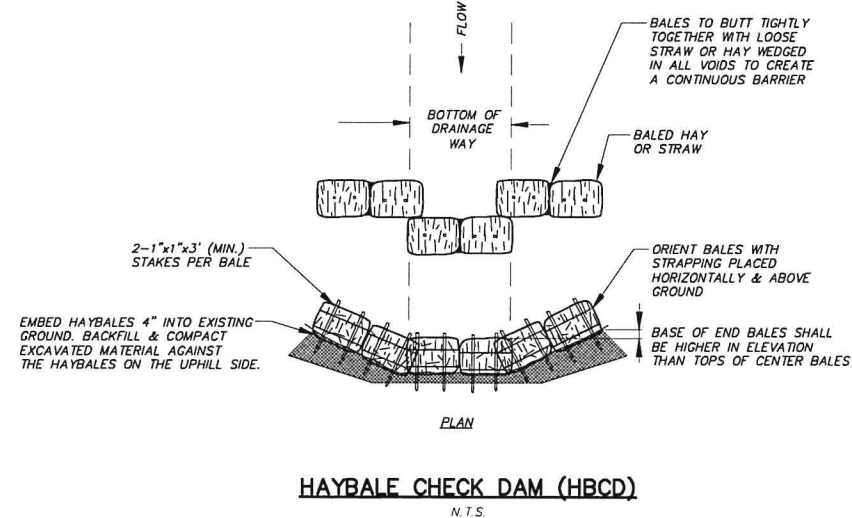


HAYBALE EROSION CONTROL (HBEC)
N.T.S.



- NOTES:**
1. TOP OF CATCH BASIN A MINIMUM OF 1' ABOVE GRADE.
 2. COVER TOP OF BASIN WITH GEOTEXTILE FABRIC.
 3. STAKED HAYBALES OR STONE FILTER BERM TO SURROUND BASIN.
 4. CREATE LOW AROUND BASIN TO COLLECT RUNOFF.
 5. VOLUME OF LOW AREA PROPORTIONAL TO SIZE OF AREA DRAINING TO BASIN.

TEMP. SEDIMENT TRAP AT CATCH BASIN
N.T.S.



HAYBALE CHECK DAM (HBCD)
N.T.S.

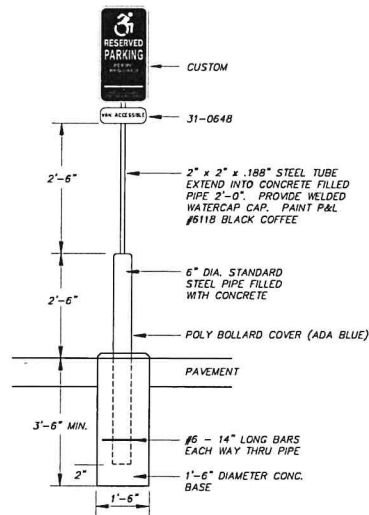
Revisions:

No.	Date	Description
1	04-12-2021	WPCA
2	05-03-2021	WPCA

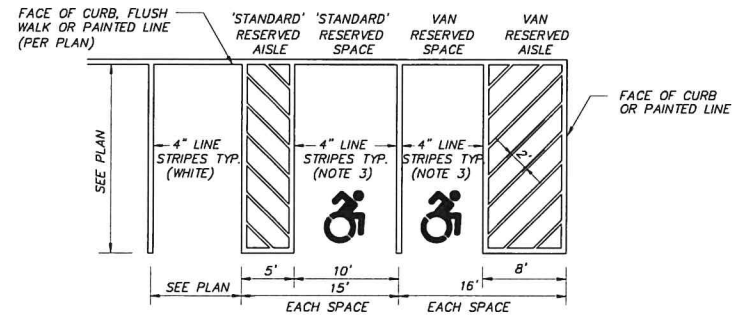
SITE DETAILS
 PREPARED FOR
NEW KING INC.
 106-110 RIVER ROAD
 LISBON, CONNECTICUT
 Date: 04-02-2021 Drawn by: CAD Job no: 2010
 Checked by: DSZ Sheet no: 1 OF 6
 Scale: N.T.S.
 106-River Road V021-05-03-Submittal V04R 50-1-2021-05-03-03.dwg, SD-1, May 06, 2021 - 2:39:37 PM

SD-1

FAH F. A. Hesketh & Associates, Inc.
 3 Creamery Brook, East Granby, CT 06026
 CH & Traffic Engineers • Surveyors • Planners • Landscape Architects
 Phone (860) 853-8000
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 e-mail: fah@fahinc.com

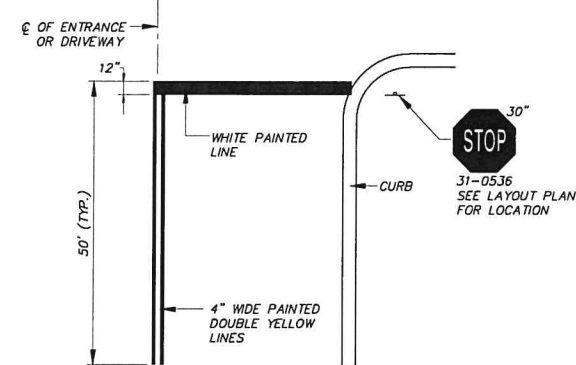


ACCESSIBLE SPACE SIGN POST/BASE
N.T.S.

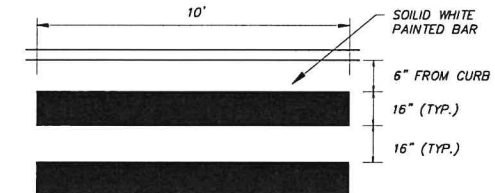


- NOTES:
1. AISLE CONFIGURATION PER PLAN.
 2. SIGN/BOLLARD LOCATION PER PLAN.
 3. LINE STRIPING COLOR AND ADA SYMBOL SPECIFICS NEED TO COORDINATED WITH ENFIELD BUILDING INSPECTOR BEFORE INSTALLATION
 4. ADJACENT 'STANDARD' RESERVED PARKING SPACES MAY SHARE COMMON AISLE. ADJACENT 'VAN' RESERVED PARKING SPACES MAY SHARE A COMMON AISLE.

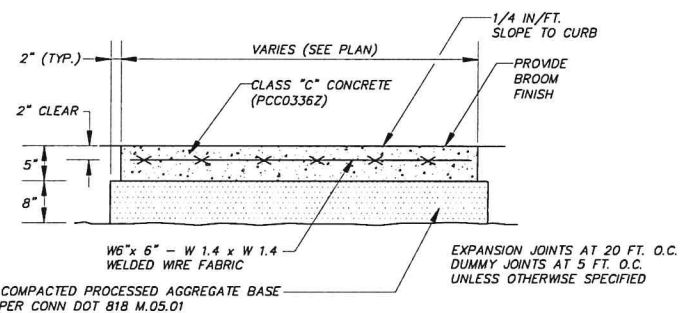
RESERVED PARKING SPACE LAYOUT
N.T.S.



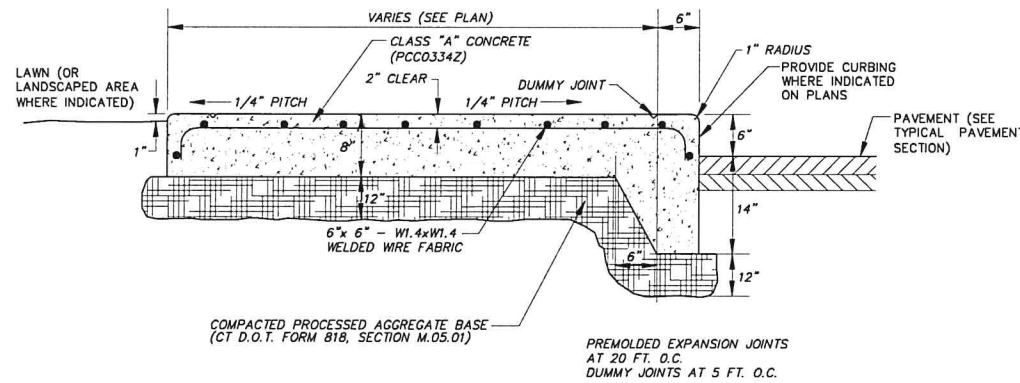
TYPICAL PAVEMENT MARKINGS AT STOP BAR
N.T.S.



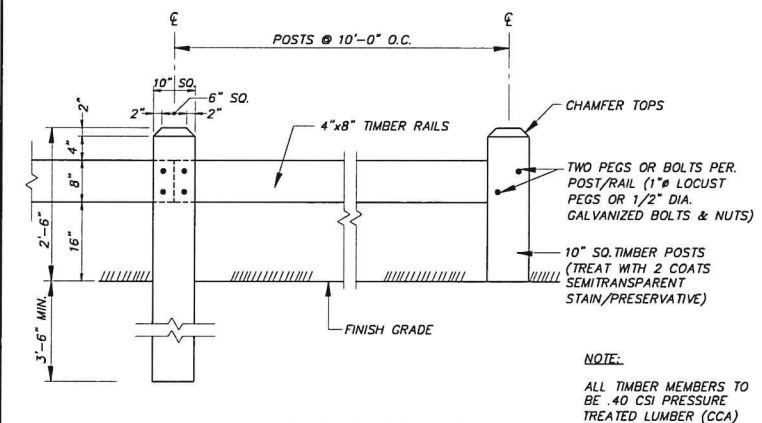
PAINTED PEDESTRIAN CROSSWALK
N.T.S.



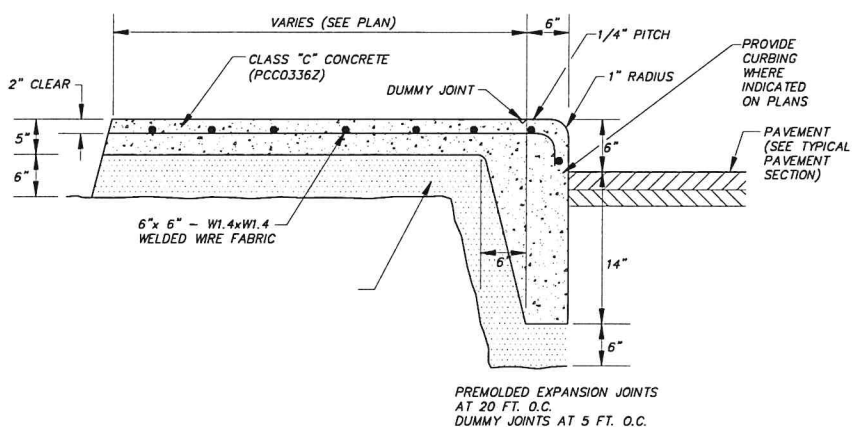
CONCRETE SIDEWALK DETAIL
N.T.S.



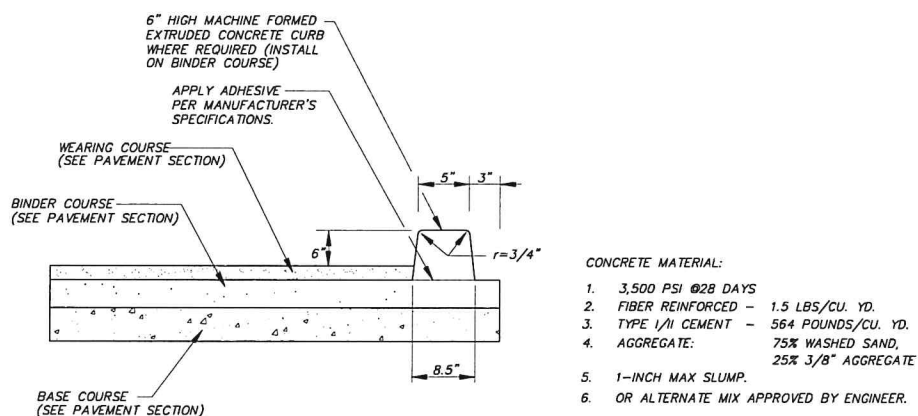
CONCRETE DUMPSTER PAD
N.T.S.



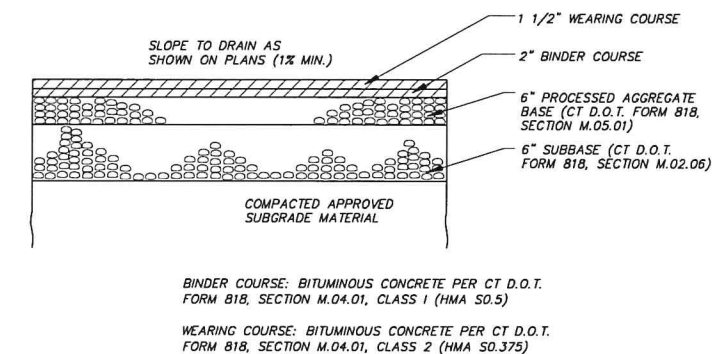
WOOD BEAM GUIDE RAIL
N.T.S.



CONCRETE SIDEWALK & CURB
N.T.S.



EXTRUDED CONCRETE CURBING
N.T.S.



BITUMINOUS PAVEMENT SECTION
N.T.S.

No.	Date	Description
1	04-12-2021	WPCA
2	05-03-2021	WPCA

Revisions:

DATE: 04-02-2021
 DRAWN BY: CAD
 JOB NO.: 2010
 SCALE: N.T.S.
 CHECKED BY: DSZ
 SHEET NO.: 2 OF 6

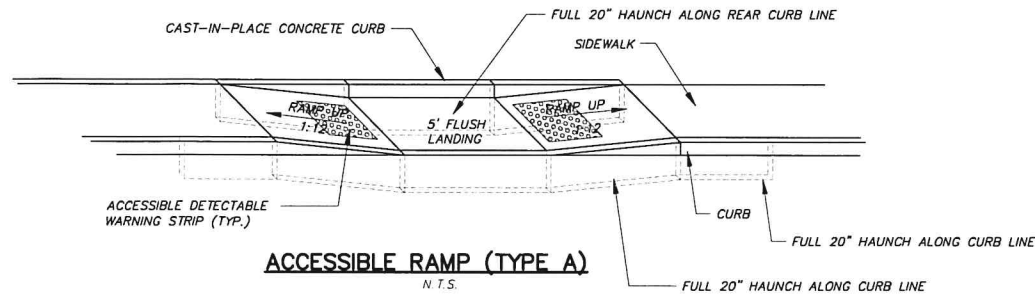
SITE DETAILS
NEW KING INC.
 106-110 RIVER ROAD
 LISBON, CONNECTICUT

SD-2

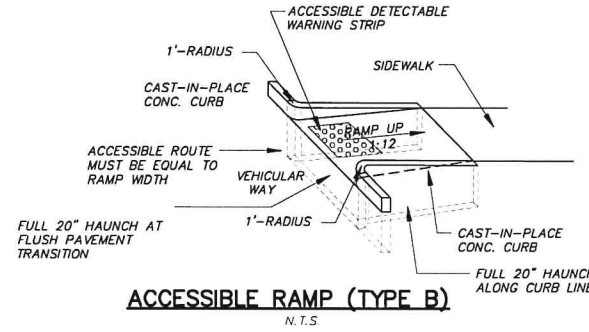
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 e-mail: fah@fahinc.com

03/2023/2010-106 River Road/2021-05-03/Submitter/04-02-2021/05-03-2021/SD-2, May 07, 2021 - 9:50:16 AM

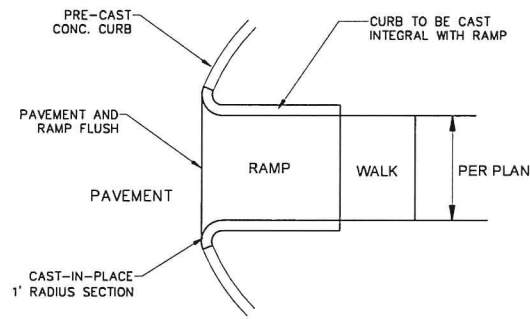


ACCESSIBLE RAMP (TYPE A)
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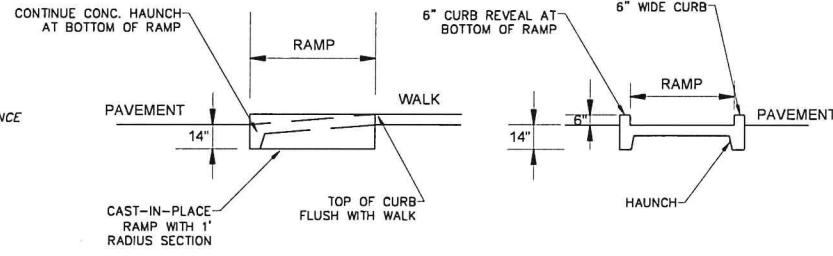


ACCESSIBLE RAMP (TYPE B)
N.T.S.

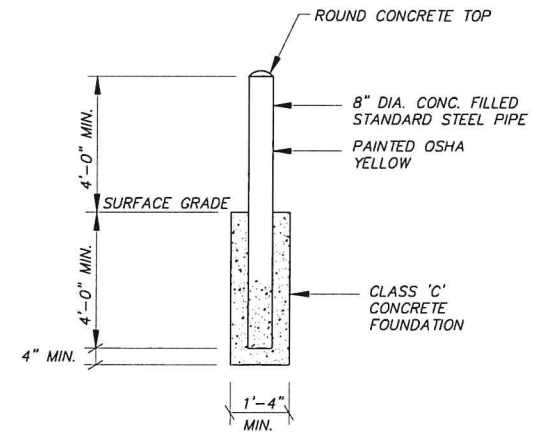
- NOTES:
1. CT DOT FORM B18 CLASS 'C' CONCRETE.
 2. CONSTRUCT RAMP, CURBING AND HAUNCH IN SINGLE, INTEGRAL POUR.
 3. INTEGRATE TRUNCATED DOME TACTILE STRIPS IN ACCORDANCE WITH THE LATEST ADA STANDARDS/GUIDELINES.
 4. ALL EXPOSED CONCRETE SURFACES OF RAMP TO RECEIVE BROOM FINISH 90° TO THE SLOPE OF THE RAMP.
 5. IF CURRENT BUILDING CODE OR ADA GUIDELINES REQUIRES ALTERNATE DESIGN, CONSTRUCT RAMP TO MEET CURRENT CODE REQUIREMENTS/STANDARDS/GUIDELINES.
 4. EXISTING WALKS & CURBING TO BE SAWCUT AND MATERIAL REMOVED TO ACCOMMODATE NEW RAMP INSTALLATION, WHERE APPLICABLE.



NOTE: SEE CURB AND WALK DETAIL FOR CONSTRUCTION DETAILS.



TYPICAL RAMP HAUNCH DETAILS
N.T.S.



BOLLARD/GUARD POST
(N.T.S.)

No.	Date	Description
1	04-12-2021	WPCA
2	05-03-2021	WPCA

Revisions:

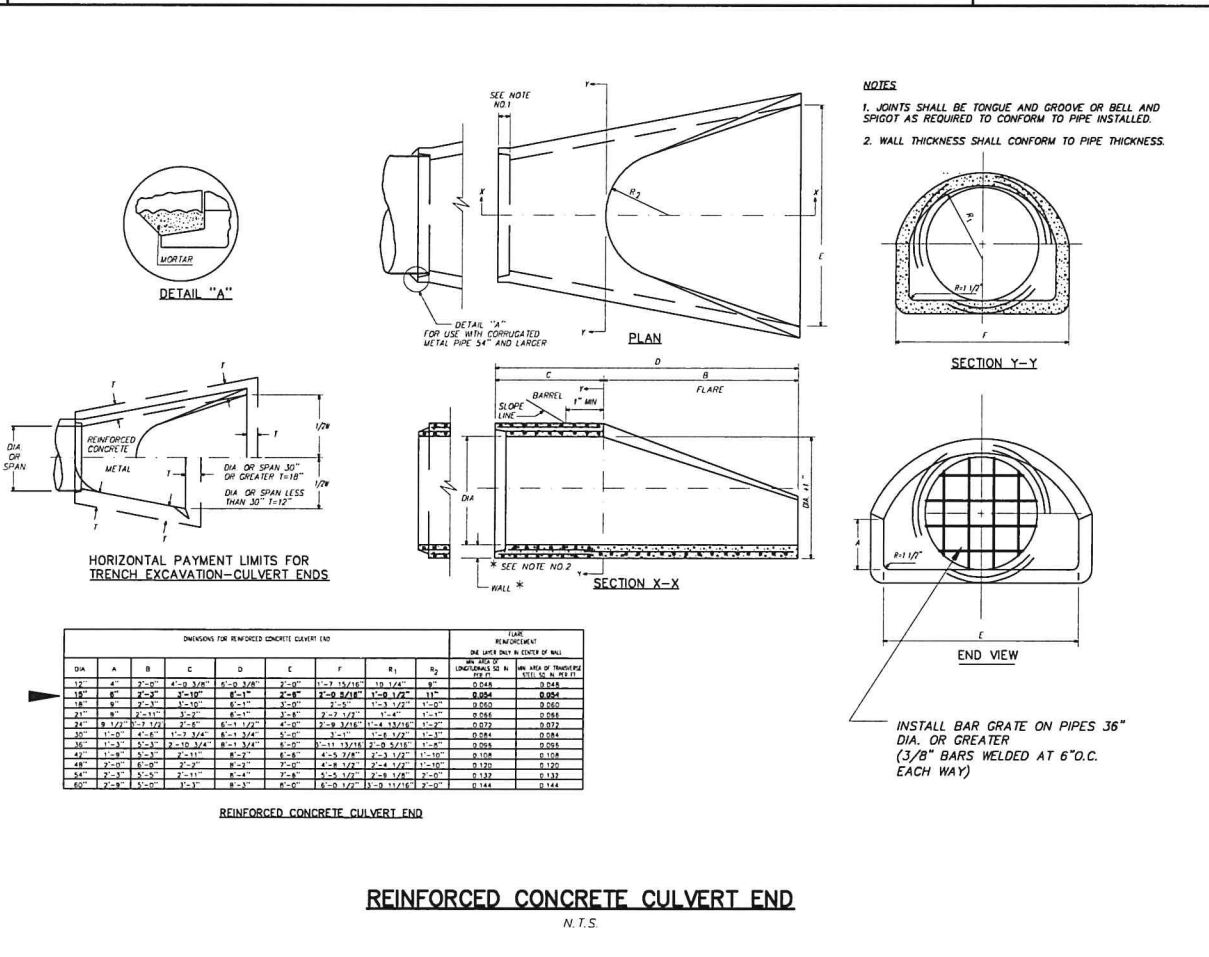
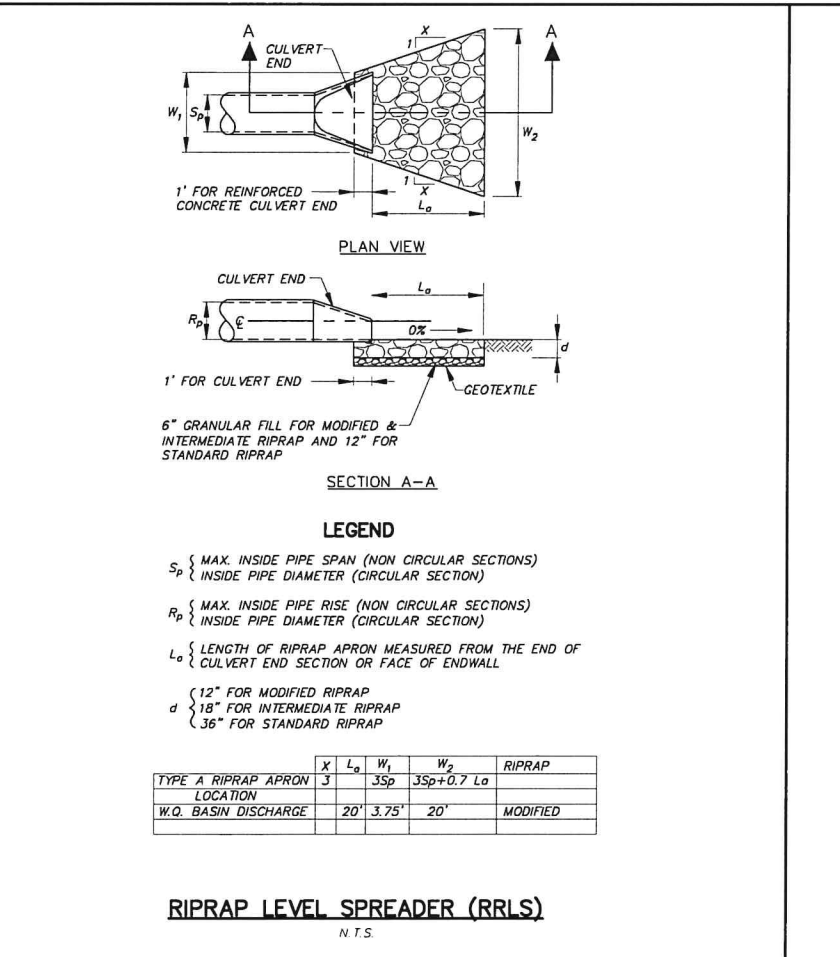
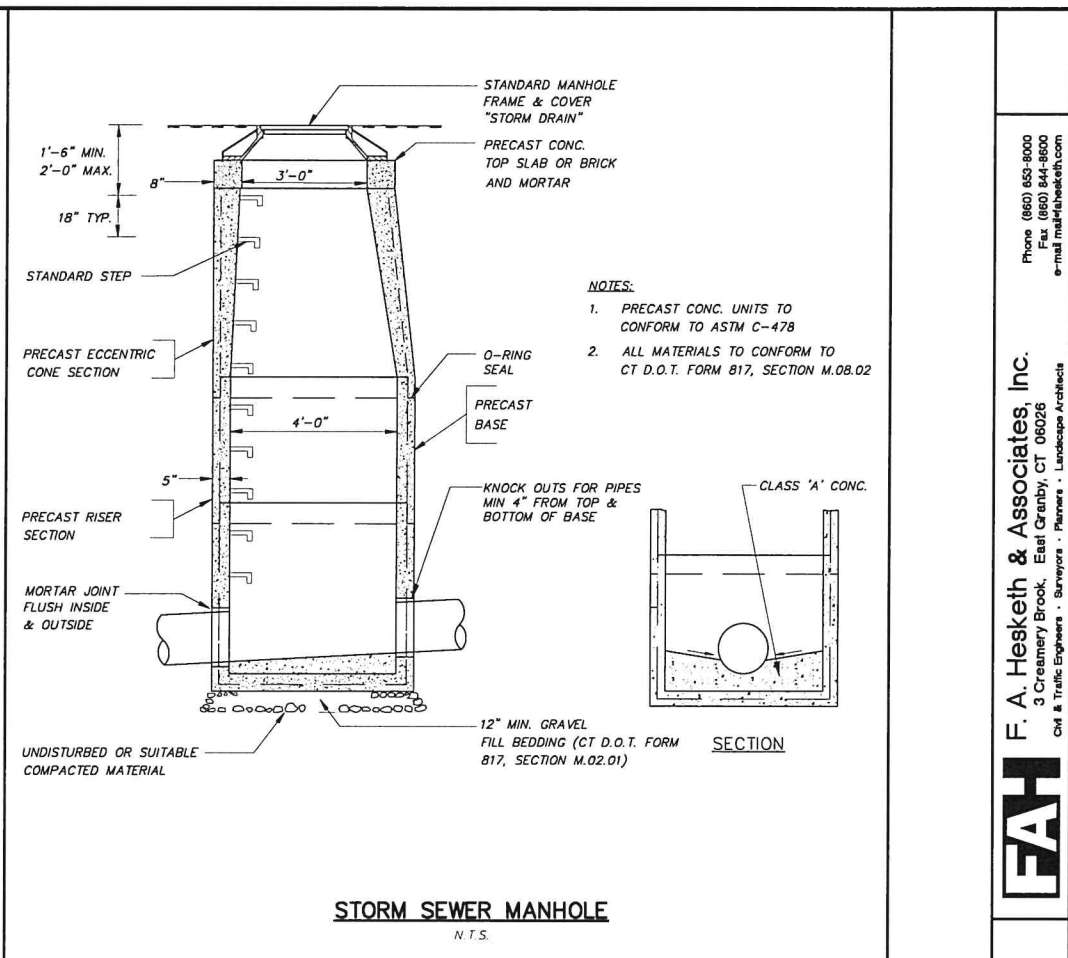
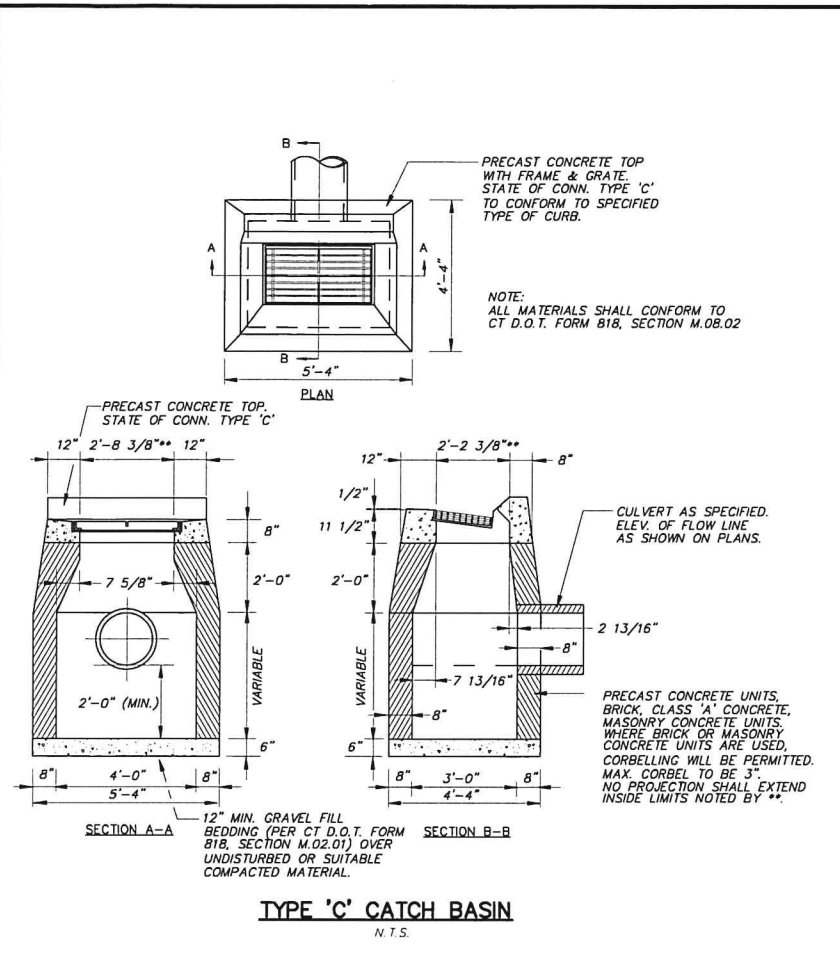
SITE DETAILS
PREPARED FOR
NEW KING INC.
106-110 RIVER ROAD
LISBON, CONNECTICUT

Date: 04-02-2021 Drawn by: CAD Job no.: 20110
Scale: N.T.S. Checked by: DSZ Sheet no.: 3 OF 6

SD-3

FAH F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
City & Traffic Engineers - Surveyors - Planners - Landscape Architects

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SD-4

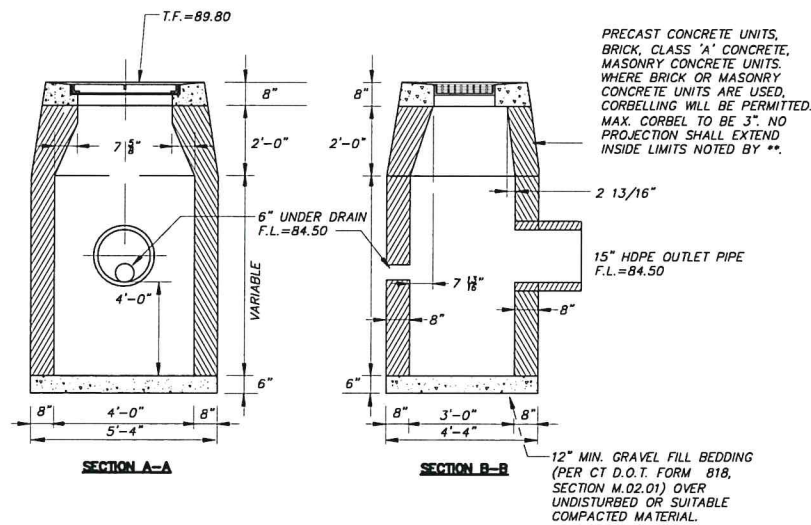
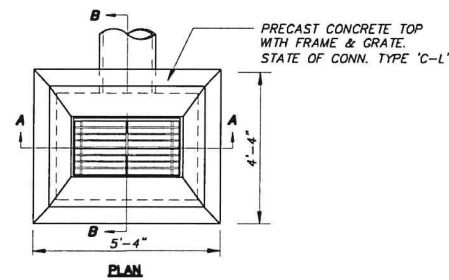
SITE DETAILS PREPARED FOR
NEW KING INC.
106-110 RIVER ROAD
LISBON, CONNECTICUT

Date: 04-02-2021 Drawn by: CAD Job no: 20110
Scale: N.T.S. Checked by: DSZ Sheet no: 4 OF 6

Revisions:

No.	Date	Description
1	04-12-2021	WPCA
2	05-03-2021	WPCA

9/20/2010 10:05 AM River Road V0210-05-03 Submission V0210-05-03.dwg, SD-4, May 06, 2021 - 2:41:37 PM



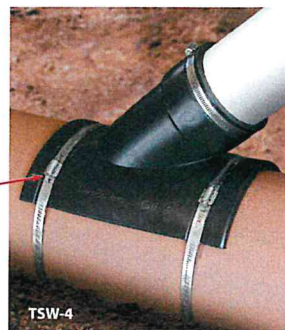
WQ BASIN OUTLET STRUCTURE
N.T.S.

Flexible Tap Saddles

The faster & less costly way to make sewer main connections

One **Fernco** Saddle will fit ALL 6" and larger sewer mains.

- Manufactured from a specially formulated high durometer PVC.
- Rigid, yet flexible enough for sewer mains:
 - 4" saddles fit 6" pipe and larger
 - 6" saddles fit 8" pipe and larger
- Includes special "slip-lock" clamps of 300 series stainless steel that make for fast and simple installations on any type of pipe from 6" to 15".
- Larger apron with locating ring fits 5" or 7" standard shell cutters.
- Large band grooves



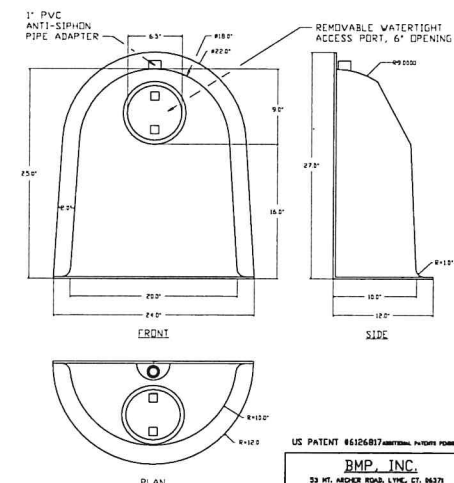
Available for all 4" or 6" plastic or cast iron drain pipe inlets in Tee or Wye configurations.

PART #	Description
TST-4	4" Cast Iron or Plastic Inlet - Tee Tap Saddle
TST-6	6" Cast Iron or Plastic Inlet - Tee Tap Saddle
TSW-4	4" Cast Iron or Plastic Inlet - Wye Tap Saddle
TSW-6	6" Cast Iron or Plastic Inlet - Wye Tap Saddle
312-300	Extension Clamps - For larger than 15" sewer mains
TSPK-46	Tap Saddle Pressure Kit - For a water tight seal

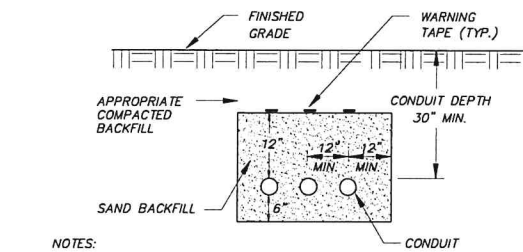


Fernco, Inc. • Davison, MI • 810-503-900 • FAX: 810-503-1015 • www.fernco.com

SANITARY LATERAL SADDLE
N.T.S.

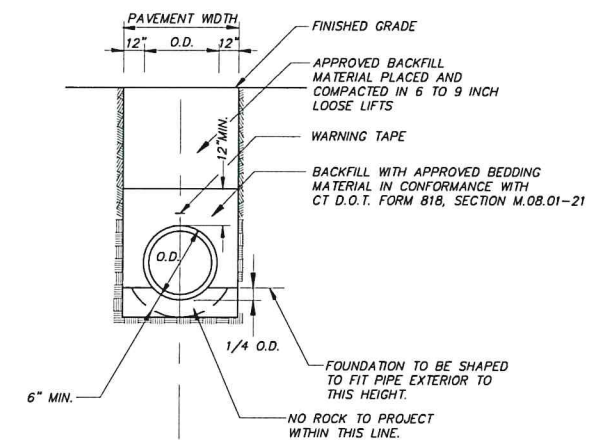


TRAP HOOD INSTALLATION DETAIL (TYPICAL)
N.T.S.

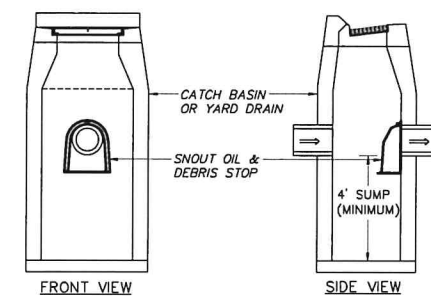


- NOTES:
1. CONDUIT - TYPE DB PVC SCH. 40
 2. SAND FILL PER DOT OR UTILITY CO. SPECIFICATIONS
 3. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOLLOW CUSTODIAL UTILITY COMPANY SPECIFICATIONS.

ELECTRIC/TELEPHONE/CATV TRENCH
N.T.S.



STORM SEWER TRENCH DETAIL
N.T.S.



- NOTES:
1. CAST FLUSH VERTICLE SECTIONS IN CORBEL RISER TO FACILITATE INSTALLATION OF THE TRAP HOOD AGAINST A CONTINUOUS VERTICAL WALL WITHIN THE INTERIOR OF CATCHBASIN, AS REQUIRED.
 2. CONTRACTOR TO SUBMIT DETAILED SHOP DRAWINGS OF CATCHBASINS PRIOR TO CASTING CATCHBASINS TO HAVE 4' MINIMUM SUMPS.
 3. INSTALL SIPHON RISER TUBE, PER MANUFACTURER'S RECOMMENDATIONS.

TRAP HOOD INSTALLATION
N.T.S.

No.	Date	Description
1	04-12-2021	WPCA
2	05-03-2021	WPCA

SITE DETAILS
Prepared for
NEW KING INC.
106-110 RIVER ROAD
LISBON, CONNECTICUT

Date: 04-02-2021 Drawn by: CAD Job no: 20110
Scale: N.T.S. Checked by: DSZ Sheet no: 5 OF 6

SD-5

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Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

PROJECT DESCRIPTION:

The proposed project consists of the demolition of existing structures and the construction of a new 2,877 sf Burger King Restaurant with a drive-thru along with 44 on-site parking spaces for employees and customers. Surface drainage will be collected in a conventional storm sewer system comprised of catch basins and manholes, discharging to a detention/water quality basin, which will then discharge to the wetlands and watercourse located on the rear of the property. The project site will be serviced by public water and sanitary sewage along with electric and telephone. The existing town sanitary pump station located on the property will not be impacted by the proposed project. The approximate date for start of construction is the Summer of 2021. The estimated completion date is spring of 2022.

CONSTRUCTION SEQUENCE:

In general, the overall project will follow the sequence below:

- Contact "call before you dig" at 1-800-922-4455 at least 48 hours prior to the start of construction to have existing utilities marked.
- Attend a pre-construction meeting with the Owner, Project Engineer, and municipal officials.
- Install construction exit, sediment fence and other SE&S measures, shown on the Soil Erosion & Sediment Control Plan, as appropriate.
- Stake clearing limits and complete site clearing.
- Strip topsoil in balance of site except in an area where natural vegetation is to remain. Stockpile and stabilize topsoil stockpiles with perimeter silt fencing and temporary seeding. Remove excess topsoil from site.
- Rough grade/fill balance of site. Excavate detention/water quality basin for use as a sediment trap.
- Install storm drainage systems. Install inlet protection in drainage inlet structures.
- Construct building foundations and start building construction.
- Install underground utilities and site lighting.
- Construct gravel subbase and processed aggregate base course for drives and parking areas.
- Install concrete pads, curbs, sidewalks and ramps.
- Install miscellaneous site items.
- Install pavement binder course.
- Place topsoil and establish lawns and install landscaping for balance of project.
- Install pavement wearing course and apply pavement markings and install signs.
- Remove erosion controls after disturbed areas are landscaped and mulched or new lawn areas are stabilized. Complete final cleaning of storm sewer system.

GENERAL NOTES:

- Survey information is taken from a plan entitled "Property Topographic Survey" Prepared for River Road Investment Property, LLC, 106 and 110 River Road, Lisbon, Connecticut, dated 02-28-2020, revised 02-22-2021 prepared by F. A. Hesketh & Assoc., Inc., 1"=40'.
- All work and materials to conform to municipal standards, Connecticut D.O.T. Form 818, custodial utility company standards and specifications, or the details shown on these plans, as applicable.
- All work on this project shall be completed in conformance with the requirements of the various federal, State, and local permits issued for this project.
- An Encroachment Permit is required from the CT DOT prior to undertaking any work within the highway ROW. The Contractor is responsible for applying for and obtaining said permit.
- All work on this project shall be completed in conformance with the requirements of the special permit issued for this project.
- A pre-construction meeting and authorization to proceed will be required prior to start of any construction, including removal of trees or stripping of land. Procedures for such pre-construction meeting and authorization to proceed shall be in accordance with town and State requirements. The contractor is responsible for arranging this meeting with Town and State officials, as applicable.
- Prior to any excavation the contractor shall verify all underground utilities by calling 1-800-922-4455 at least 48 hours in advance.
- The location of all utilities shown is approximate and is based on available as-built information from utility company records, the property owner, and limited survey data. All existing utilities may not be shown. The contractor is responsible for determining the exact location of all utilities on the site prior to the start of any construction activity and notifying the design site engineer of any adjustments to the plans which are necessary. Test pits will be required at all proposed utility crossings and connection locations in order to determine underground utility locations and to identify potential conflicts with vertical and horizontal alignments shown on the plans. Test pits shall be completed by the contractor at his expense.
- All utilities to be installed in accordance with governing/custodial utility company applicable requirements. Final location of utility connections is subject to revision by individual utility companies prior to the installation. The contractor is responsible for coordinating the work with the custodial utility companies.
- Erosion and sedimentation control measures shall be installed and maintained in accordance with the plans, specifications, the Soil Erosion and Sedimentation Control Plan and notes, and in accordance with any Town and State requirements.
- Trees shall be flagged and approved, prior to removal.
- No stumps, logs, brush, construction debris, or deleterious materials are to be buried on site.
- The contractor shall maintain the site in a neat and orderly manner throughout the construction period. All debris shall be removed from the site by the contractor, and properly disposed, off site, in accordance with applicable laws.
- Utility service shall be maintained at all times.
- Drainage shall be maintained throughout the project so as not to cause flooding of roadways or damage to private property.
- All new site utilities are to be installed underground.
- Trees and vegetation identified to be saved shall be protected from construction equipment by suitable means approved by Town staff.
- All exterior lighting shall not be directed onto abutting properties or roadways.
- Removal of trees or other vegetation, or re-grading substantially different from that shown on the approved site plan, will not be permitted without prior authorization by the Town or State, as applicable.
- All construction vehicles, equipment and materials are to enter the site via the construction entrance/exit directly to River Road.
- All approvals, as required by the State of Connecticut DOT, shall be part of the conditions of approval.
- Any additional revisions to the plans shall be submitted to the Town Engineer and the Planning Department for review and approval prior to the issuance of a building permit.

EROSION AND SEDIMENT CONTROL NOTES

- Disturbance of soil surfaces is regulated by State Law. All work shall comply with an approved "Soil Erosion and Sediment Control Plan" to prevent or minimize soil erosion.
- The installation and maintenance of erosion control devices is the responsibility of the land owner, developer, and the excavation contractor. Town officials shall be notified in writing of the name, address and telephone number of the individual responsible for this work (including any changes) at the required pre-construction conference.
- The contractor shall use the "Connecticut Guidelines For Soil Erosion And Sediment Control" (2002), as amended as a guide in construction the erosion and sediment controls indicated of the plans. The guidelines may be obtained from the Connecticut DEEP, 79 Elm Street, Hartford, CT, 06108-5127.
- The contractor shall schedule operations to limit disturbance to the smallest practical area for the shortest possible time. Overall site disturbance shall be confined to those limits delineated on the plans.
- The contractor is responsible for the timely installation, inspection, repair or replacement of erosion control devices to insure proper operation.
- The contractor shall notify the design engineer of unsatisfactory erosion conditions not controlled by the Soil Erosion and Sediment Control Plan and shall install additional measures as required.
- All disturbed areas not covered by buildings, pavement, mulch or ground cover plantings shall be planted with grass.
- Accumulated sediment removed from erosion control devices is to be spread and stabilized in level, erosion resistant locations as general fill.
- Special attention shall be given to the construction sequence outlined on Grading and Erosion Control Plan.
- The developer shall be responsible for cleaning any construction debris or sediment from existing roads as ordered by the Town and/or State. If any debris or sediment from construction activities enter onto these roadways.
- Limit work within wetland areas to the least disturbance necessary for construction. Restore disturbed areas as closely as possible to their original natural state.
- Additional dust control measures as specified in D.O.T. 818 Section 9.39, Section 9.42 and Section 9.43 shall be furnished by the contractor as site conditions warrant or as directed by Town or State officials.
- The contractor is responsible for cleaning and removal of sediment and/or debris from the storm drainage system throughout the duration of the project (i.e. silt sacks, sumps, etc.)
- A pre-construction meeting is recommended with the Town of Lisbon and/or Consultant(s) prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.
- The Owner/Developer shall add erosion and sedimentation control measures as deemed necessary by the Town of Lisbon staff and/or Consultant(s) throughout the construction process.

EROSION CONTROL DEVICES:

Refer to the "Connecticut Guidelines For Soil Erosion And Sediment Control - 2002" (see Erosion and Sediment Control Note 3) when constructing erosion control devices shown on this plan.

HBEC - HAYBALE EROSION CHECKS shall be staked a minimum of five (5) feet from the base of disturbed slopes exceeding eight (8) feet in height, or at locations shown on the plans. Place haybales before starting a fill slope and after digging a cut slope. Heel haybales 4' into the soil. Stake haybales around the perimeter of all catch basins. Remove all sediment when deposits reach 1/2 bale height. Haybales must be replaced periodically.

SFEC - SEDIMENT FENCE EROSION CHECK: a synthetic textile barrier designed to filter sediment from surface water runoff. Placement shall be similar to HBEC and installation requires anchoring the fence bottom to prevent bypass. All sediment shall be removed if deposits reach one (1) foot in depth. Additional support (such as snow fence or wire fence) on the downhill face may be required to strengthen sediment fence in high flow locations.

CE - CONSTRUCTION EXIT: a broken stone pad providing a hard surface points where vehicles will leave the site. The construction exits reduce tracking of sediment into adjacent pavement. Excess sediment should be periodically removed from the stone surface.

GRSW - GRASSED SWALE: a shaped shallow earth drainage way used to convey excess surface runoff. Grass vegetation should be well established before use. Stabilization with netting or mulch may be required.

IP - INLET PROTECTION: a sediment control device used during construction that mounts under the grate of a catch basin, residing inside the structure. It is made of permeable geotextile that allows water to pass, but traps silt and sediment. (Silt Sack or approved equal). The silt sack must be removed when silt/sediment reaches one half the height of the device. Remove sediments and deposit on stable area of site and rinse device for reuse. Replace when damaged.

SL - SEDIMENT LOGS: A sediment control device consisting of an outside, open weave containment fabric filled with fibers. It is designed to provide a flexible, lightweight, porous, sediment control device with the ability to conform to the terrain upon which it is installed. It is designed to dissipate velocity of flow and filter and trap sediments upgradient and within the device.

RRPP - RIP RAP PLUNGE POOL: A riprap lined apron installed at a zero percent grade to absorb the initial impact of stormwater discharge from the storm drainage system and further reduce flow velocities to prevent erosion downstream. RRPP is designed per the "Connecticut Department of Transportation, Drainage Manual - 2000"

ECB - EROSION CONTROL BLANKET: A manufactured blanket composed of biodegradable/photodegradable natural or polymer fibers and/or filaments that have been mechanically, structurally or chemically bound together to form a continuous matrix.

No.	Date	Description
1	04-12-2021	WPCA
2	05-03-2021	WPCA

SITE DETAILS
 PREPARED FOR
NEW KING INC.
 106-110 RIVER ROAD
 LISBON, CONNECTICUT

Date: 03-22-2021 Drawn by: CAD Job no: 2010
 Scale: 1" = 40' Checked by: DSZ Sheet no: 1 OF 1

03/2020\2010-108_River_Road\2021-05-03_Submittal\08-N1-1_2021-05-03.dwg, N1-1, May 05, 2021 - 2:30:15 PM

NT-1

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 3 Creamery Brook, East Granby, CT 06026
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LEGEND
(SYMBOLS NOT TO SCALE)

- = CATCH BASIN
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = WATER MANHOLE
- = TELEPHONE MANHOLE
- = ELECTRIC MANHOLE
- = UNKNOWN MANHOLE
- = YARD DRAIN
- = CABLE MANHOLE
- = FLARED END SECTION
- = FIRE HYDRANT
- = WATER GATE VALVE
- = GAS GATE VALVE
- = MISC GATE VALVE
- = VENT PIPE
- = FILL CAP
- = WELL
- = MAIL BOX
- = HAND HOLE
- = CONTROLLER CABINET
- = UTILITY POLE
- = GUY WIRE
- = CROSSWALK POLE
- = LIGHT POLE
- = POST
- = TRAFFIC LIGHT SUPPORT POLE
- = STREET SIGN
- = TREE (TYP.)
- = MONITOR WELL
- = BORING

- FM = ELECTRIC METER
- GM = GAS METER
- WM = WATER METER
- TEL = TELEPHONE
- ACU = AC UNIT
- SW = STONE WALL
- GR = GUIDE RAIL
- DF = DIRECTION OF FLOW
- IPC = I.P. PROPERTY CORNER
- MON = MONUMENT
- DRH = DRILL HOLE
- SCP = SURVEY CONTROL POINT
- FL = FENCE LINE
- WL = WATER LINE
- GL = GAS LINE
- EL = ELECTRIC LINE
- CL = CABLE TELEVISION LINE
- OW = OVERHEAD WIRES
- P.O.B. = POINT OF BEGINNING
- N = NORTHING
- E = EASTING
- N/F = NOW OR FORMERLY
- LLR = LISBON LAND RECORDS
- Δ = DELTA ANGLE
- R = RADIUS
- T = TANGENT
- L = LENGTH
- C = CHORD
- CB = CHORD BEARING
- F.Y. = FRONT YARD
- S.Y. = SIDE YARD
- R.Y. = REAR YARD
- C.P. = CONTROL POINT

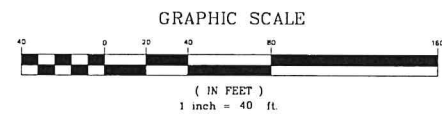
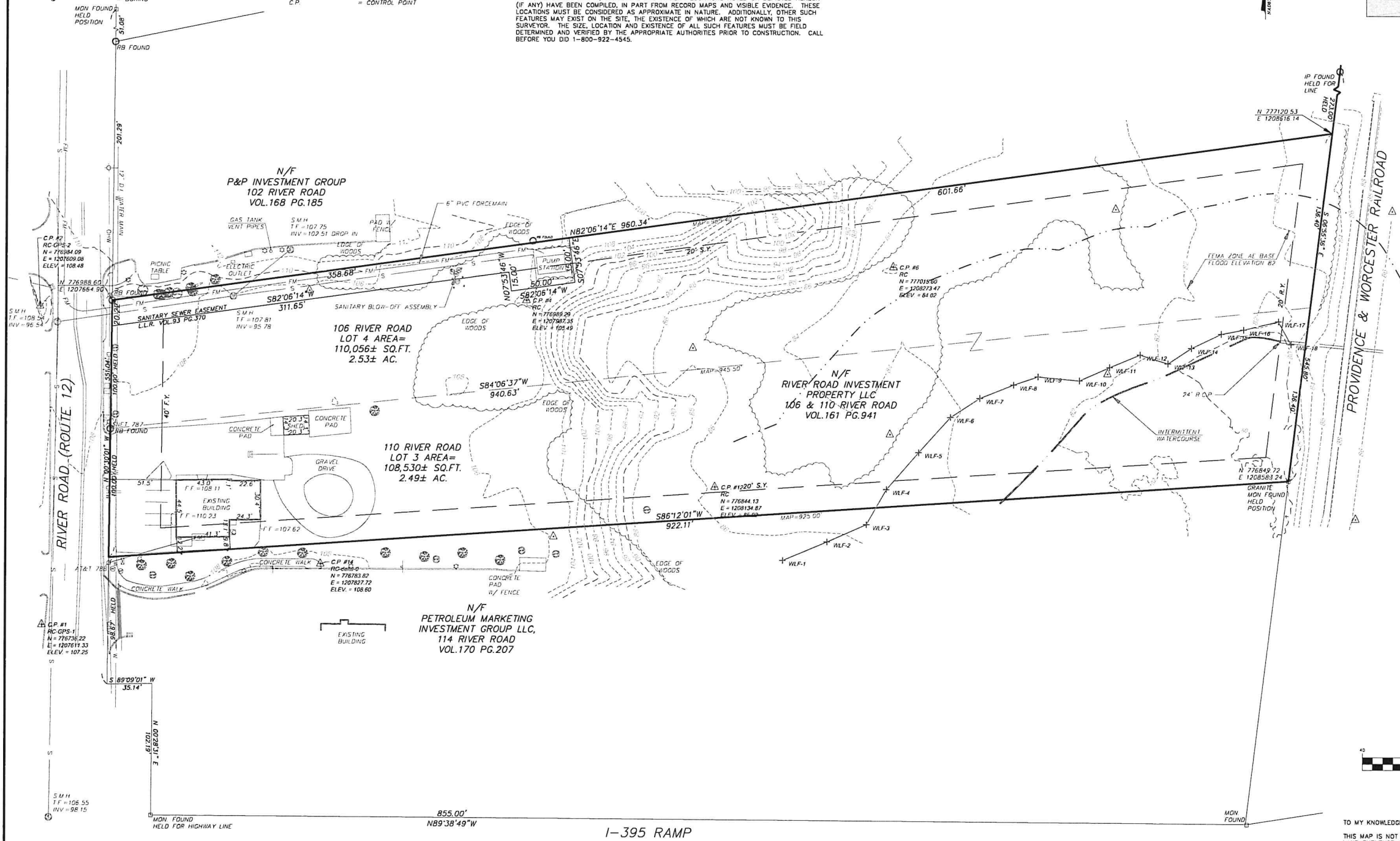
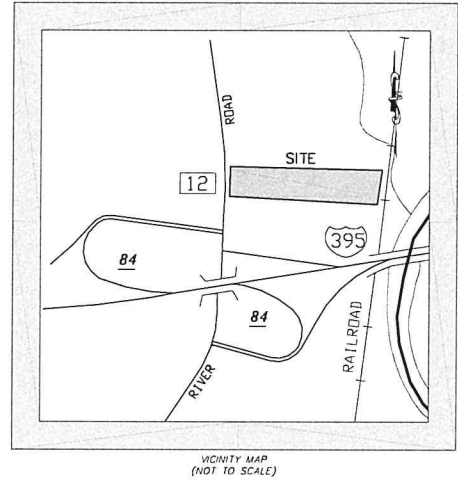
- NOTES:
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS ON SEPTEMBER 26, 1996.
 2. IT IS A PROPERTY TOPOGRAPHIC SURVEY INTENDED TO BE USED FOR PLANNING PURPOSES.
 3. THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY.
 4. THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL AND T-2 TOPOGRAPHIC ACCURACY STANDARDS TO THE 88 CONTOUR ELEVATION AND CLASS TO BELOW ELEVATION 86.
 5. THE SUBJECT PARCELS ARE CURRENTLY OWNED BY RIVER ROAD INVESTMENT PROPERTY LLC RECORDED IN THE TOWN OF LISBON LAND RECORDS VOLUME 161 PAGE 941.
 6. BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATIONS DEPICTED HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED UPON OPUS RAPID STATIC OBSERVATIONS PERFORMED ON FEBRUARY 19TH AND 20TH, 2020 RESULTING IN THE FOLLOWING VALUES. CONTROL POINT #1 N=778736.22, E=1207611.33, ELEV.=107.25 AND CONTROL POINT #2 N=776984.09, E=1207609.08, ELEV.=108.48.
 7. THE SUBJECT PARCEL IS LOCATED IN THE TOWN OF LISBON VILLAGE BUSINESS IV, BV-IV, DISTRICT.
 8. THE WETLAND FLAGS DEPICTED HEREON WERE SET IN THE FIELD BY CHRISTOPHER ALLAN, A CERTIFIED SOIL SCIENTIST, AND LOCATED UNDER THE DIRECT SUPERVISION OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
 9. A PORTION OF THE SUBJECT PARCEL LIES WITHIN THE SPECIAL FLOOD HAZARD AREA AE (BASE FLOOD ELEVATION 82) AND IS BASED UPON INFORMATION ON MAP REFERENCE #4.
 10. EXISTING BUILDING IS NON-CONFORMING TO CURRENT ZONING REGULATIONS SEE CONNECTICUT GENERAL STATUTES SEC. 8-13a.
 11. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS NOTED OR DEPICTED HEREON (IF ANY) HAVE BEEN COMPILED, IN PART FROM RECORD MAPS AND VISIBLE EVIDENCE. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4545.

VILLAGE BUSINESS IV (BV-IV) DISTRICT

ZONING DISTRICT	MINIMUM REQUIRED LOT AREA (S.F.)	MINIMUM STREET FRONTAGE (FT)	MINIMUM REQUIRED YARDS (FT.)			MAX. BLDG. COVERAGE	MAX. PERMITTED HEIGHT
BV-IV	40,000	150	FRONT	SIDE	REAR	50%	35 FT

* SEE NOTE 9

- MAP REFERENCES:
1. PLAN OF BUILDING LOTS OWNED BY JOSEPH GLOWASKI & JOHN KOWALSKI AT JEWETT CITY, CONN. SCALE 80 FEET TO THE INCH BY CHANDLER & PALMER 1925.
 2. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LISBON NORWICH-PUTNAM ROAD FROM NEWENT ROAD SO. WESTERLY ABOUT 6,800 FEET ROUTE NO. 12 NUMBER 72-05 SHEET 1 & 2 OF 2 SCALE 1"=40' MARCH 31, 1933.
 3. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LISBON CONNECTICUT TURNPIKE FROM THE NORWICH TOWN LINE NORTHEASTERLY TO THE GRISWOLD TOWN LINE NUMBER 72-11 SHEET 7 OF 7 SCALE 1"=80' DECEMBER 14, 1960.
 4. PANEL 02286, FIRM FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS PANEL 228 OF 554 MAP NUMBER 0301C02286 EFFECTIVE DATE JULY 18, 2011 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE NAME APPEARS HEREON.

TODD S. HESKETH, LS 17945

Revisions:

No.	Date	Description
1	02-22-2021	ADDITIONAL CONTOURS/FEMA

PROPERTY TOPOGRAPHIC SURVEY
PREPARED FOR
RIVER ROAD INVESTMENT PROPERTY, LLC
106 & 110 RIVER ROAD
LISBON, CONNECTICUT

Date: 02-28-2020 Drawn by: CAD Job no.: 20710
Scale: 1" = 40' Checked by: TSH Sheet no.: 1 OF 1

PTS-1

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