

LAND DEVELOPMENT PLANS ISSUED FOR PERMITTING

143 RIVER ROAD
LISBON, CONNECTICUT

PREPARED FOR:
WOOD CONSTRUCTION SERVICES
P.O. BOX 572
JEWETT CITY, CT 06351

PREPARED BY:



355 RESEARCH PARKWAY
MERIDEN, CONNECTICUT 06450
(203) 630-1406
(203) 630-2615 Fax

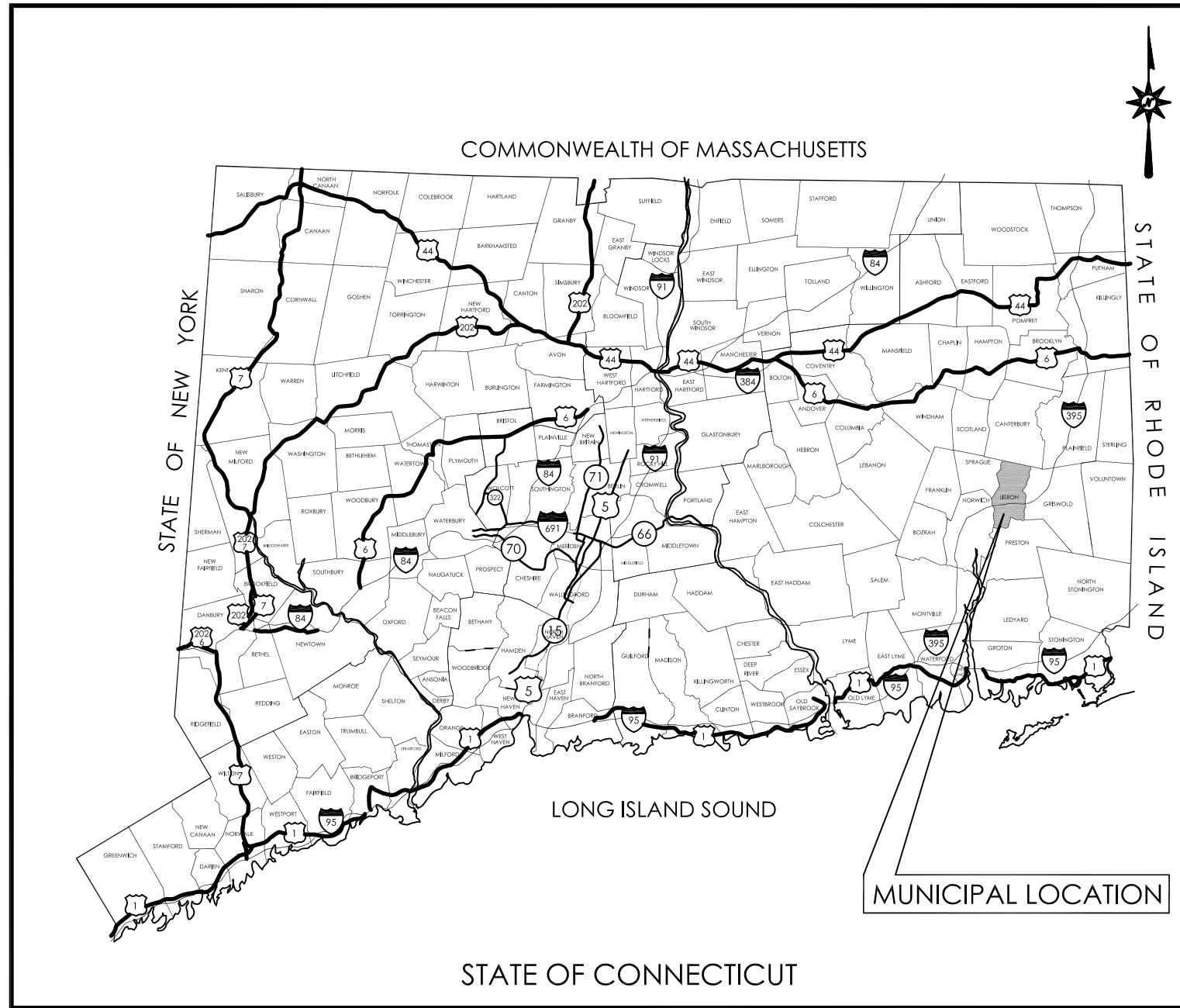
FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

DEVELOPER:
RIVER ROAD I LLC
10 PARK ROW W
PROVIDENCE, RI 02903

OWNER:
RIVER ROAD I LLC
10 PARK ROW W
PROVIDENCE, RI 02903

DATES

ISSUE DATE: NOVEMBER 29, 2022
REVISION: DECEMBER 19, 2022



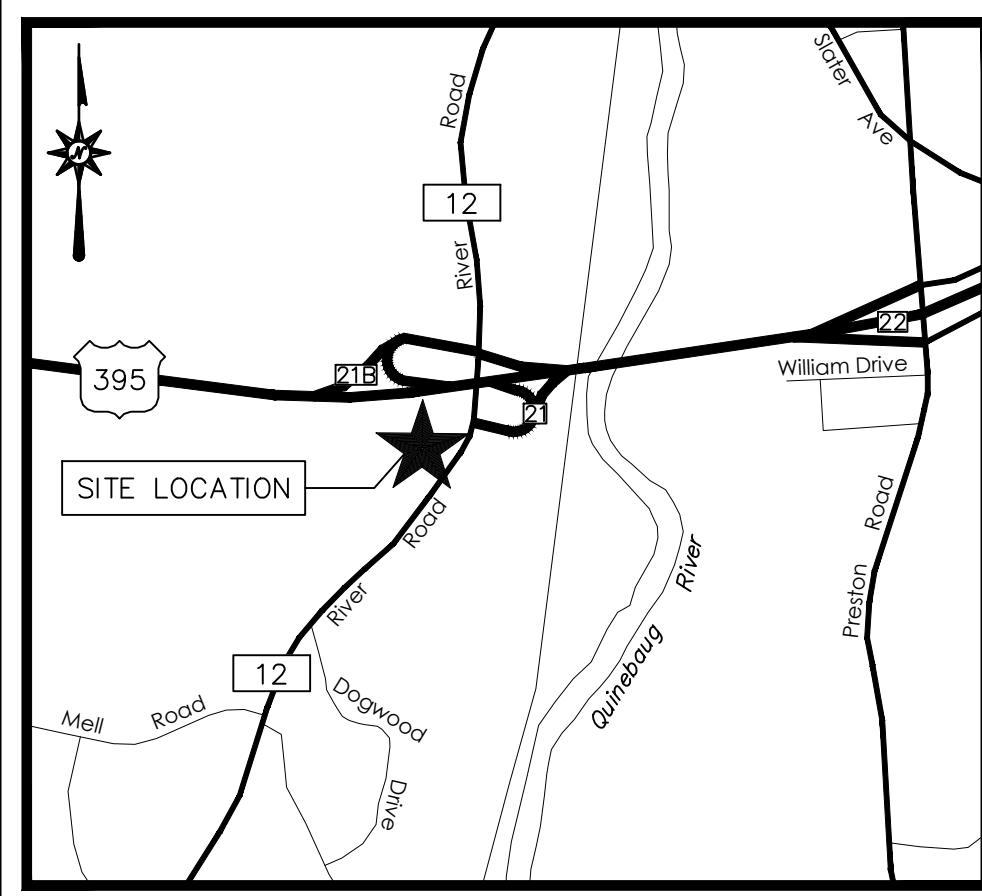
LOCATION MAP
N.T.S.



VICINITY MAP
SCALE: 1"=1000'

CONTENTS

	TITLE SHEET
AL-1	ALTA/NSPS LAND TITLE SURVEY (SHEET 1 OF 2)
AL-1	ALTA/NSPS LAND TITLE SURVEY (SHEET 2 OF 2)
DM-1	DEMOLITION PLAN
DM-2	ENLARGED DEMOLITION PLAN
SP-0	OVERALL SITE PLAN
SP-1	SITE PLAN
SP-2	ENLARGED SITE PLAN
TT-1	TRUCK TURNING PLAN
GD-1	GRADING AND DRAINAGE PLAN
GD-2	ENLARGED GRADING AND DRAINAGE PLAN
SU-1	SITE UTILITIES PLAN
SU-2	ENLARGED SITE UTILITIES PLAN
EC-1	SEDIMENT AND EROSION CONTROL PLAN
EC-2	ENLARGED SEDIMENT AND EROSION CONTROL PLAN
EC-3	SEDIMENT AND EROSION CONTROL NOTES
EC-4	SEDIMENT AND EROSION CONTROL DETAILS
LL-1	LANDSCAPE PLAN
LL-2	LANDSCAPE NOTES AND DETAILS
LP-1	LIGHTING PLAN
LP-2	ENLARGED LIGHTING PLAN
LP-3	LIGHTING NOTES AND DETAILS
GN-1	GENERAL NOTES
DN-1, 2, 3, 4, 5, 6	DETAIL SHEETS
PZD01	PROPOSED PLAN (BY PHASE ZERO DESIGN)
PZD02	PROPOSED ELEVATIONS (BY PHASE ZERO DESIGN)
PZD03	RENDERING (BY PHASE ZERO DESIGN)
PZD04	RENDERING (BY PHASE ZERO DESIGN)
PZD05	RENDERING (BY PHASE ZERO DESIGN)



LOCATION MAP
NOT TO SCALE

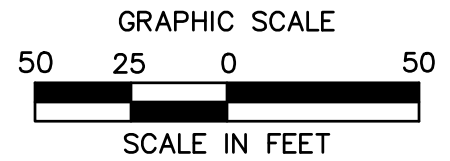
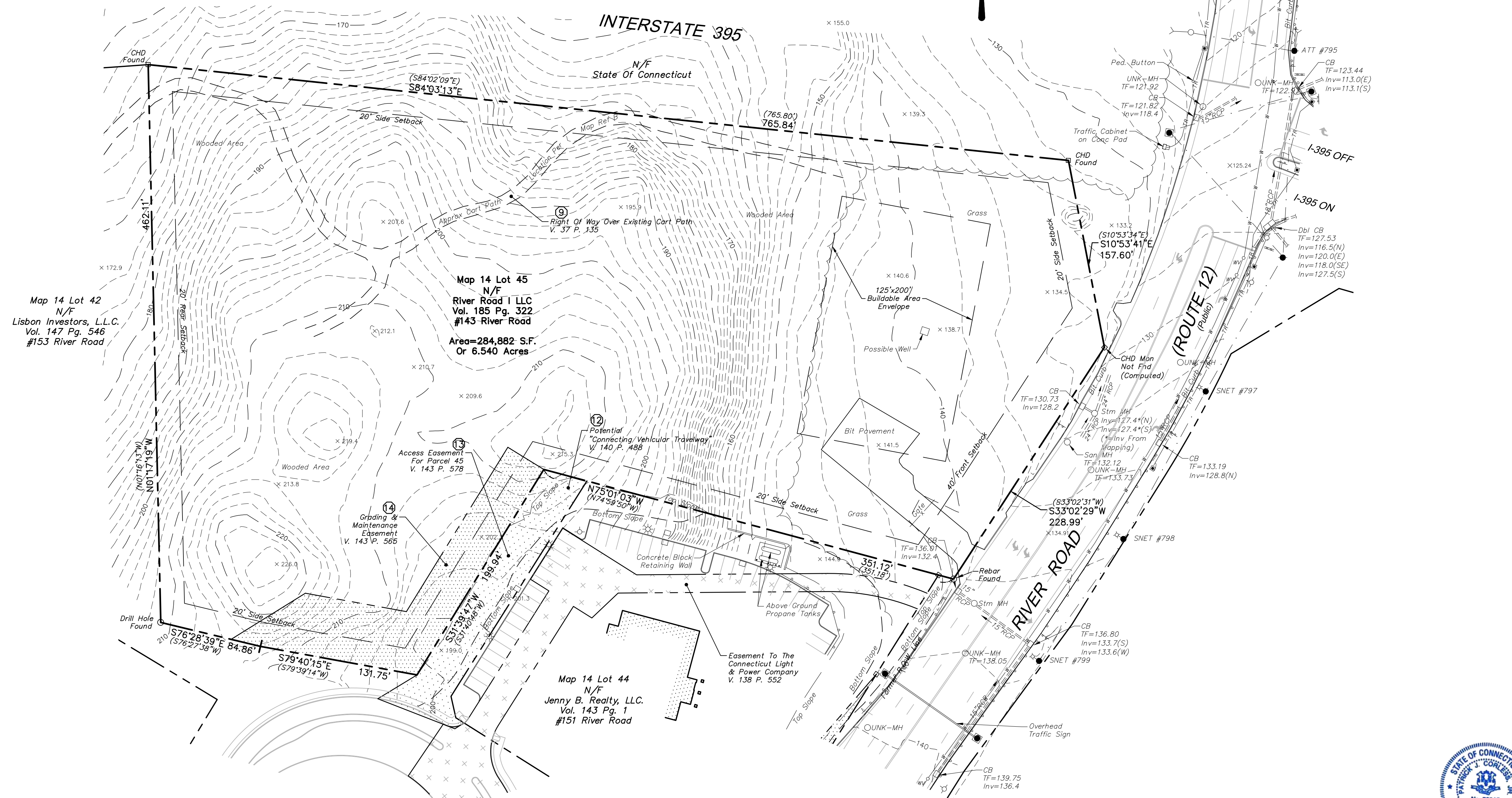
LEGEND

	Property Line		Handhole
	Easement Line		Utility Pole
	Setback Line		Utility Pole w/ Light
	Treeline		Guy Wire
	Brushline		Light Pole
	Major Contour		Gas Valve
	Minor Contour		Catch Basin
	Stone Wall		Double Type II Catch Basin
	Guide Rail		Manhole
	Fence		Manhole Plotted per Record Mapping
	Overhead Wires		Span Pole
	Underground Electric Line		Pedestal-mounted Traffic Signal
	Gas Line		Pedestrian Signal
	Sanitary Sewer		Fire Hydrant
	Storm Sewer		Water Valve
	Underground Cable Television Line		Sign
	Underground Telecommunications Line		Irrigation Control Box
	Fiber Optic Telecommunications Line		Sprinkler Head
	Underground Traffic Signal Cable		Deed Bearing
	Water Line		Deed Distance
	Underground Utility - Type Unknown		Shrub
			Deciduous Tree
			Coniferous Tree

BULK AREA REQUIREMENTS

LOCATION: LISBON, CT		
ZONE: BV-II (BUSINESS VILLAGE DISTRICT)		
ITEM	REQUIREMENTS	EXISTING
MINIMUM LOT AREA	40,000 S.F.	284,882 S.F.
MINIMUM BUILDABLE AREA	25,000 S.F. (1)	>25,000 S.F.
MINIMUM WIDTH OF RECTANGLE	110 FEET	>110 FEET
MINIMUM LOT FRONTAGE	150 FEET	229 FEET
MINIMUM FRONT SETBACK	40 FEET	N/A
MINIMUM SIDE SETBACK	20 FEET	N/A
MINIMUM REAR SETBACK	20 FEET	N/A
MAXIMUM BUILDING HEIGHT	35 FEET	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE	40 PERCENT	N/A
MAXIMUM BUILDING COVERAGE	40 PERCENT	N/A

1. "BUILDABLE AREA" SHALL INCLUDE THE CONTIGUOUS AREA OF A LOT EXCLUSIVE OF WETLANDS, WATERCOURSES, WATER BODIES, WETLANDS BUFFER AREAS (50' MINIMUM), DETENTION AREAS, UTILITY AND DRAINAGE EASEMENTS, RIGHTS-OF-WAYS, THE REQUIRED FRONT YARD, AND ONE-HALF THE SIDE AND REAR YARD SETBACK. NO MORE THAN 20% OF THE REQUIRED MINIMUM BUILDABLE AREA SHALL CONTAIN SLOPES IN EXCESS OF 20% (SECTION 8.4.2)



SEE SHEET 2 OF 2 FOR TITLE COMMITMENT INFORMATION

GENERAL NOTES

- A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.
- B) PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
- C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- D) THE TYPE OF SURVEY PERFORMED IS A BOUNDARY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE IMPROVEMENTS AND BOUNDARY WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
2. NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (CT NAD 83 - EPOCH 2011) AND ARE BASED ON GNSS OBSERVATIONS PERFORMED BY BL COMPANIES DURING OCTOBER, 2022 REFERENCED TO THE C.O.R.S. NETWORK BASE STATION "CTMA" LOCATED IN MANSFIELD, CT HAVING THE FOLLOWING PUBLISHED VALUES:
STATION: CTMA (045535)
COORDINATES (US FT): N: 827,673.84, E: 1,147,177.58
ELLIPSOID HEIGHT (US FT): 180.98
3. ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88). THE DATUM WAS DETERMINED BY USING (GEOID 18) AND IS BASED ON GNSS OBSERVATIONS PERFORMED BY BL COMPANIES IN OCTOBER, 2022 AND REFERENCED TO C.O.R.S. BASE STATION "CTMA" LOCATED IN MANSFIELD, CT HAVING THE PUBLISHED COORDINATE AND ELEVATION VALUES AS DESCRIBED IN NOTE 2 ABOVE.
4. PARCEL IS LOCATED IN AN OTHER AREA "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) AS DEPICTED ON F.I.R.M. MAP NO. 09011002286, PANEL 228 OF 554. EFFECTIVE DATE: JULY 18, 2011.
5. THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.
6. NO ZONING REPORT WAS PROVIDED BY THE CLIENT.
7. THE SITE HAS NO EXISTING CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES.
8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

MAP REFERENCES

- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF LISBON, NORWICH-PUTNAM ROAD FROM NEWEST ROAD SO. WESTERLY ABOUT 6,800 FEET. ROUTE NO. 21." SCALE 1"=40'. DATE 3/31/1933. REVISED 12/17/1974. NUMBER 72-05, SHEET NO. 2 OF 2.
- "PROPERTY SURVEY PREPARED FOR PRICE REALTY, LLC, 141 AND 143 RIVER ROAD, LISBON, CONNECTICUT" SCALE 1"=40'. DATE 12/2005. PREPARED BY BOUNDARIES LLC, GRISWOLD, CONNECTICUT.
- "ALTA/ACSM LAND TITLE SURVEY, CROSSING AT LISBON, RIVER ROAD (ROUTE 12), LISBON, CONNECTICUT" SCALE 1"=100'. DATE 2/14/2008. REVISED 2/19/2088, 3/6/2008. SHEET NO. 1 AND 2 OF 2. PREPARED BY BL COMPANIES, MERIDEN, CONNECTICUT.

SURVEY CERTIFICATION

TO: RIVER ROAD I LLC; CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY;



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-11, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 21, 2022.

DATED: 12/19/2022 SIGNED: PATRICK J. CORLESS, JR., L.S. #70015



355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

LAND OF
RIVER ROAD I LLC
148 RIVER ROAD (CT ROUTE 12)
LISBON, CONNECTICUT

REVISIONS	Date	Desc.	Revised Per Comments.
No. 1	12/19/2022		
Surveyed	JW/DS		
Drawn	JW		
Reviewed	PJC		
Scale	1"=50'		
Project No.	2201674		
Date	11/14/2022		
Field Book	570		
CAD File:	AL220167401		

ALTA/NSPS
LAND TITLE
SURVEY

Sheet No. 1 of 2

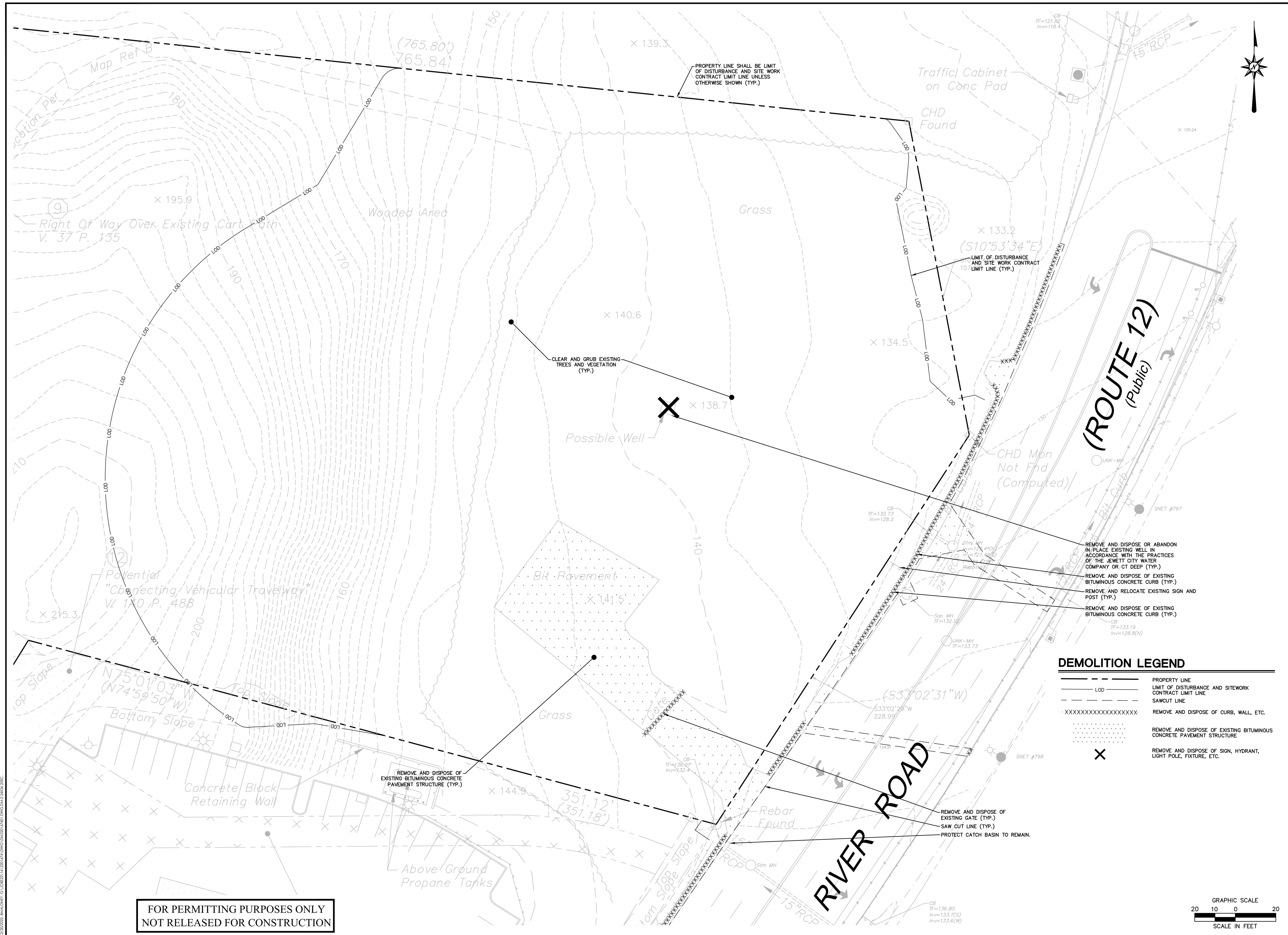
AL-1

TITLE COMMITMENT

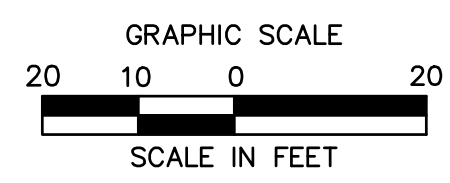
TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
9	V 37 P 135	RIGHT OF WAY TO DONALD E. BURDICK.	PLOTTED
10	V 124 P 150	SPECIAL PERMIT GRANTED BY THE LISBON PLANNING AND ZONING COMMISSION.	AFFECT SUBJECT PROPERTY NOT PLOTTABLE
11	V 124 P 251	DECLARATION OF IRREVOCABLE LOT MERGER BY PRICE REALTY, LLC.	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE
12	V 140 P 488	MOTION AND STIPULATION FOR JUDGEMENT.	PLOTTED
13	V 143 P 554	EASEMENT FOR VEHICULAR INGRESS AND EGRESS IN FAVOR OF CL ONE ASSOCIATES, LLC.	PLOTTED
14	V 143 P 565	EASEMENT FOR GRADING AND SLOPE BY AND BETWEEN PRICE REALTY, LLC AND CL ONE ASSOCIATES, LLC.	PLOTTED
15	V 16 P 60 V 8 P 5 V 17 P 1-18	NOTES, CONDITIONS, EASEMENTS AND ALL OTHER MATTERS AS SHOWN ON MAPS RECORDED AND FILED.	DOES NOT AFFECT
16	V 92 P 744	SPECIAL PERMIT GRANTED BY THE LISBON PLANNING AND ZONING COMMISSION.	DOES NOT AFFECT SUBJECT PROPERTY
17	V 134 P 230	SPECIAL PERMIT GRANTED BY THE LISBON PLANNING AND ZONING COMMISSION.	DOES NOT AFFECT SUBJECT PROPERTY
18	V 134 P 83	EASEMENT IN FAVOR OF SANDRA SLONSKI-SANFACON.	DOES NOT AFFECT SUBJECT PROPERTY
19	V 134 P 760	SPECIAL PERMIT GRANTED BY THE LISBON PLANNING AND ZONING COMMISSION.	DOES NOT AFFECT SUBJECT PARCEL
20	V 136 P 76	CONSERVATION EASEMENT AGREEMENT BY AND BETWEEN CL ONE ASSOCIATES, LLC AND THE TOWN OF LISBON.	DOES NOT AFFECT SUBJECT PROPERTY
21	V 136 P 480	SPECIAL PERMIT GRANTED BY THE LISBON PLANNING AND ZONING COMMISSION.	DOES NOT AFFECT SUBJECT PROPERTY
22	V 136 P 497	DEFINED TRAFFIC EASEMENT.	DOES NOT AFFECT SUBJECT PROPERTY
23	V 136 P 500	DEFINED EASEMENT FOR HIGHWAY PURPOSES FROM CL ONE ASSOCIATES, LLC TO THE STATE OF CONNECTICUT.	DOES NOT AFFECT SUBJECT PROPERTY
24	V 136 P 599 V 142 P 112 V 142 P 956	OPERATION AND EASEMENT AGREEMENT AMONG TARGET CORPORATION, CL ONE ASSOCIATES, LLC AND CL TWO ASSOCIATES, LLC; AS AMENDED.	DOES NOT AFFECT SUBJECT PROPERTY
25	V 136 P 713 V 143 P 338	MEMORANDUM OF GROUND LEASE AMONG TARGET CORPORATION, CL ONE ASSOCIATES, LLC, AND CL TWO ASSOCIATES, LLC; AS AMENDED.	DOES NOT AFFECT SUBJECT PROPERTY
26	V 136 P 724	CONSENT, JOINDER AND SUBORDINATION AGREEMENT AMONG JENN-B REALTY, LLC, TARGET CORPORATION, CL ONE ASSOCIATES, LLC AND CL TWO ASSOCIATES, LLC.	DOES NOT AFFECT SUBJECT PARCEL
27	V 137 P 135	SPECIAL PERMIT GRANTED BY THE LISBON PLANNING AND ZONING COMMISSION.	DOES NOT AFFECT SUBJECT PROPERTY
28	V 138 P 552	ELECTRIC DISTRIBUTION EASEMENT FROM CL ONE ASSOCIATES, LLC TO THE CONNECTICUT LIGHT AND POWER COMPANY.	DOES NOT AFFECT SUBJECT PROPERTY
29	V 140 P 440	MEMORANDUM OF SUBLEASE BETWEEN CL ONE ASSOCIATES, LLC AND PEPPER DINNING, INC.	DOES NOT AFFECT SUBJECT PROPERTY
30	V140 P 452	ACCESS EASEMENT FROM CL ONE ASSOCIATES, LLC TO JEWETT CITY WATER COMPANY.	DOES NOT AFFECT SUBJECT PROPERTY
31	V 141 P 132	ENCROACHMENT EASEMENT BETWEEN THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION AND CL ONE ASSOCIATES, LLC.	DOES NOT AFFECT SUBJECT PARCEL
32	V 93 P 691	25' WIDE ACCESS EASEMENT TO AND FROM RIVER ROAD (ROUTE 12) TO LISBON LAND, LLC.	DOES NOT AFFECT SUBJECT PROPERTY
33	V 134 P 751	TRAFFIC INVESTIGATION REPORT.	DOES NOT AFFECT SUBJECT PROPERTY
34	V 135 P 106	STATE TRAFFIC COMMISSION CERTIFICATE NO. 1772.	DOES NOT AFFECT SUBJECT PROPERTY
35	V 140 P 461	WATER MAINS AND FACILITIES EASEMENT FROM CL ONE ASSOCIATES, LLC TO JEWETT CITY WATER COMPANY.	DOES NOT AFFECT SUBJECT PROPERTY
36	V 142 P 963	SPECIAL PERMIT GRANTED BY THE LISBON PLANNING AND ZONING COMMISSION.	DOES NOT AFFECT SUBJECT PROPERTY
37	V 143 P 39	TRAFFIC INVESTIGATION REPORT.	DOES NOT AFFECT SUBJECT PROPERTY
38	V 143 P 208	STATE TRAFFIC COMMISSION CERTIFICATE NO. 1772 A.	DOES NOT AFFECT SUBJECT PROPERTY
39	V 143 P 208	PYLON SIGN IDENTIFICATION EASEMENT IN FAVOR OF ALDI, INC.	DOES NOT AFFECT SUBJECT PROPERTY
40	V 143 P 361	ACCESS EASEMENT AGREEMENT AND ALLOCATION OF COSTS BETWEEN CL ONE ASSOCIATES, LLC AND ALDI, INC.	DOES NOT AFFECT SUBJECT PROPERTY

REFERENCE: CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY (CATIC), COMMITMENT NO. NCSH 22-1339, COMMITMENT DATE: JUNE 22, 2022

SEE SHEET 1 OF 2 FOR SURVEY AND GENERAL NOTES



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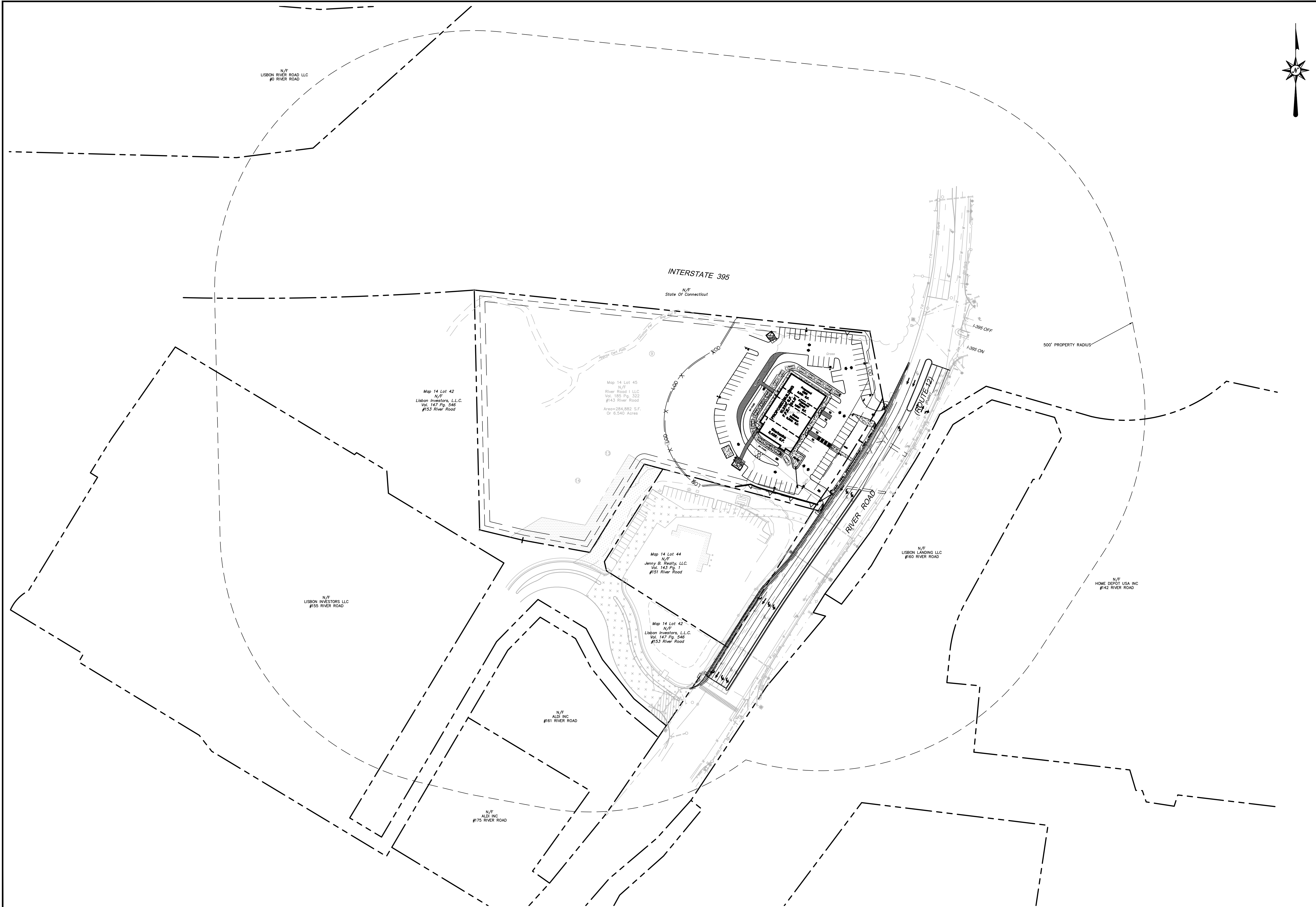
PROPOSED DEVELOPMENT
143 RIVER ROAD
LISBON, CONNECTICUT

REVISIONS
No. 1
Date 12/19/2022
Desc. REVISED PER LISBON STAFF COMMENTS

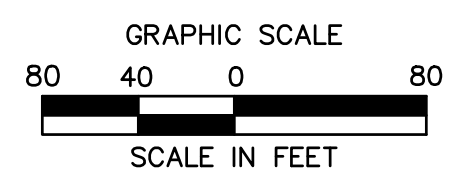
Designed B.C.M.
Drawn B.C.M.
Reviewed R.M.R.
Scale 1"=20'
Project No. 2201674
Date 11/29/2022
CAD File: DM220167401

ENLARGED DEMOLITION PLAN

Sheet No.



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NOT RELEASED FOR CONSTRUCTION



PROPOSED DEVELOPMENT
143 RIVER ROAD
LISBON, CONNECTICUT

REVISIONS	Date	Desc.
No. 1	12/19/2022	REVISED PER LISBON STAFF COMMENTS

Designed	B.C.M.
Drawn	B.C.M.
Reviewed	R.M.R.
Scale	1"=80'
Project No.	2201674
Date	11/29/2022
CAD File:	SP220167401

Title
OVERALL SITE PLAN

Sheet No.

SP-0

INTERSTATE 395

SIGN LEGEND

SIGN NO.	CT-DOT NO. OR MUTCD NO.	LEGEND
A	R1-1	STOP 30"
B	R7-8	4' SWL
C	R7-8p	VAN ACCESSIBLE
D	31-1109	DO NOT ENTER

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.

SITE PLAN LEGEND

---	PROPERTY LINE
---	PROPOSED LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
---	PROVIDE AND INSTALL MODULAR BLOCK RETAINING WALL
X	PROVIDE AND INSTALL 6' TALL CHAIN LINK FENCE
---	PROPOSED SAWCUT LINE
⊕	CONNECTICUT SYMBOL OF ACCESSIBILITY PARKING SPACE
#	PARKING SPACE COUNT
→	PROVIDE AND INSTALL SIGN (D) AND POST (TYP.)
→	PROVIDE AND INSTALL PAINTED PAVEMENT ARROW (TYP.)
→	PROVIDE AND INSTALL CLIENT ENTRY WAYFINDING PAVEMENT ARROW (GREEN) (TYP.)
→	PROVIDE AND INSTALL MOUNTABLE CONCRETE ISLAND
→	PROVIDE AND INSTALL PAINTED CONNECTICUT SYMBOL OF ACCESSIBILITY (TYP. OF 2)
→	PROVIDE AND INSTALL 2' WIDE DETECTABLE WARNING
→	PROVIDE AND INSTALL 4" SWL @ 45" AND SPACED 2' O.C. (TYP.)
→	PROVIDE AND INSTALL SIGNS (B) AND (C), BOLLARD MOUNTED (TYP. OF 2 SPACES)
→	PROPOSED RELOCATED SIGN LOCATION
→	PROVIDE AND INSTALL FREESTANDING SIGN, SEPARATE ZONING APPROVAL WILL BE REQUIRED
→	PROVIDE AND INSTALL PAINTED CROSSWALK (TYP.)
→	PROVIDE AND INSTALL COLORED CONCRETE PAVEMENT STRUCTURE WITH BROOM FINISH (TYP.)
→	PROVIDE AND INSTALL 6" WIDE MONOLITHIC CONCRETE CURB AND SIDEWALK (TYP.)
→	PROPOSED 15' TAKING LINE FOR CT DOT
→	PROVIDE AND INSTALL 6" CONCRETE CURB (TYP.)
→	20' MINIMUM FRONT PARKING SETBACK LINE (TYP.)
→	PROVIDE AND INSTALL 6" WIDE MONOLITHIC CONCRETE CURB AND SIDEWALK (TYP.)
→	PROVIDE AND INSTALL RAILING AND PATIO JOINTING, REFER TO ARCHITECTURAL PLANS
→	PROVIDE AND INSTALL SIGN (D) AND POST (TYP.)
→	LIMITS OF PATIO, REFER TO ARCHITECTURAL PLANS
→	PROVIDE AND INSTALL 12" SOLID WHITE STOP BAR (TYP.)
→	PROVIDE AND INSTALL SIGN (A) & (D) AND POST (TYP.)
→	PROPOSED 4" WIDE RAISED ISLAND WITH STAMPED CONCRETE (TYP.)
→	PROVIDE AND INSTALL 6" REVEAL BITUMINOUS CONCRETE CURB (TYP.)
→	PROPOSED SAWCUT LINE (TYP.)
→	PROVIDE AND INSTALL 4" SYDL (TYP.)

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIENCE
1	BUILDING SIZE	NONE REQUIRED	10,233 S.F.	NO
2	PARKING REQUIRED	MULTI-USE COMMERCIAL DEVELOPMENT, MINIMUM 4 SPACES PER USE, PLUS 1 SPACE PER EVERY 250 S.F. OF GROSS FLOOR AREA (4 USES AND 10,233 S.F.) TOTAL REQUIRED = 56.9	79 SPACES	NO
3	MINIMUM HANDICAPPED SPACES REQUIRED	4 SPACES	4 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	10 FEET X 20 FEET 300 S.F. PER PARKING SPACE AND AISLE FOR MANEUVERING	10 FEET X 20 FEET	NO
5	MINIMUM AISLE WIDTH	10 FEET	24 FEET - 2-WAY 12 FEET - 1-WAY	NO
6	MINIMUM ACCESS AISLE WIDTH	AT LEAST 2 12-FOOT LANES	2 20-FOOT LANES	NO
7	MINIMUM LOADING SPACE DIMENSIONS	12 FEET WIDE X 50 FEET LONG X 15 FEET HIGH	12 FEET WIDE X 101 FEET LONG X 15 FEET HIGH	NO
8	MINIMUM LOADING SPACES REQUIRED	1 BERTH FOR 10,000 - 25,000 S.F.	2 LOADING BERTHS	NO
9	MINIMUM LOADING SPACE SETBACK	50 FEET FROM ANY STREET INTERSECTION	> 50 FEET FROM ANY STREET INTERSECTION	NO
10	MINIMUM FRONT SETBACK	20 FEET (1)	20.0 FEET	NO
11	MINIMUM SIDE SETBACK	10 FEET (1)	10.0 FEET	NO
12	MINIMUM REAR SETBACK	10 FEET (1)	456.6 FEET	NO
13	MINIMUM SIDEWALK	6' WIDE SIDEWALK ON ALL LOT SIDES THAT ABUT A PUBLIC STREET (10.13.4)	6' WIDE SIDEWALK ON ALL LOT SIDES THAT ABUT A PUBLIC STREET	NO
14	MINIMUM STACKING QUE FOR RESTAURANT SERVICE WINDOW	10 STACKING SPACES AND AT LEAST ONE SPACE FOR EXITING CAR BETWEEN WINDOW AND STREET	15 STACKING SPACES AND ONE SPACE FOR EXITING CAR BETWEEN WINDOW AND STREET	NO
15	MINIMUM STACKING SPACE STALL DIMENSIONS	20 FEET LONG X 10 FEET WIDE (12 FEET WIDE IF ADJACENT TO BUILDING)	10 FEET WIDE X 20 FEET LONG	NO
16	MINIMUM INTERIOR LANDSCAPING	1 INTERIOR LANDSCAPED ISLAND FOR EVERY 10 PARKING SPACES AT LEAST 10 FEET WIDE	1 INTERIOR ISLAND FOR EVERY 10 PARKING SPACES AT LEAST 10 FEET WIDE	NO

- LOCATED WITHIN HALF THE REQUIRED SETBACK, FARTHEST FROM THE PROPERTY LINE, WHEN APPROPRIATELY SCREENED FROM THE STREET AND/OR ABUTTING PROPERTY (SECTION 8.5.1)

ZONING INFORMATION

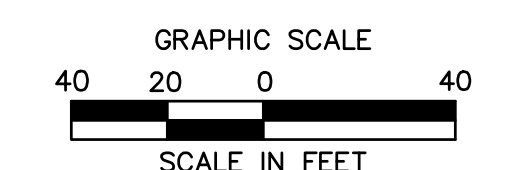
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIENCE
1	MINIMUM LOT AREA	40,000 S.F.	284,882 S.F. (6.54 AC.)	NO
2	MINIMUM BUILDABLE AREA	25,000 S.F. (1)	>25,000 S.F.	NO
2A	MINIMUM WIDTH OF RECTANGLE	110 FEET	> 110 FEET	NO
3	MINIMUM LOT FRONTAGE	150 FEET	229.0 FEET	NO
4	MINIMUM FRONT SETBACK	40 FEET	97.5 FEET	NO
5	MINIMUM SIDE SETBACK	20 FEET	94.9 FEET	NO
6	MINIMUM REAR SETBACK	20 FEET	541.4 FEET	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET	NO
8	MAXIMUM IMPERVIOUS LOT COVERAGE	40 PERCENT	23.30 PERCENT	NO
9	MAXIMUM BUILDING COVERAGE	40 PERCENT	3.6 PERCENT	NO

- "BUILDABLE AREA" SHALL INCLUDE THE CONTIGUOUS AREA OF A LOT EXCLUSIVE OF WETLANDS, WATERCOURSES, WATER BODIES, WETLANDS BUFFER AREAS (50' MINIMUM), DETENTION AREAS, UTILITY AND DRAINAGE EASEMENTS, RIGHTS-OF-WAYS, THE REQUIRED FRONT YARD, AND ONE-HALF THE SIDE AND REAR YARD SETBACK. NO MORE THAN 20% OF THE REQUIRED MINIMUM BUILDABLE AREA SHALL CONTAIN SLOPES IN EXCESS OF 20% (SECTION 8.4.2)

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

APPROVED BY THE LISBON PLANNING & ZONING COMMISSION

Chairperson _____ Date _____



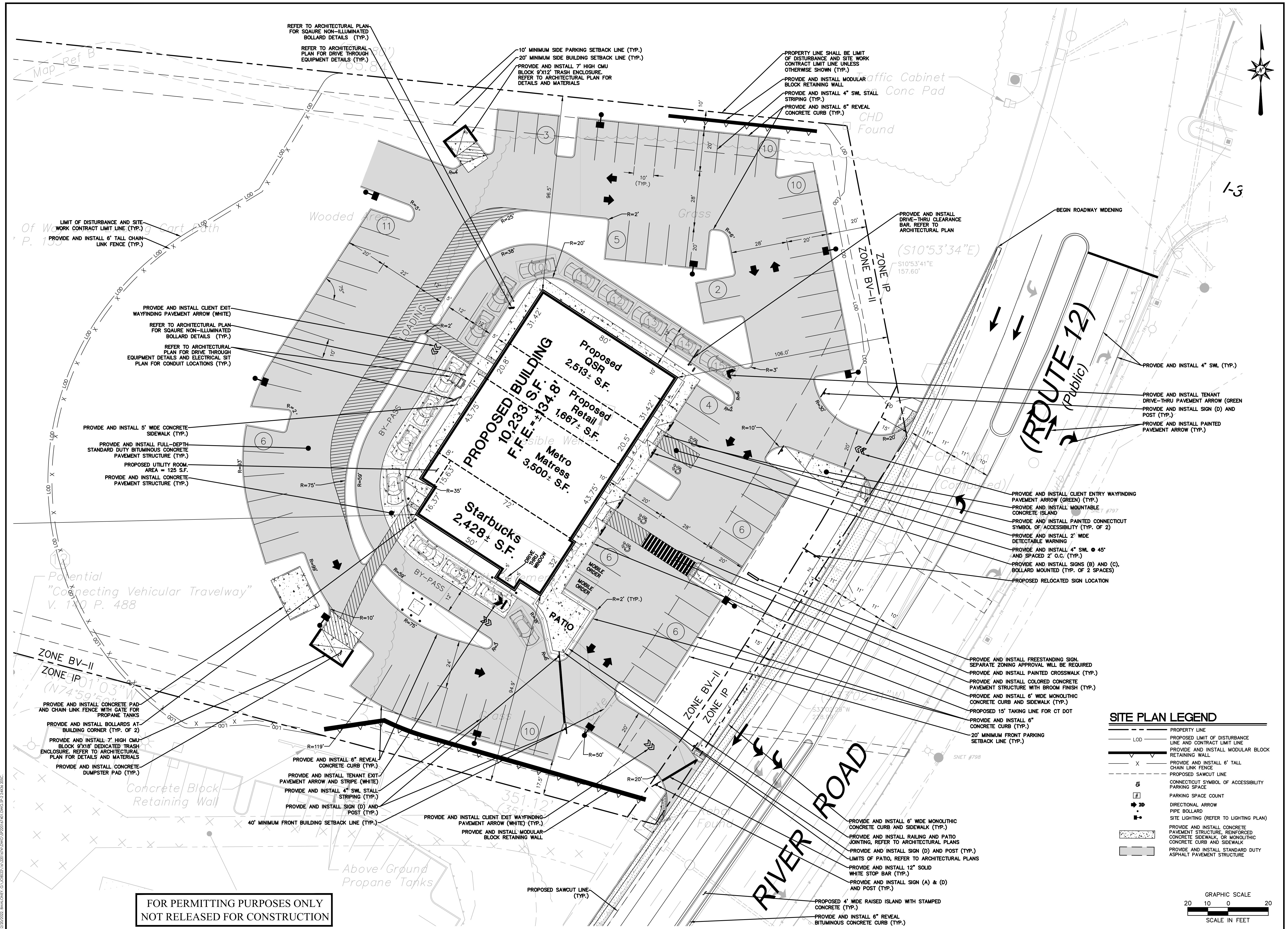
PROPOSED DEVELOPMENT

143 RIVER ROAD
LISBON, CONNECTICUT

SITE PLAN

Sheet No.

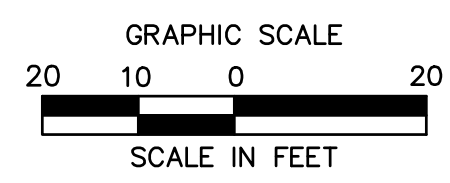
SP-1



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SITE PLAN LEGEND

---	PROPERTY LINE
---	PROPOSED LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
▬	PROVIDE AND INSTALL MODULAR BLOCK RETAINING WALL
X	PROVIDE AND INSTALL 6" TALL CHAIN LINK FENCE
---	PROPOSED SAWCUT LINE
⊠	CONNECTICUT SYMBOL OF ACCESSIBILITY PARKING SPACE
⊠	PARKING SPACE COUNT
➔	DIRECTIONAL ARROW
•	PIPE BOLLARD
•	SITE LIGHTING (REFER TO LIGHTING PLAN)
▬	PROVIDE AND INSTALL CONCRETE PAVEMENT STRUCTURE, REINFORCED CONCRETE SIDEWALK, OR MONOLITHIC CONCRETE CURB AND SIDEWALK
▬	PROVIDE AND INSTALL STANDARD DUTY ASPHALT PAVEMENT STRUCTURE



PROPOSED DEVELOPMENT
143 RIVER ROAD
LISBON, CONNECTICUT

REVISIONS

No.	Date	Desc.
1	12/19/2022	REVISED PER LISBON STAFF COMMENTS

Designed	B.C.M.
Drawn	B.C.M.
Reviewed	R.M.R.
Scale	1"=20'
Project No.	2201674
Date	11/29/2022
CAD File:	SP220167401

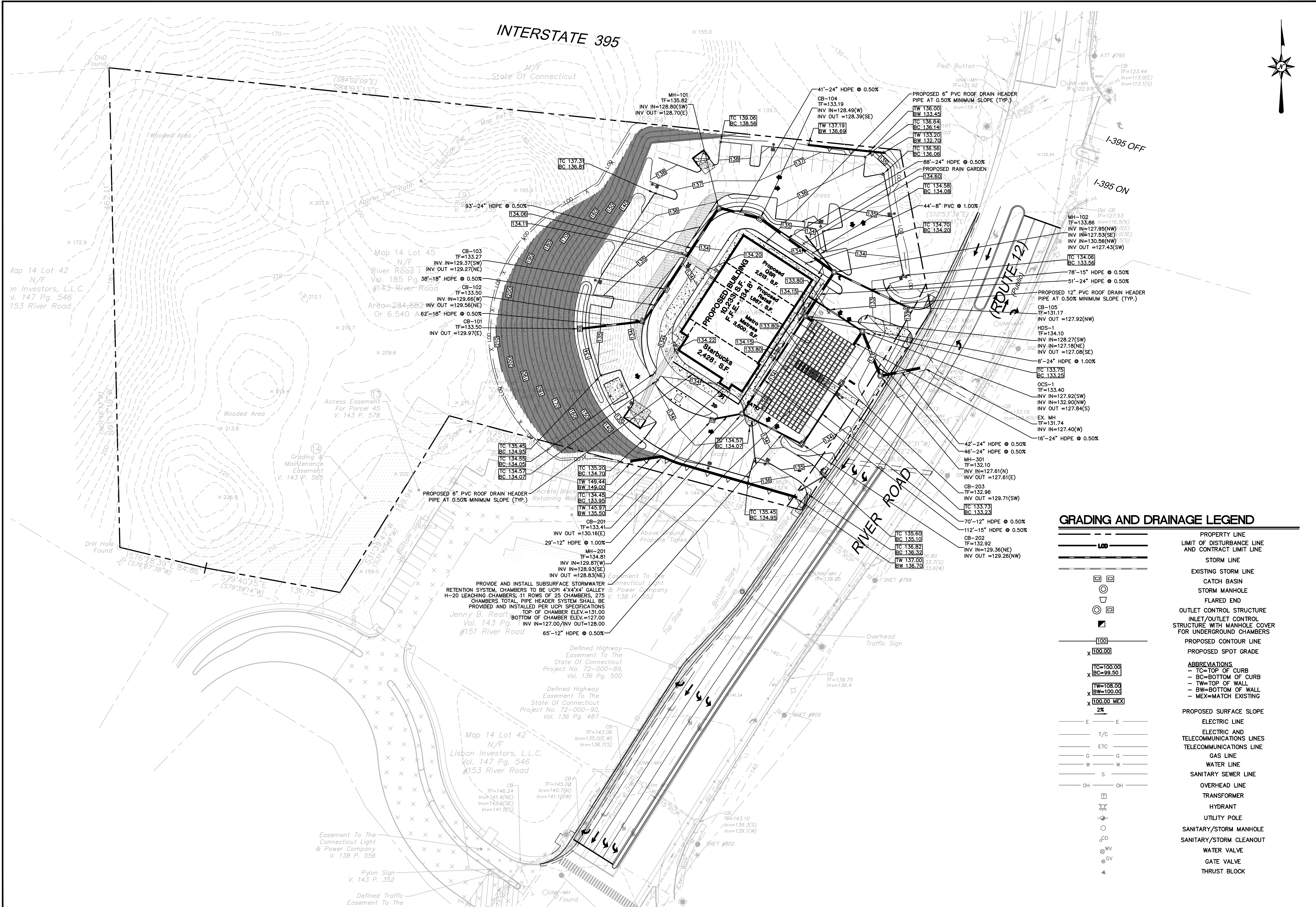
ENLARGED SITE PLAN

Sheet No.

SP-2

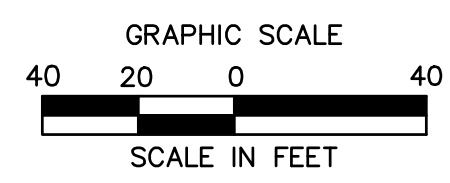
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GRADING AND DRAINAGE LEGEND

	PROPERTY LINE
	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
	STORM LINE
	EXISTING STORM LINE
	CATCH BASIN
	STORM MANHOLE
	FLARED END
	OUTLET CONTROL STRUCTURE
	INLET/OUTLET CONTROL STRUCTURE WITH MANHOLE COVER FOR UNDERGROUND CHAMBERS
	PROPOSED CONTOUR LINE
	PROPOSED SPOT GRADE
	ABBREVIATIONS
	- TC=TOP OF CURB
	- BC=BOTTOM OF CURB
	- TW=TOP OF WALL
	- BW=BOTTOM OF WALL
	- MEX=MATCH EXISTING
	PROPOSED SURFACE SLOPE
	2%
	ELECTRIC LINE
	ELECTRIC AND TELECOMMUNICATIONS LINES
	TELECOMMUNICATIONS LINE
	GAS LINE
	WATER LINE
	SANITARY SEWER LINE
	OVERHEAD LINE
	TRANSFORMER
	HYDRANT
	UTILITY POLE
	SANITARY/STORM MANHOLE
	SANITARY/STORM CLEANOUT
	WATER VALVE
	GATE VALVE
	THRUST BLOCK



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11/29/2022 BLMALONEY, G. LORION, E.V.2021 (P) (DWG) (GD2201674) (R) (M) (DWG) (GD) - 2X/4M (ARC)

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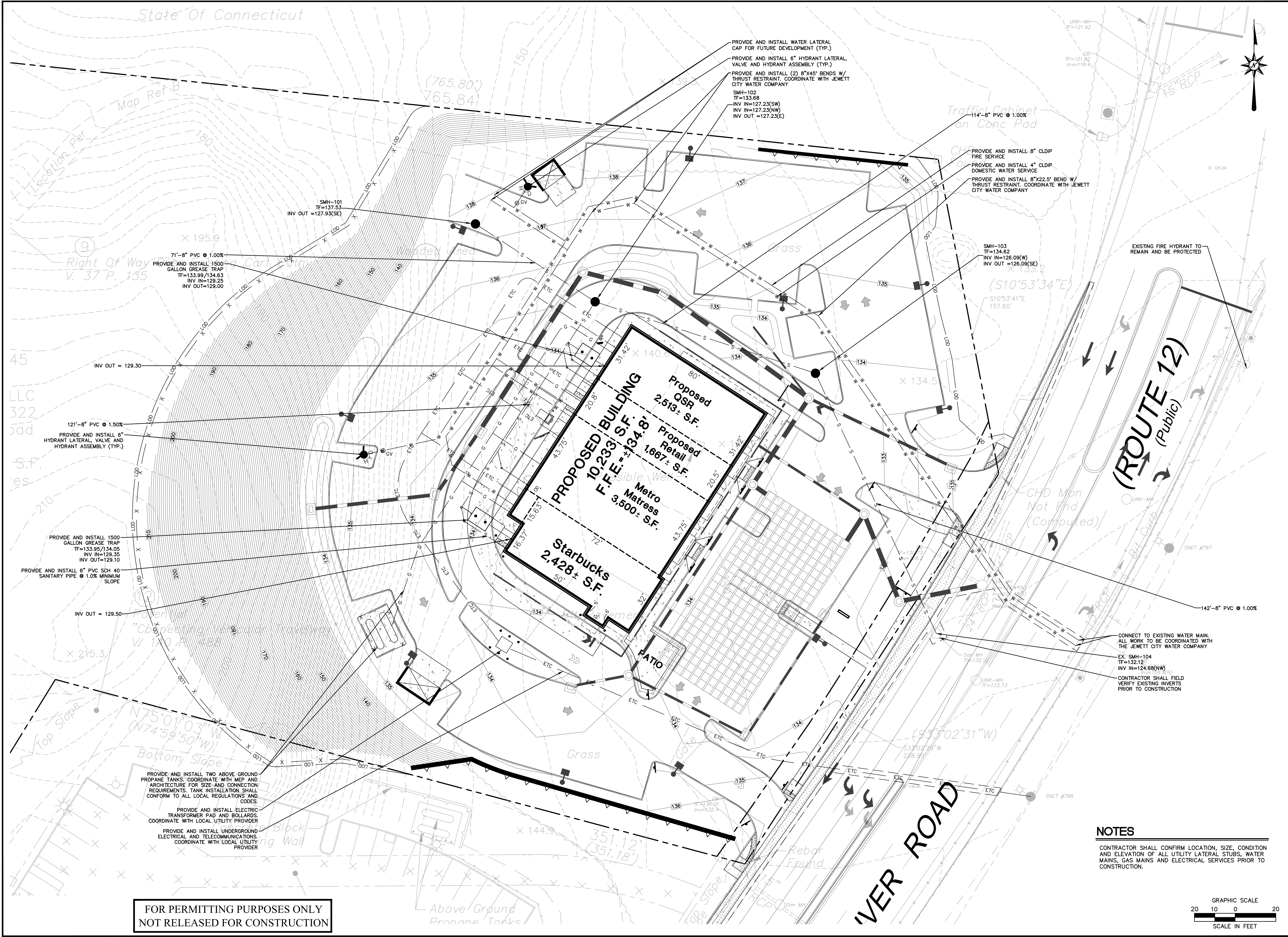
PROPOSED DEVELOPMENT
143 RIVER ROAD
LISBON, CONNECTICUT

REVISIONS
No. 1
Date 12/19/2022
Desc. REVISED PER LISBON STAFF COMMENTS

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ENLARGED SITE UTILITIES PLAN

Sheet No.



PROVIDE AND INSTALL WATER LATERAL CAP FOR FUTURE DEVELOPMENT (TYP.)
PROVIDE AND INSTALL 6" HYDRANT LATERAL VALVE AND HYDRANT ASSEMBLY (TYP.)
PROVIDE AND INSTALL (2) 8"x45" BENDS W/ THRUST RESTRAINT COORDINATE WITH JEWETT CITY WATER COMPANY
SMH-102
TF=133.68
INV IN=127.23(SW)
INV IN=127.23(W)
INV OUT =127.23(E)

PROVIDE AND INSTALL 8" CLDIP FIRE SERVICE
PROVIDE AND INSTALL 4" CLDIP DOMESTIC WATER SERVICE
PROVIDE AND INSTALL 8"x22.5" BEND W/ THRUST RESTRAINT COORDINATE WITH JEWETT CITY WATER COMPANY

SMH-103
TF=134.62
INV IN=126.09(W)
INV OUT =126.09(SE)

71"-8" PVC @ 1.00%
PROVIDE AND INSTALL 1500 GALLON GREASE TRAP
TF=133.99/134.63
INV IN=129.25
INV OUT=129.00

121"-8" PVC @ 1.50%
PROVIDE AND INSTALL 6" HYDRANT LATERAL VALVE AND HYDRANT ASSEMBLY (TYP.)

PROVIDE AND INSTALL 1500 GALLON GREASE TRAP
TF=133.95/134.05
INV IN=129.35
INV OUT=129.10

PROVIDE AND INSTALL 6" PVC SCH 40 SANITARY PIPE @ 1.0% MINIMUM SLOPE
INV OUT = 129.50

PROVIDE AND INSTALL TWO ABOVE GROUND PROPANE TANKS, COORDINATE WITH MEP AND ARCHITECTURE FOR SIZE AND CONNECTION REQUIREMENTS. TANK INSTALLATION SHALL CONFORM TO ALL LOCAL REGULATIONS AND CODES.

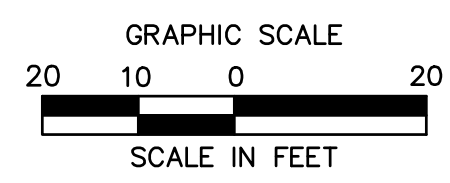
PROVIDE AND INSTALL ELECTRIC TRANSFORMER PAD AND BOLLARDS. COORDINATE WITH LOCAL UTILITY PROVIDER

PROVIDE AND INSTALL UNDERGROUND ELECTRICAL AND TELECOMMUNICATIONS. COORDINATE WITH LOCAL UTILITY PROVIDER

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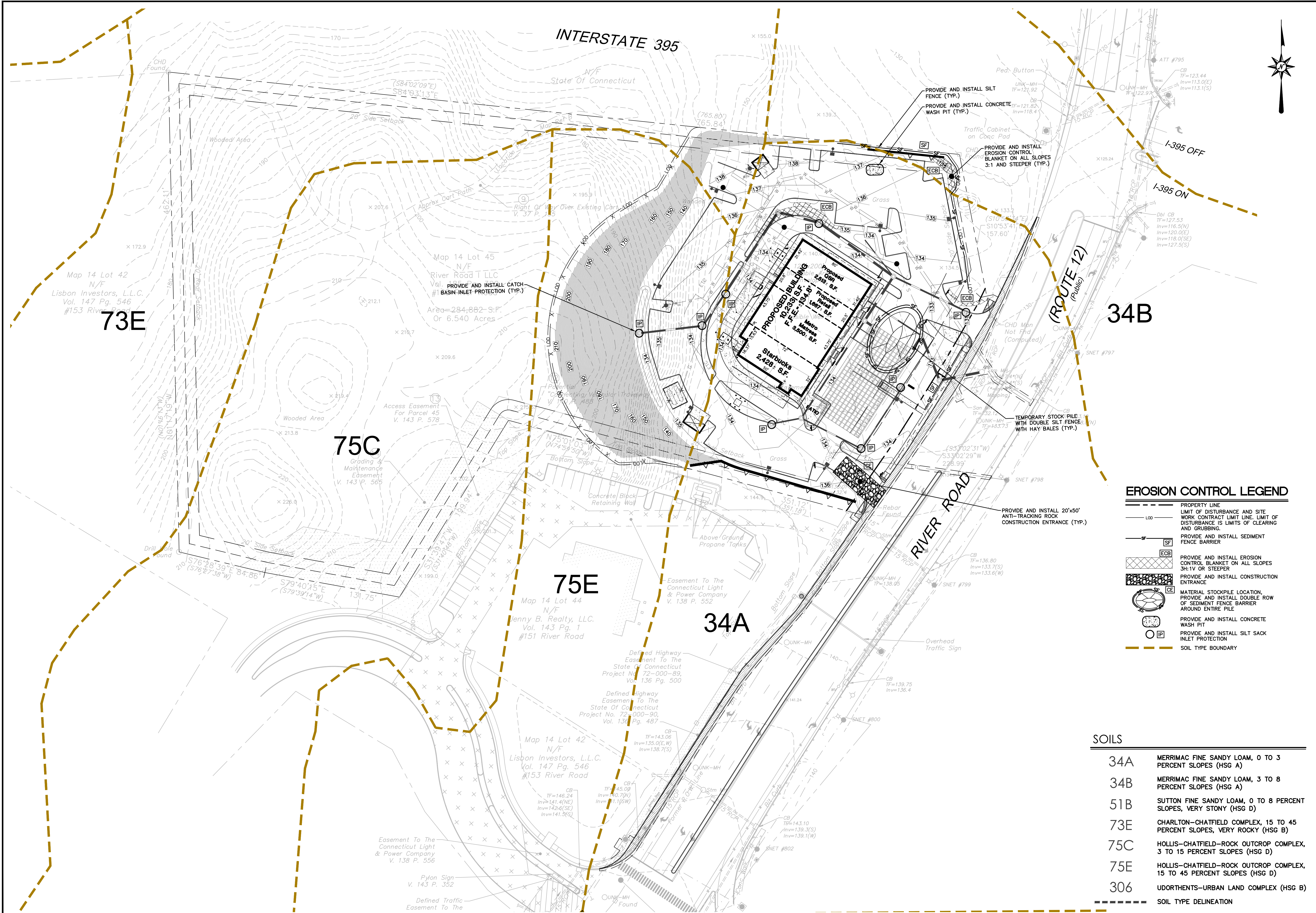
NOTES

CONTRACTOR SHALL CONFIRM LOCATION, SIZE, CONDITION AND ELEVATION OF ALL UTILITY LATERAL STUBS, WATER MAINS, GAS MAINS AND ELECTRICAL SERVICES PRIOR TO CONSTRUCTION.

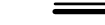
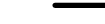

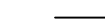








11/29/2022 BIMALONEY, G. LORDEZ, R. V. 2021 FTA (DWG) 03/20/21 (14) DWG 3/12 2:40:04 PM

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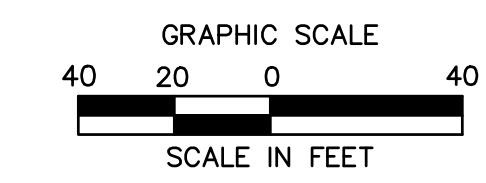
EROSION CONTROL LEGEND

-  PROPERTY LINE
-  LIMIT OF DISTURBANCE AND SITE WORK CONTRACT LIMIT LINE. LIMIT OF DISTURBANCE IS LIMITS OF CLEARING AND GRUBBING.
-  PROVIDE AND INSTALL SEDIMENT FENCE BARRIER
-  PROVIDE AND INSTALL EROSION CONTROL BLANKET ON ALL SLOPES 3H:1V OR STEEPER
-  PROVIDE AND INSTALL CONSTRUCTION ENTRANCE
-  MATERIAL STOCKPILE LOCATION. PROVIDE AND INSTALL DOUBLE ROW OF SEDIMENT FENCE BARRIER AROUND ENTIRE PILE
-  PROVIDE AND INSTALL CONCRETE WASH PIT
-  PROVIDE AND INSTALL SILT SACK INLET PROTECTION
-  SOIL TYPE BOUNDARY

SOILS	
34A	MERRIMAC FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES (HSG A)
34B	MERRIMAC FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES (HSG A)
51B	SUTTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY (HSG D)
73E	CHARLTON-CHATFIELD COMPLEX, 15 TO 45 PERCENT SLOPES, VERY ROCKY (HSG B)
75C	HOLLIS-CHATFIELD-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES (HSG D)
75E	HOLLIS-CHATFIELD-ROCK OUTCROP COMPLEX, 15 TO 45 PERCENT SLOPES (HSG D)
306	UDORTHS-URBAN LAND COMPLEX (HSG B)
	SOIL TYPE DELINEATION

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REFER TO SHEET EC-3 FOR SEDIMENT
AND EROSION CONTROL NOTES





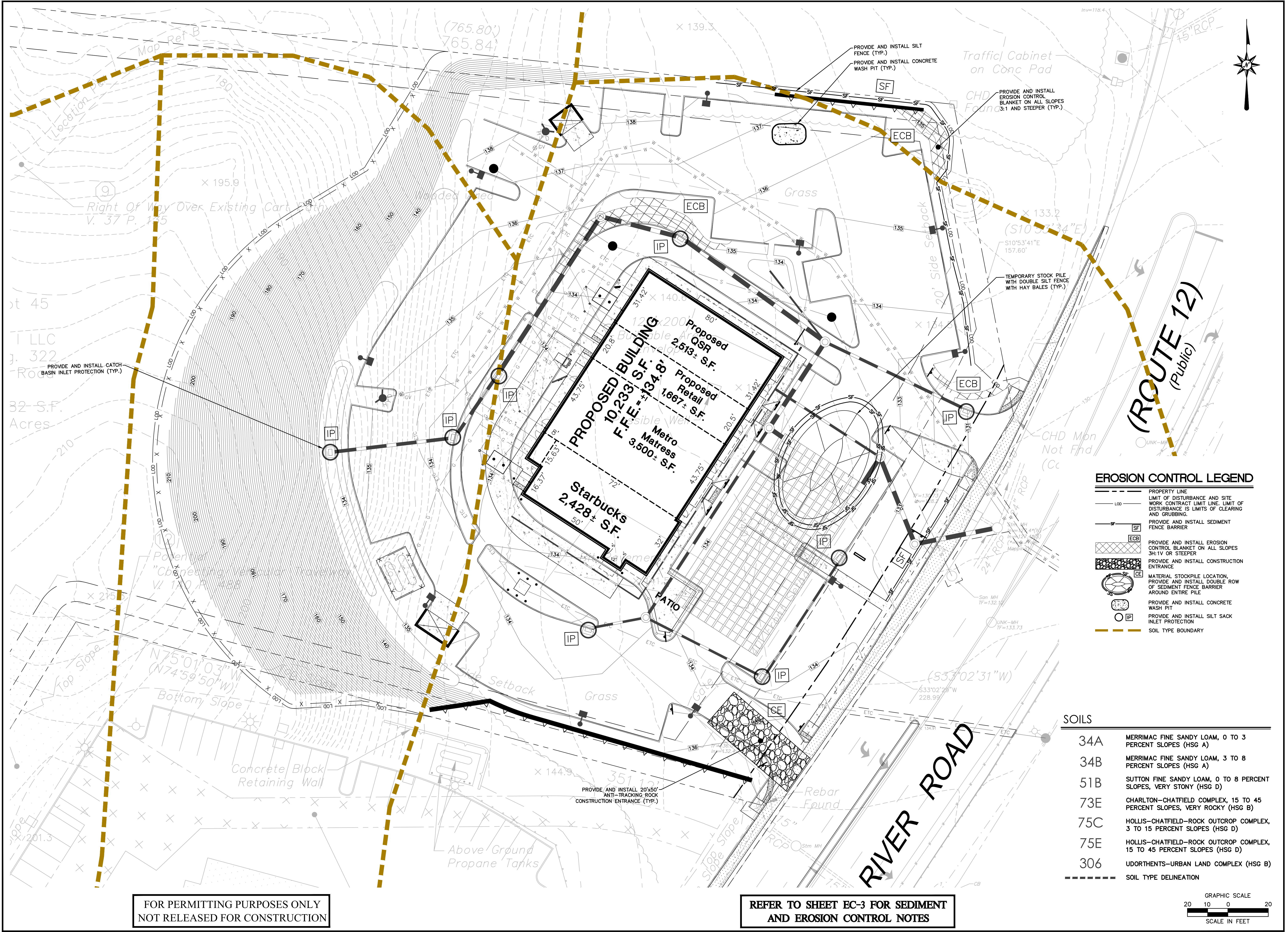
PROPOSED DEVELOPMENT
143 RIVER ROAD
LISBON, CONNECTICUT

REVISIONS
No. 1
Date 12/19/2022
Desc. REVISED PER LISBON STAFF COMMENTS

Designed B.C.M.
Drawn B.C.M.
Reviewed R.M.R.
Scale 1"=20'
Project No. 2201674
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CAD File: EC220167401

Title
**ENLARGED
SEDIMENT AND
EROSION
CONTROL PLAN**

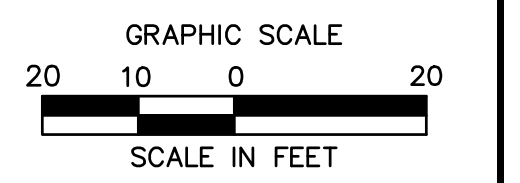
Sheet No.



EROSION CONTROL LEGEND

- PROPERTY LINE
- L00 LIMIT OF DISTURBANCE AND SITE WORK CONTRACT LIMIT LINE. LIMIT OF DISTURBANCE IS LIMITS OF CLEARING AND GRUBBING.
- SF- PROVIDE AND INSTALL SEDIMENT FENCE BARRIER
- ECB PROVIDE AND INSTALL EROSION CONTROL BLANKET ON ALL SLOPES 3H:1V OR STEEPER
- CE PROVIDE AND INSTALL CONSTRUCTION ENTRANCE
- CE PROVIDE AND INSTALL CONSTRUCTION ENTRANCE
- IP MATERIAL STOCKPILE LOCATION, PROVIDE AND INSTALL DOUBLE ROW OF SEDIMENT FENCE BARRIER AROUND ENTIRE PILE
- IP PROVIDE AND INSTALL CONCRETE WASH PIT
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- - -	SOIL TYPE DELINEATION



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REFER TO SHEET EC-3 FOR SEDIMENT
AND EROSION CONTROL NOTES

12/20/2022: BIMALONEY, G. LORISON, M. V. 2021 (F:\PROJECTS\220167401\DWG\EC2-24K001.DWG) EC2-24K001.DWG

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SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL NOTES - CONNECTICUT

SEDIMENT & EROSION CONTROL NARRATIVE
 THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND ANY ADJACENT WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF EROSION CONTROLS PRIOR TO THE BEGINNING OF PROJECT DEMOLITION AND/OR CONSTRUCTION.

CONSTRUCTION SCHEDULE
 THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS APRIL 2023 WITH COMPLETION ANTICIPATED NOVEMBER 2023. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL DEMOLITION OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
 THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY AND/OR CONSERVATION COMMISSION AND/OR CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE
 THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

1. CONTACT MUNICIPALITY AND/OR CONSERVATION COMMISSION AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE MUNICIPALITY AND/OR CONSERVATION COMMISSION AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE.
3. CONSTRUCT STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS AT CONSTRUCTION ENTRANCES/EXITS AND INSTALL FILTER FABRIC AROUND GRATES OF GAPS AND INSTALL SILT SOCKS ON CATCH BASIN INLETS ON OFF SITE ROADS. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT BASINS AND SEDIMENT TRAPS IF REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
4. CLEAR AND GRUB SITE STOCKPILE CHIPS. STOCKPILE TOPSOIL- INSTALL SEDIMENT AND EROSION CONTROLS AT STOCKPILES. CONTRACTOR TO COORDINATE WITH ENGINEER OF RECORD FOR EROSION AND SEDIMENT CONTROL INSPECTIONS AND REPORTS RELATIVE TO STEEP SLOPE CONSTRUCTION. REPORTS SHALL BE PROVIDED TO THE TOWN AS THEY ARE GENERATED.
5. BUILDING AND SITE DEMOLITION AND REMOVAL. PAVEMENT REMOVAL.
6. INSTALL SILT FENCE, CONSTRUCT DIVERSION SWALES AND SEDIMENT BASINS AND SEDIMENT TRAPS. COMMENCE INSTALLATION OF STORM DRAINAGE SYSTEM.
7. COMMENCE EARTHWORK. CONSTRUCT CUT SLOPE AND RETAINING WALLS. INSTALL ADDITIONAL SEDIMENT AND EROSION CONTROLS AS WORK PROGRESSES AND CONTINUE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
8. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
9. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
10. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
11. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPOIL OR BORROW AREA HAS A SEDIMENT AND EROSION CONTROL PLAN APPROVED BY THE MUNICIPALITY AND/OR CONSERVATION COMMISSION AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE MUNICIPALITY AND/OR CONSERVATION COMMISSION IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
12. CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.
13. BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.
14. BUILDING FOUNDATION CONSTRUCTION. BEGIN BUILDING SUPERSTRUCTURE
15. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, HAY BALES AND OTHER EROSION CONTROL DEVICES, AND FROM SEDIMENT BASINS AND SEDIMENT TRAPS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.25 INCH OR GREATER). INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.25 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
16. INSTALL SANITARY LATERAL AND UTILITIES. COMPLETE STORM DRAINAGE SYSTEM.
17. INSTALL SITE LIGHTING AND TRASH ENCLOSURE.
18. COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.
19. CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS.
20. CONDUCT FINE GRADING.
21. CONSTRUCT OFF SITE ROADWAY AND SIGNAL IMPROVEMENTS.
22. PAVING OF PARKING AREAS AND DRIVEWAYS
23. FINAL FINE GRADING OF SLOPE AND NON-PAVED AREAS.
24. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 15 - JUNE 1 OR AUGUST 15 - OCTOBER 1 USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.) IN THE CASE OF STABILIZATION OUTSIDE OF GROWING SEASONS OR WEATHER LIMITATIONS, CONTRACTOR SHALL PROVIDE A CASH BOND AS DETERMINED BY THE TOWN.
25. LANDSCAPE ISLANDS, INTERIOR NON-PAVED AREAS, AND PERIMETER AREAS.
26. INSTALL SIGNING AND PAVEMENT MARKINGS
27. CLEAN STORM DRAINAGE PIPE STRUCTURES, DETENTION SYSTEMS AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.
28. UPON DIRECTION OF THE MUNICIPALITY AND/OR CONSERVATION COMMISSION AGENT, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS
 1. ALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.

2. FOLLOWING INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENT AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR CRUSHED STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS

1. PRIOR TO FILLING, ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESSES NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS AND/OR THE PROJECT GEOTECHNICAL REPORT. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS OR SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION OPERATIONS.

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES/STRAW BALES MAY BE USED IF SHOWN ON THE SEDIMENT AND EROSION CONTROL PLANS OR IF DIRECTED BY THE CIVIL ENGINEER.

FINAL GRADING AND PAVING OPERATIONS

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON SEDIMENT AND EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, OR JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE IS STABLE AND HAS BEEN INSPECTED AND APPROVED BY THE MUNICIPALITY AND/OR CONSERVATION COMMISSION.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

- I. SILTATION FENCE
 - A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
 - B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
 - C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
 - D. BACKFILL THE TRENCH AND COMPACT.
- II. HAY BALES/STRAW BALES
 - A. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
 - B. BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.
 - C. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.
 - D. THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.
- E. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE, TO ENSURE THAT RUN-OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.

OPERATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES

- I. SILTATION FENCE
 - A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
 - B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT.
- II. HAY BALES/STRAW BALES
 - A. ALL HAY BALE/STRAW BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.
 - B. DEPOSITS SHALL BE REMOVED AND CLEANED-OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.
- III. SEDIMENT BASINS/SEDIMENT TRAPS
 - A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOSS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY DEP, LOCAL AUTHORITIES OR ENGINEER.
 - B. ALL SEDIMENT BASINS AND/OR SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.
 - C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT BASINS AND/OR SEDIMENT TRAPS WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.
 - D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPOIL DISPOSAL.

SEDIMENT AND EROSION CONTROL PLAN

1. HAY BALE/STRAW BALE FILTERS WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND SILTATION FENCE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE/STRAW BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEMOLITION AND/OR CONSTRUCTION WHENEVER POSSIBLE.
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD UNTIL THE SITE IS DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY THE AUTHORITY HAVING JURISDICTION.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE MUNICIPALITY AND/OR CONSERVATION COMMISSION OFFICE OR AUTHORITY HAVING JURISDICTION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

SEDIMENT AND EROSION CONTROL NOTES

1. THE SEDIMENT AND EROSION CONTROL PLAN IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
2. THE OWNER, NICK ALLETO (RIVER ROAD I LLC) IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN, AND CAN BE REACHED AT (860) 884-4989, AND ADDRESS 10 PARK ROW W, PROVIDENCE, RI 02903. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE AUTHORITY HAVING JURISDICTION OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
3. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE TOWN OF LISBON TO ENSURE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE TOWN OF LISBON FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
4. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN SEDIMENT AND EROSION CONTROL, TO ASCERTAIN THAT THE SEDIMENT AND EROSION CONTROL (E&S) BMPs ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
 - A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPs, AND COMPLIANCE; AND
 - B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
5. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CDEEP 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE MUNICIPALITY AND/OR CONSERVATION COMMISSION. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
6. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPALITY AND/OR

CONSERVATION COMMISSION, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.

7. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
8. THE CONTRACTOR SHALL KEEP A SUPPLY OF SEDIMENT AND EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, RIP RAP, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
9. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE OR AS SHOWN WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
10. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
11. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
12. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN ONE (1) MONTH.
13. SEDIMENT BASINS AND SEDIMENT TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
14. COMPLY WITH REQUIREMENTS OF CGS SECTION 22A-430b, FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH CDEEP RECORD KEEPING AND INSPECTION REQUIREMENTS.
15. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL DEMOLITION, EXCAVATION AND CONSTRUCTION ACTIVITIES.
16. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (ONE WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE, MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDDED WITH TACKIFIER.
17. MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE.
18. SILT FENCE AND OTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
19. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
20. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE TENCATE ENVIROFENCE, PROPEX GEOTEX OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE TENCATE 140H OR 170H, OR APPROVED EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
21. WHERE INDICATED ON SEDIMENT AND EROSION CONTROL PLANS USE NEW HAY/STRAW BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
22. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS, CONCRETE WASH PITS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND AUTHORITY HAVING JURISDICTION.
23. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAP, SEDIMENT BASINS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
24. BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
25. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
26. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT BASINS AND SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY/STRAW BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
27. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
28. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
29. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
30. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
31. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
32. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
33. MAINTAIN ALL PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS WHEN AUTHORIZED BY AUTHORITY HAVING JURISDICTION. FILE NOT (NOTICE OF TERMINATION) WITH AUTHORITY HAVING JURISDICTION RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.



355 Research Parkway
 Meriden, CT 06450
 (203) 663-1406



PROPOSED DEVELOPMENT
 143 RIVER ROAD
 LISBON, CONNECTICUT

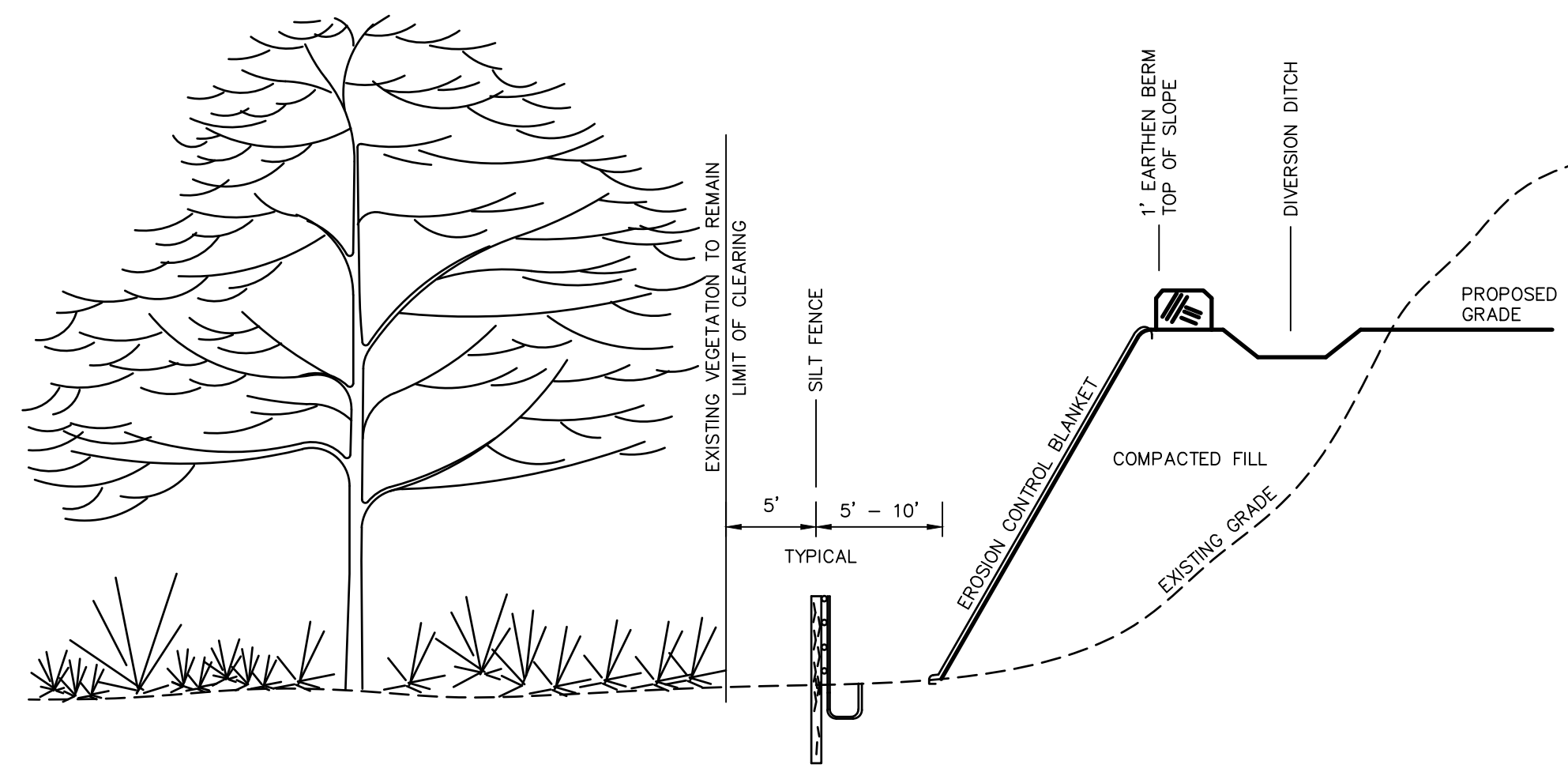
REV/ISS/CS	Desc.	REVISED PER LISBON STAFF COMMENTS
No. 1.	Date 12/19/2022	
Designed	B.C.M.	
Drawn	B.C.M.	
Reviewed	R.M.R.	
Scale	NONE	
Project No.	2201674	
Date	11/29/2022	
CAD File:	EC220167401	

Title: **SEDIMENT AND EROSION CONTROL NOTES**
 Sheet No.

EC-3

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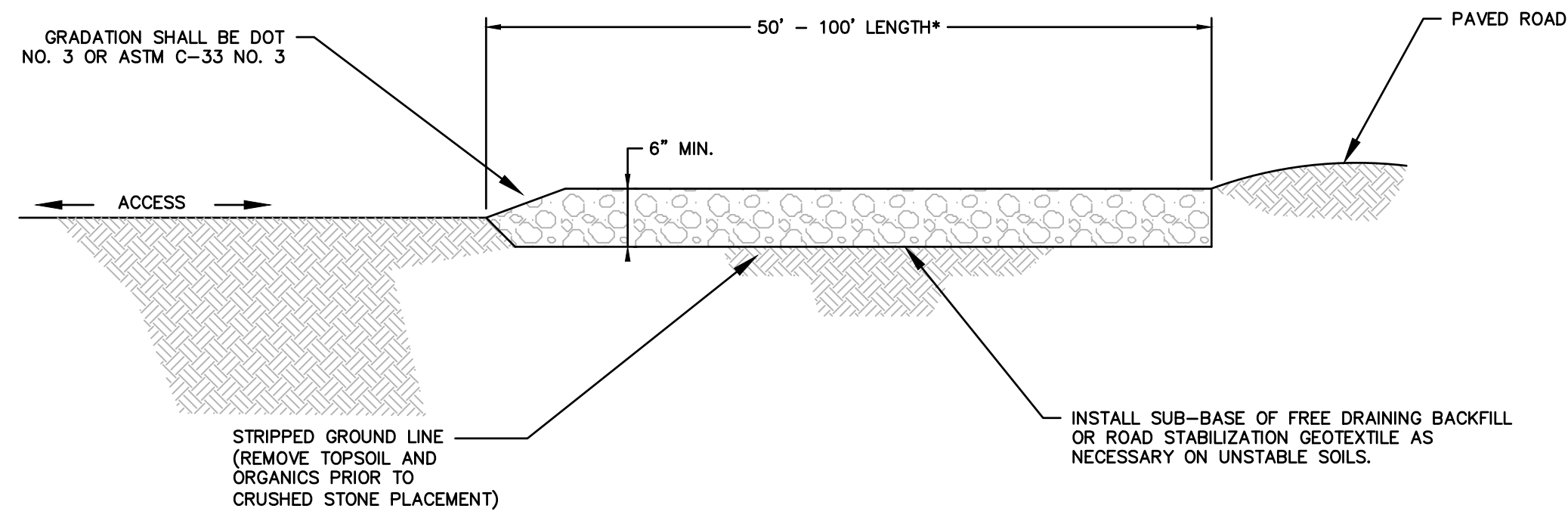
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TYPICAL EROSION CONTROL ON SLOPES

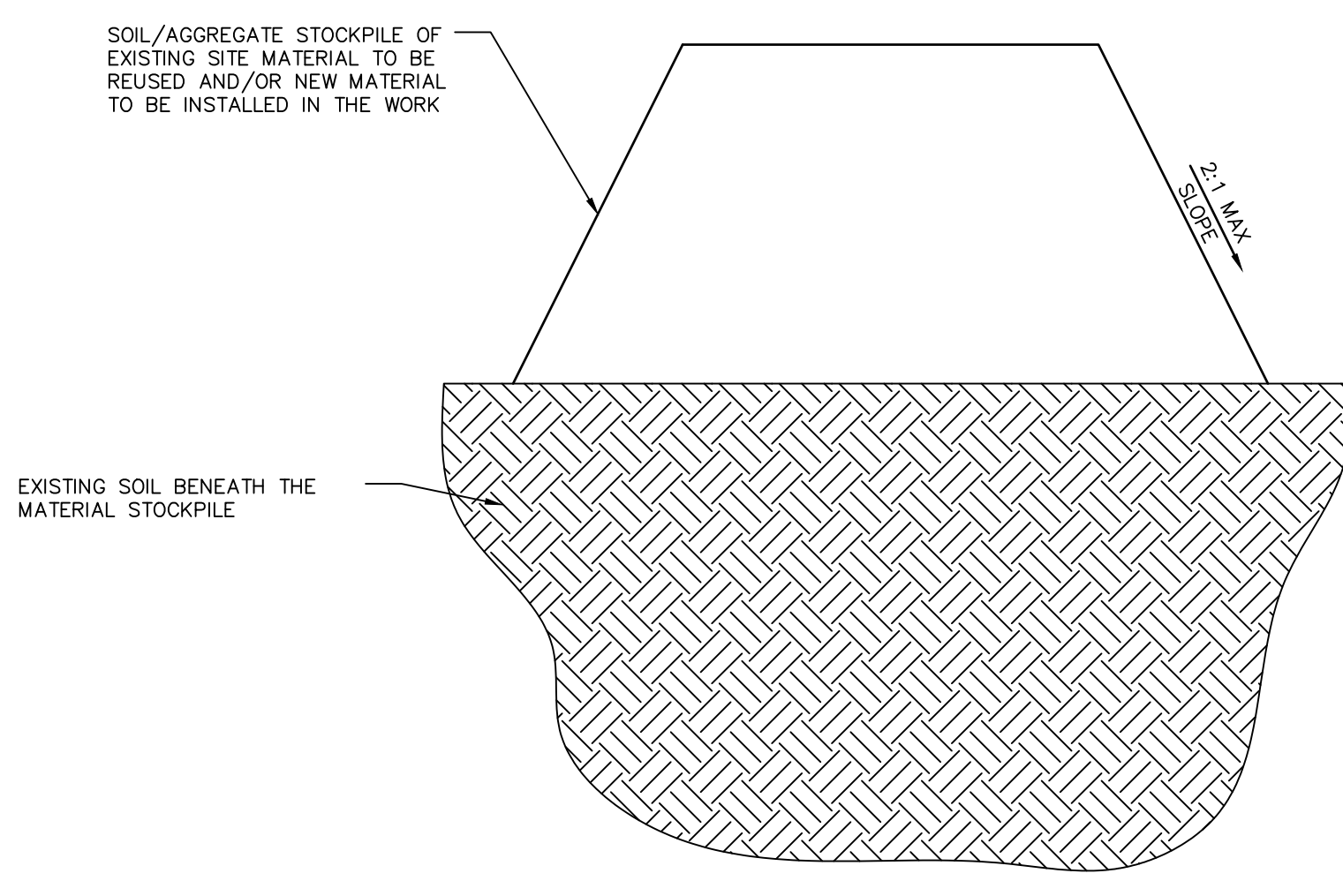
N.T.S. BLEC-011

* WHERE SEDIMENTS CONTAIN LESS THAN 80% SAND, A 100 FT MINIMUM IS REQUIRED.



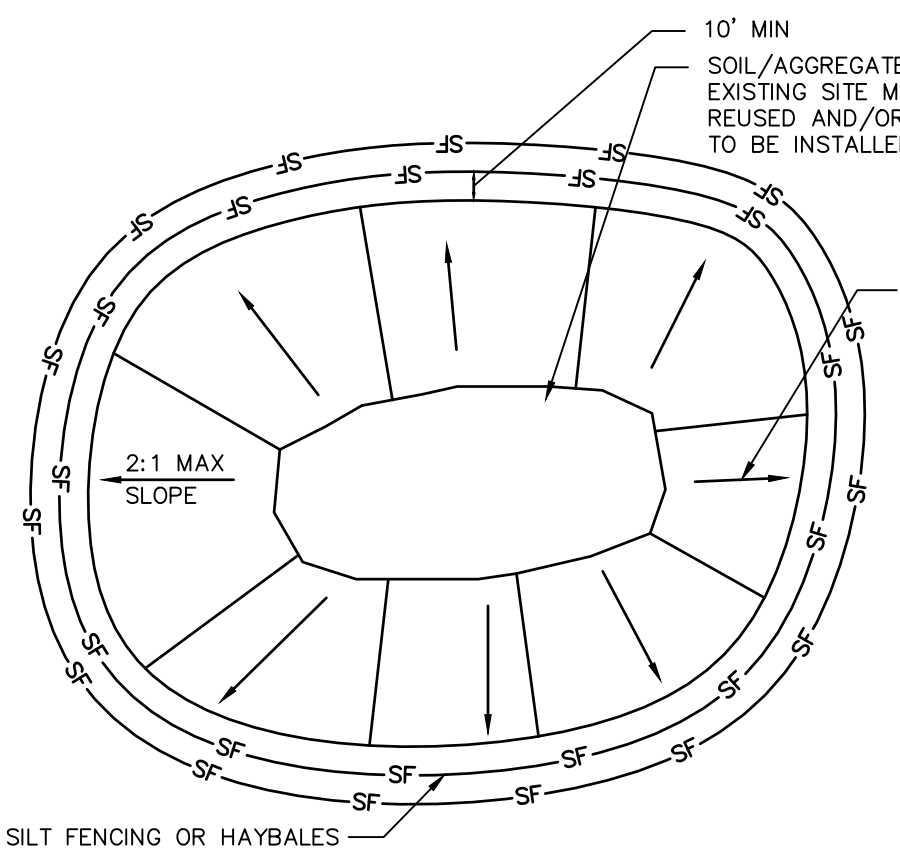
TYPICAL CONSTRUCTION ENTRANCE

N.T.S. CT DEEP CE-2

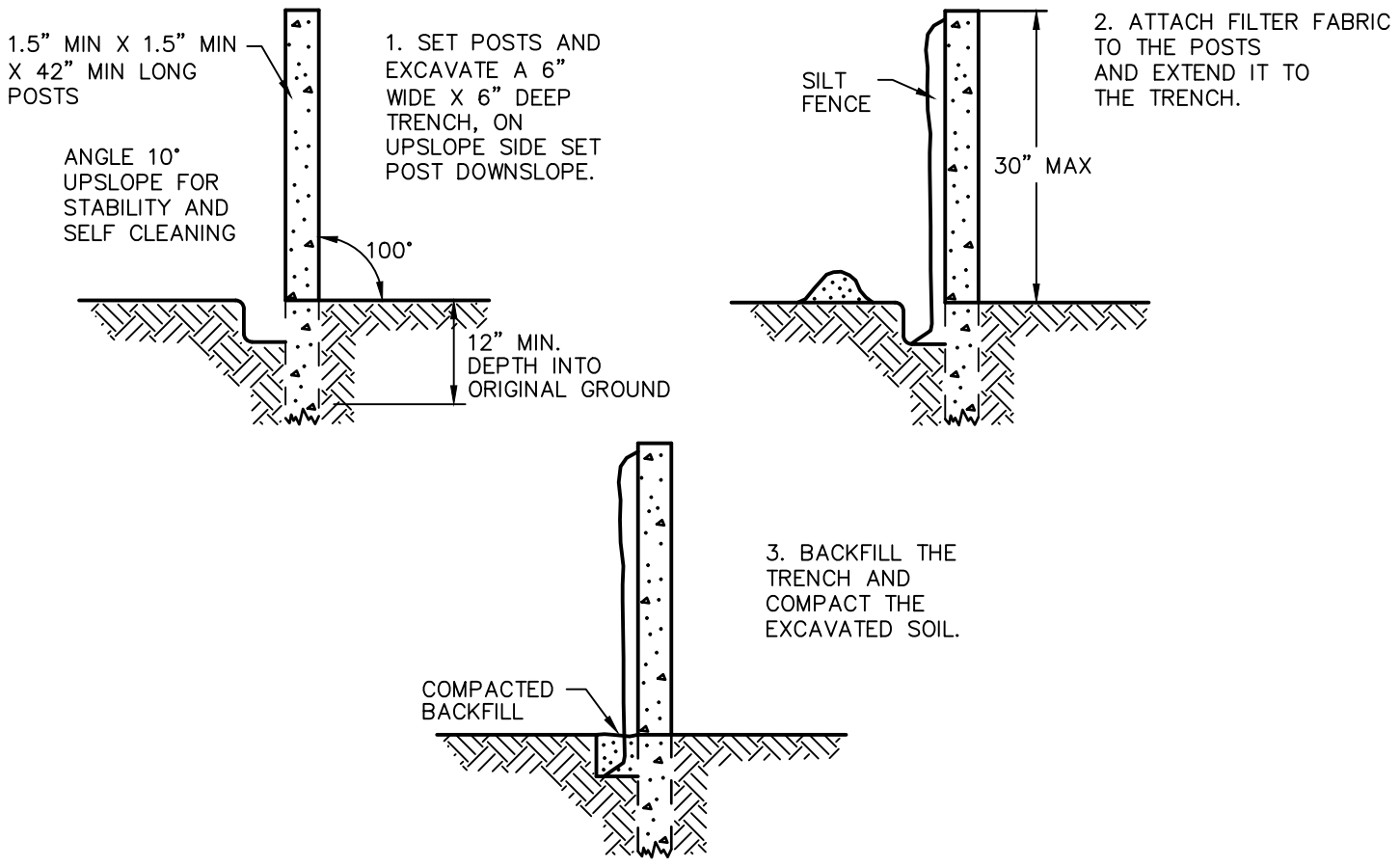


MATERIALS STOCKPILE DETAIL

N.T.S. BLEC-006

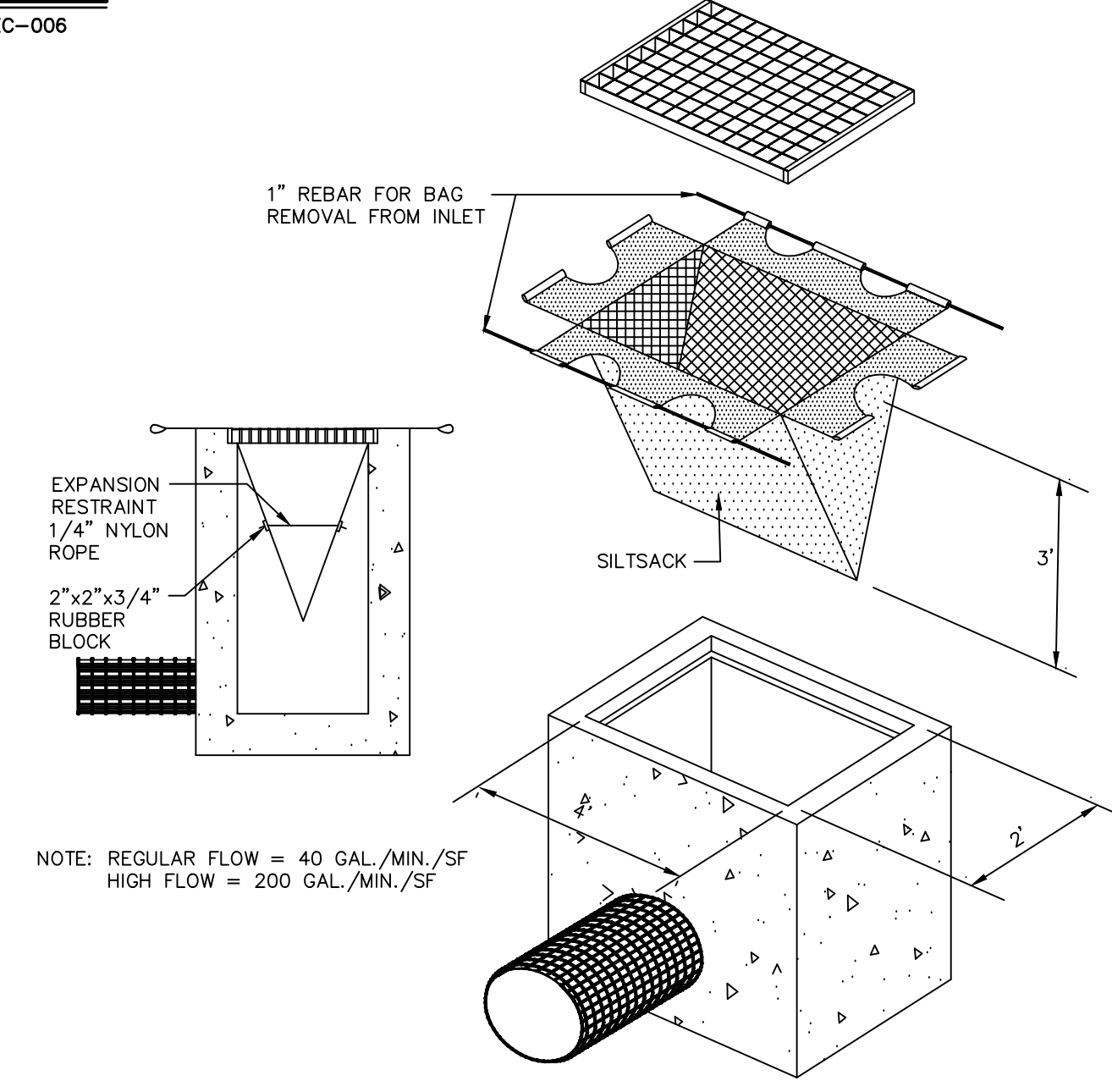


- NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
 3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
 4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.



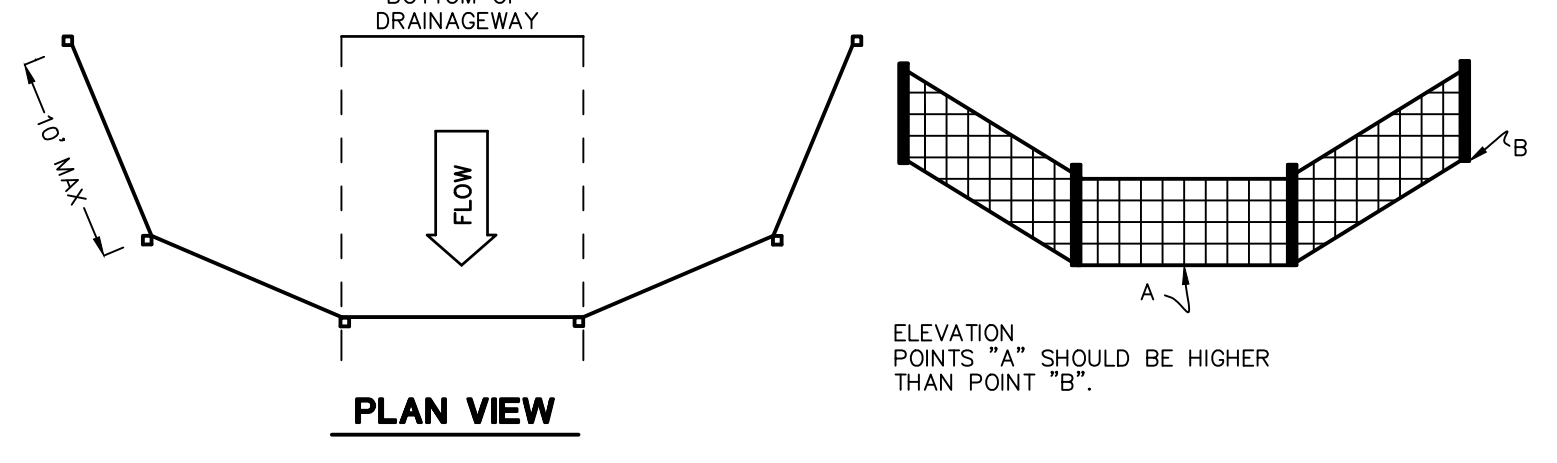
SILT FENCE BARRIER

N.T.S. CTEC-003



SILTSACK DETAIL

N.T.S. BLEC-005



REVISIONS

No.	Date	Desc.
1.	12/19/2022	REVISED PER LISBON STAFF COMMENTS

Designed	B.C.M.
Drawn	B.C.M.
Reviewed	R.M.R.
Scale	NONE
Project No.	2201674
Date	11/29/2022
CAD File:	EC220167401

SEDIMENT AND EROSION CONTROL DETAILS

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LANDSCAPE PLANT SCHEDULE

LARGE TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
AR	6	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	B&B	2"-2.5" CAL.	10' MIN. HT.
CB	2	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	B&B	2"-2.5" CAL.	10' MIN. HT.
GB	2	GINKGO BILBOA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO (MALE)	B&B	2"-2.5" CAL.	10' MIN. HT.
PY	6	PRUNUS X YEDOENSIS 'AKEBONO'	AKEBONO YOSHINO CHERRY	B&B	2"-2.5" CAL.	10' MIN. HT.
QB	7	QUERCUS BICOLOR	WHITE OAK	B&B	2"-2.5" CAL.	10' MIN. HT.
ZS	4	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	B&B	2"-2.5" CAL.	10' MIN. HT.

SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVERS

BG	21	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	CONT.	18"-24" HT.	PLANT 36" O.C.
CS	21	CORNUS STOLONIFERA	ARCTIC FIRE REDTWIG DOGWOOD	CONT.	30"-36" HT.	PLANT 36" O.C.
RP	30	RHODODENDRON X 'P.J.M.'	P.J.M. RHODODENDRON	CONT.	24"-30" HT.	PLANT 36" O.C.
HH	64	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURN DAYLILY	CONT.	1 GAL.	PLANT 18" O.C.
HR	18	HEMEROCALLIS 'ROSY RETURNS'	HAPPY EVER APPSTER ROSY RETURNS DAYLILY	CONT.	1 GAL.	PLANT 18" O.C.
IG	30	ILEX GLABRA 'SHAMROCK'	SHAMROCK HOLLY	CONT.	24"-30" HT.	PLANT 36" O.C.
JC	20	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	CONT.	3 GAL.	PLANT 60" O.C.
PA	43	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	CONT.	2 GAL.	PLANT 24" O.C.
PV	28	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	CONT.	2 GAL.	PLANT 24" O.C.

NOTES:

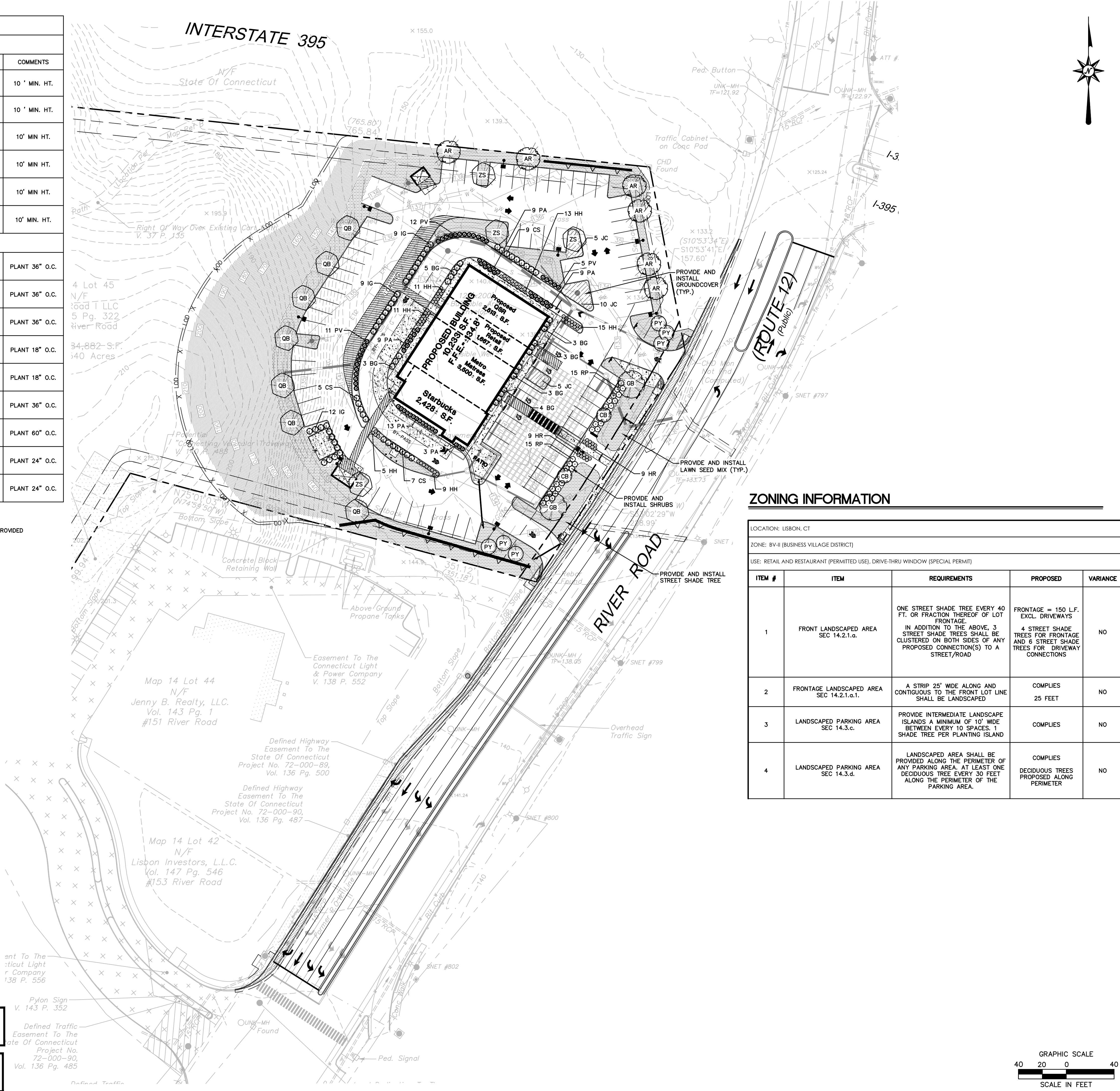
- 1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
- 2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.
- 3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.

LEGEND

- PROPERTY LINE
- LOD LIMITS OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- PROVIDE AND INSTALL DECIDUOUS TREES (REFER TO PLANT SCHEDULE)
- PROVIDE AND INSTALL SHRUBS (REFER TO PLANT SCHEDULE)
- PROVIDE AND INSTALL ORNAMENTAL GRASSES (REFER TO PLANT SCHEDULE)
- PROVIDE AND INSTALL GROUNDCOVERS (REFER TO PLANT SCHEDULE)
- PROVIDE AND INSTALL LAWN SEED MIX (REFER TO SHEET LL-2)

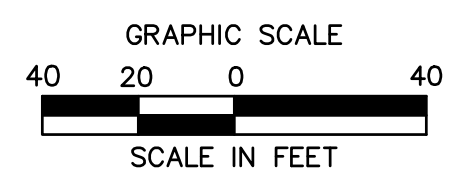
**SEE SHEET LL-2 FOR
LANDSCAPE NOTES AND DETAILS**

**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**



ZONING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	FRONT LANDSCAPED AREA SEC 14.2.1.a.	ONE STREET SHADE TREE EVERY 40 FT. OR FRACTION THEREOF OF LOT FRONTAGE. IN ADDITION TO THE ABOVE, 3 STREET SHADE TREES SHALL BE CLUSTERED ON BOTH SIDES OF ANY PROPOSED CONNECTION(S) TO A STREET/ROAD	FRONTAGE = 150 L.F. EXCL. DRIVEWAYS 4 STREET SHADE TREES FOR FRONTAGE AND 6 STREET SHADE TREES FOR DRIVEWAY CONNECTIONS	NO
2	FRONTAGE LANDSCAPED AREA SEC 14.2.1.a.1.	A STRIP 25' WIDE ALONG AND CONTIGUOUS TO THE FRONT LOT LINE SHALL BE LANDSCAPED	COMPLIES 25 FEET	NO
3	LANDSCAPED PARKING AREA SEC 14.3.c.	PROVIDE INTERMEDIATE LANDSCAPE ISLANDS A MINIMUM OF 10' WIDE BETWEEN EVERY 10 SPACES. 1 SHADE TREE PER PLANTING ISLAND	COMPLIES	NO
4	LANDSCAPED PARKING AREA SEC 14.3.d.	LANDSCAPED AREA SHALL BE PROVIDED ALONG THE PERIMETER OF ANY PARKING AREA. AT LEAST ONE DECIDUOUS TREE EVERY 30 FEET ALONG THE PERIMETER OF THE PARKING AREA.	COMPLIES DECIDUOUS TREES PROPOSED ALONG PERIMETER	NO



355 Research Parkway
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PROPOSED DEVELOPMENT
143 RIVER ROAD
LISBON, CONNECTICUT

REVISIONS
No. 1, Date 12/19/2022
Desig. W.E.V.
Drawn N.Y.Y.
Reviewed R.M.R.
Scale 1"=40'
Project No. 2201674
Date 11/29/2022
CAD File: LL220167401
Title
LANDSCAPE PLAN
Sheet No.

LL-1

LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN, SITE UTILITIES PLAN, LIGHTING PLAN AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.
2. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE. PRIOR TO DIGGING AND INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL CONTACT 72 HOURS BEFORE COMMENCEMENT OF WORK AND VERIFY ALL UTILITY SYSTEM LOCATIONS.
3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER. AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT, CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEE) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.
5. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
6. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW BY OWNER OR LANDSCAPE ARCHITECT.
7. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
8. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.
9. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.
10. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.
11. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.
12. PLANTING SOIL:

DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDED AREAS.

TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Ca,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:

- A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL EARTH CLODS, SODS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
- B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

ORGANIC CONTENT	3% - 6% FOR LAWN OR GRASS AREAS 4% - 8% FOR TREE AND SHRUB PLANTERS 8% - 16% FOR RETENTION OR DETENTION BASINS (BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)
PH	6.0 - 7.3

- C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
- D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS/SQ.IN.
- E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDES, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF CONNECTICUT, AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
- F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
 - LOAM
 - SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%
 - SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%
- G. BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
 - SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
 - SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
- H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

12. PLANTING AMENDMENTS: APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A pH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

13. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

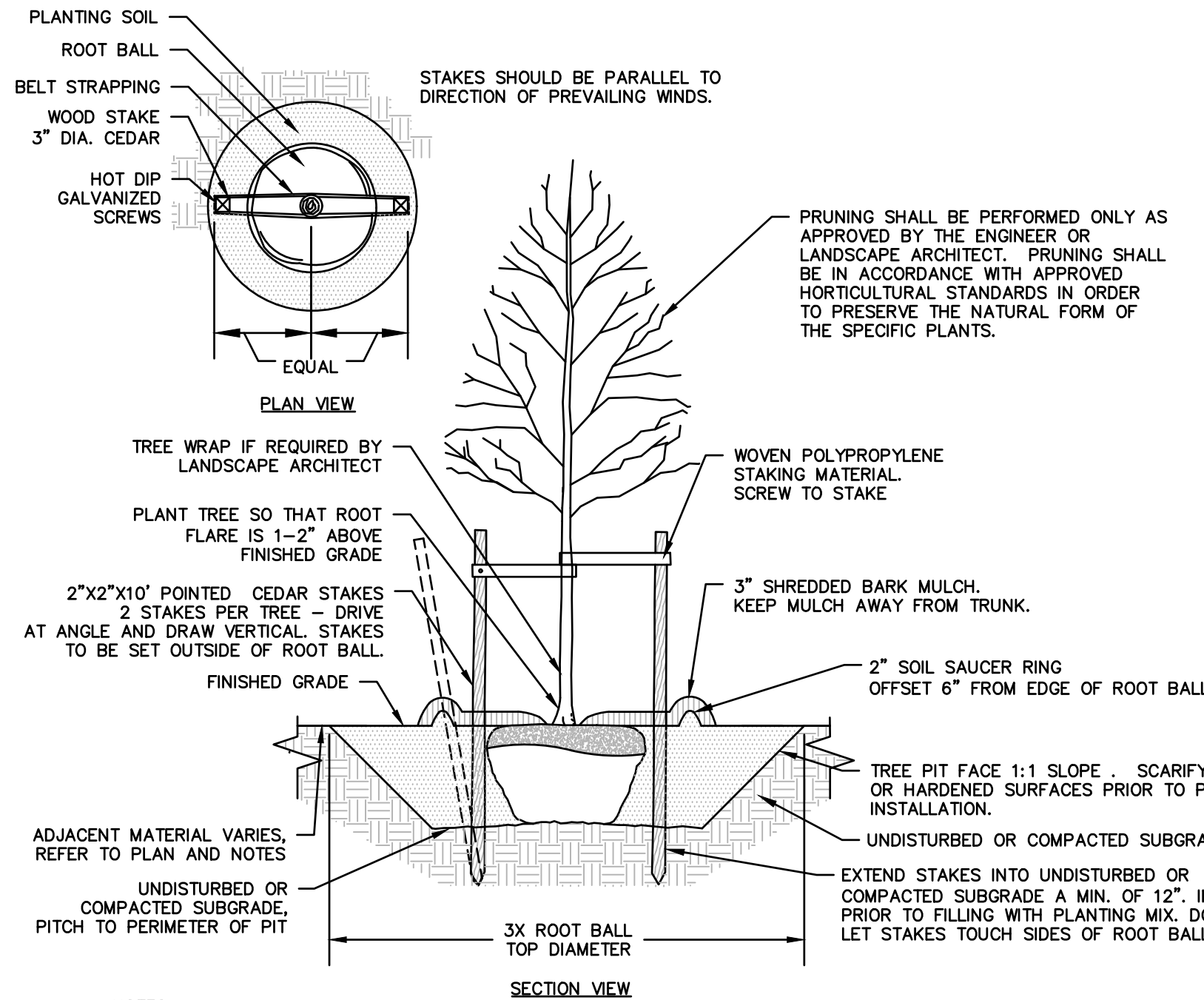
14. INSPECTION AND REVIEW: ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS. PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)	SPRING	FALL
EVERGREEN TREES AND SHRUBS	APRIL 1 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
DECIDUOUS TREES AND SHRUBS	APRIL 1 TO JUNE 15	SEPTEMBER 15 TO NOVEMBER 15
GROUNDCOVERS	APRIL 1 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
PERENNIALS	MAY 15 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15

16. SEEDING MIXTURES: REFER TO SEED MIX NOTES. SEEDING AREA SHALL BE ACCEPTED WHEN SEED AREA ACHIEVES 90% COVERAGE.
17. ALL SLOPES STEEPER THAN 3:1 RECEIVING A SEED MIX SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.
18. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.
19. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDING WITH THE LAWN SEED MIX.

SEED MIX NOTES

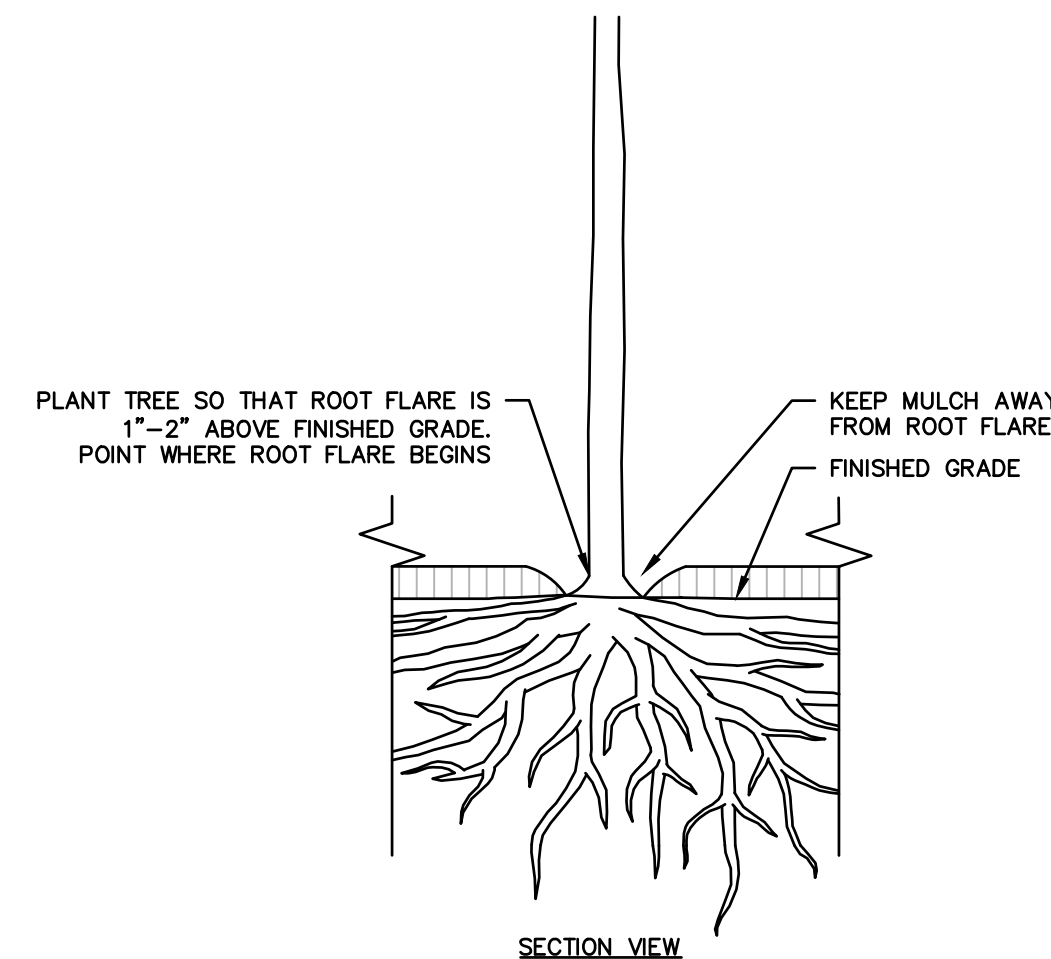
- A. LAWN SEEDING MIX:
 - 15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
 - 25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
 - 60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
 - SEEDING RATE: 5 LBS/1,000 S.F.
 - SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.



NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTOR'S DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

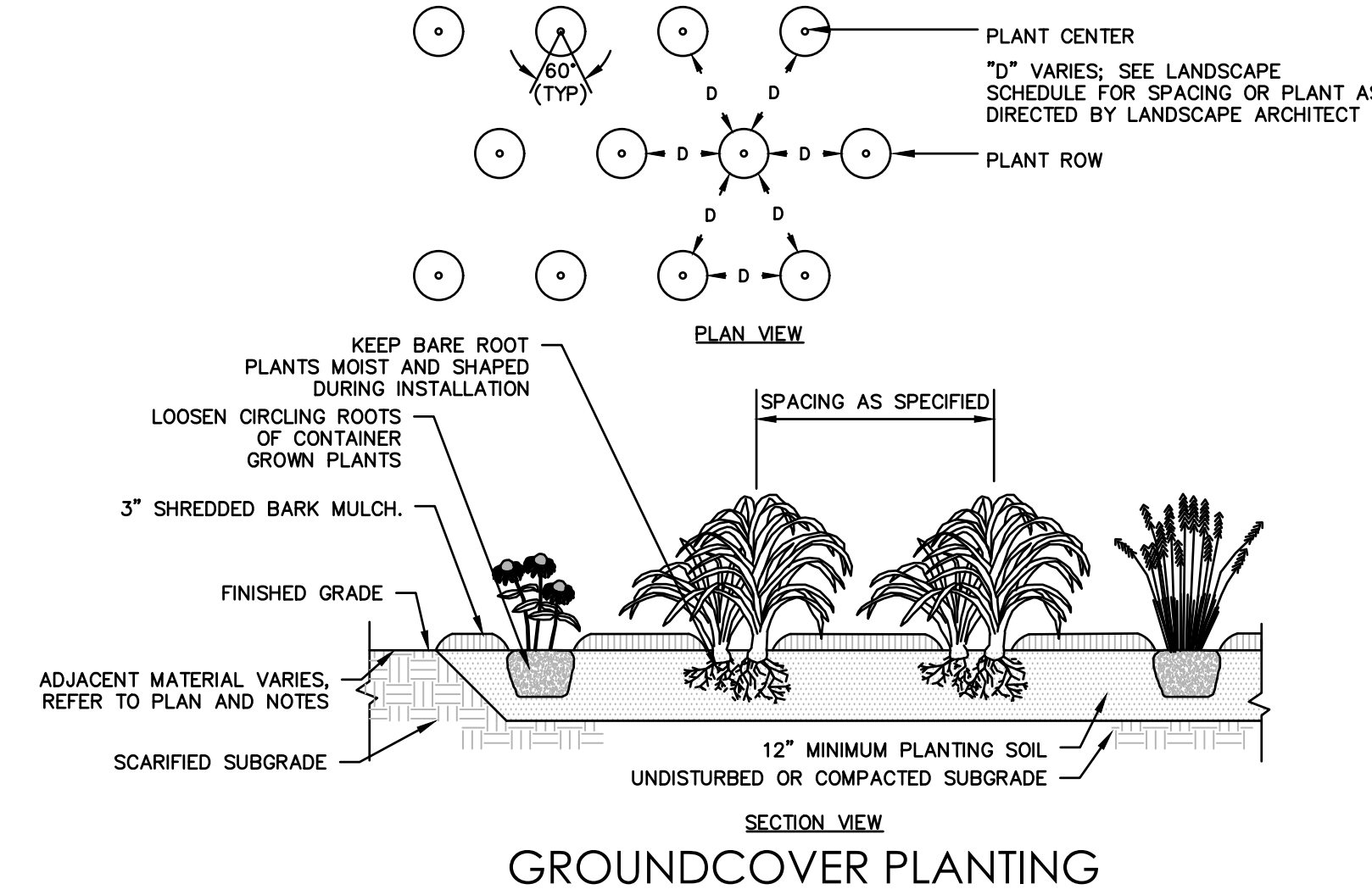
DECIDUOUS TREE PLANTING

N.T.S



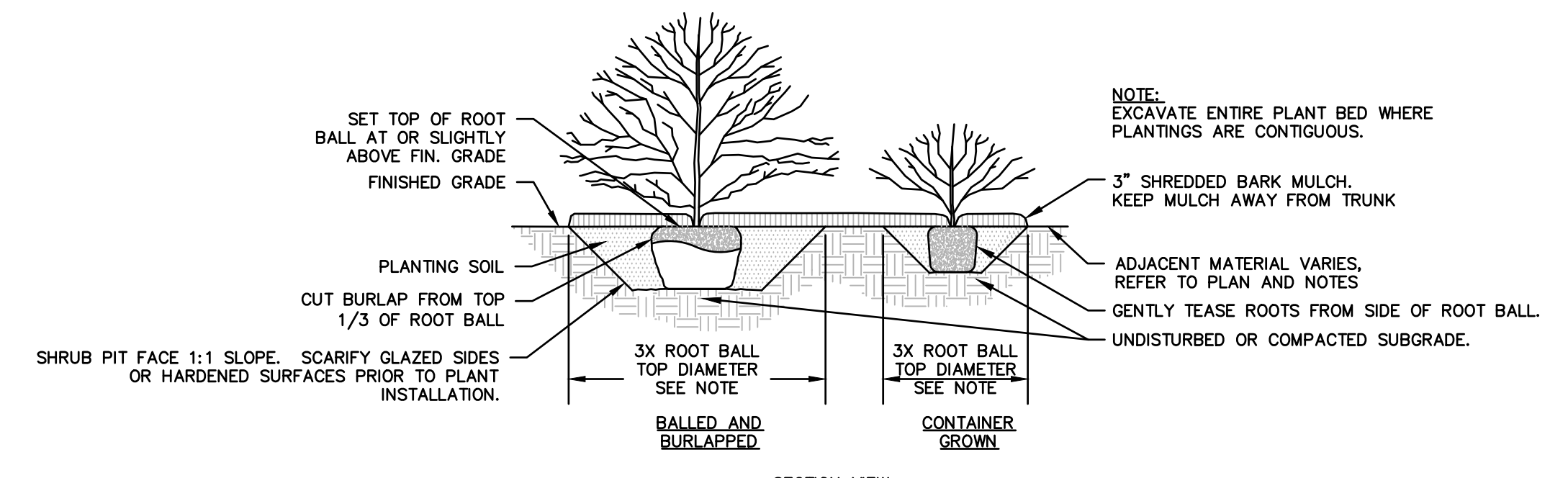
ROOT FLARE DIAGRAM

N.T.S



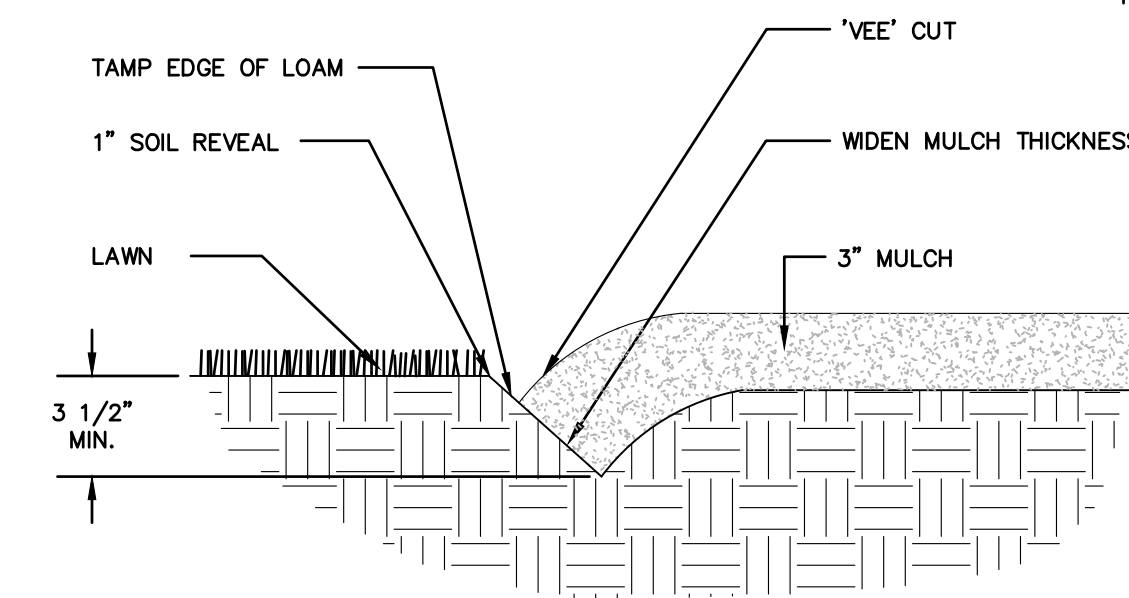
GROUND COVER PLANTING

N.T.S



SHRUB PLANTING

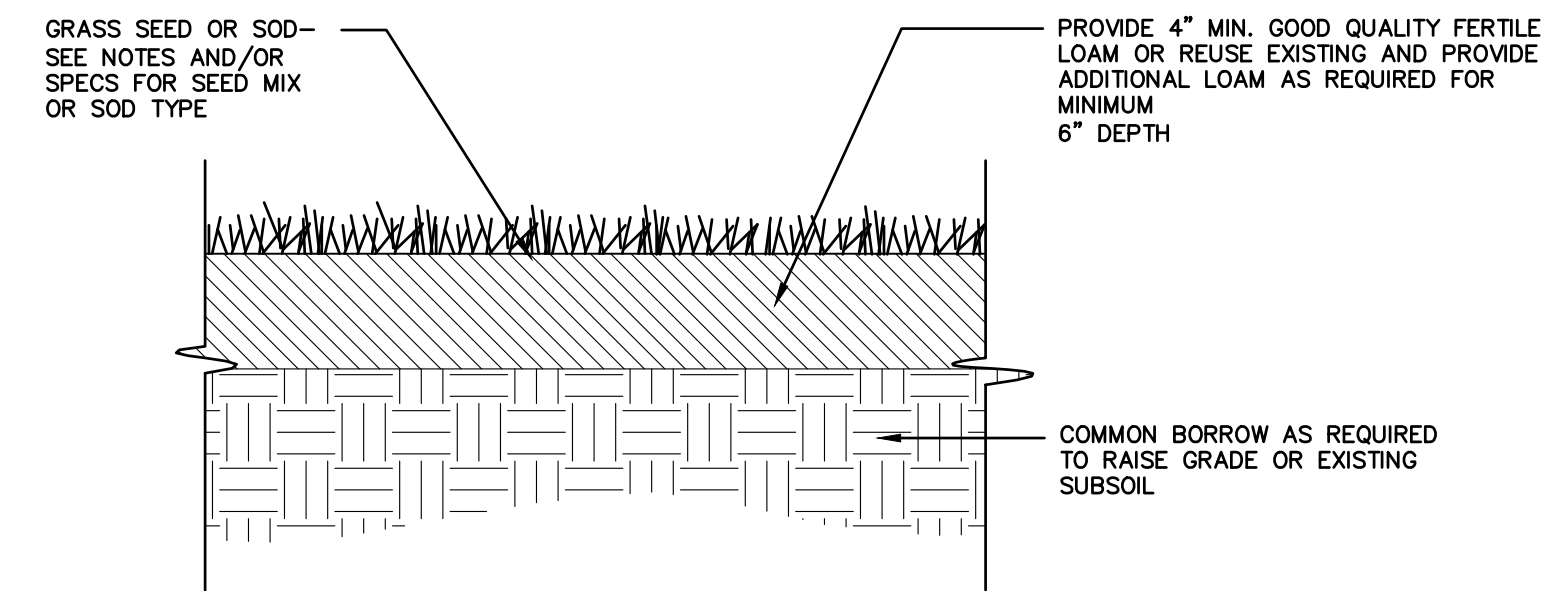
N.T.S



NOTE: LOCATE BEDLINE AS SHOWN ON PLAN.

BEDLINE EDGE

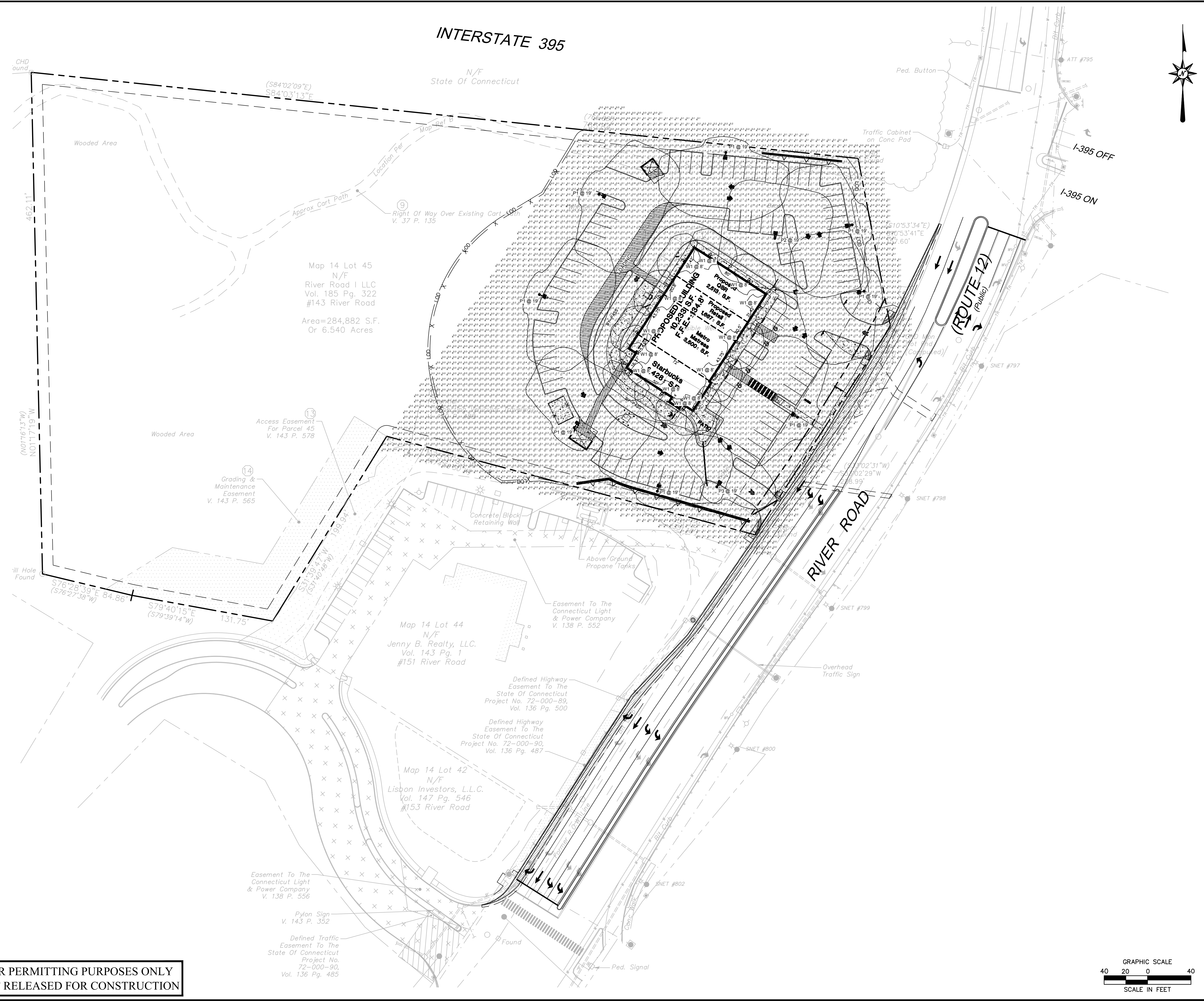
N.T.S



LOAM AND SEED OR LOAM AND SOD

N.T.S

**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**



**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**

PROPOSED DEVELOPMENT
143 RIVER ROAD
LISBON, CONNECTICUT

REVISIONS

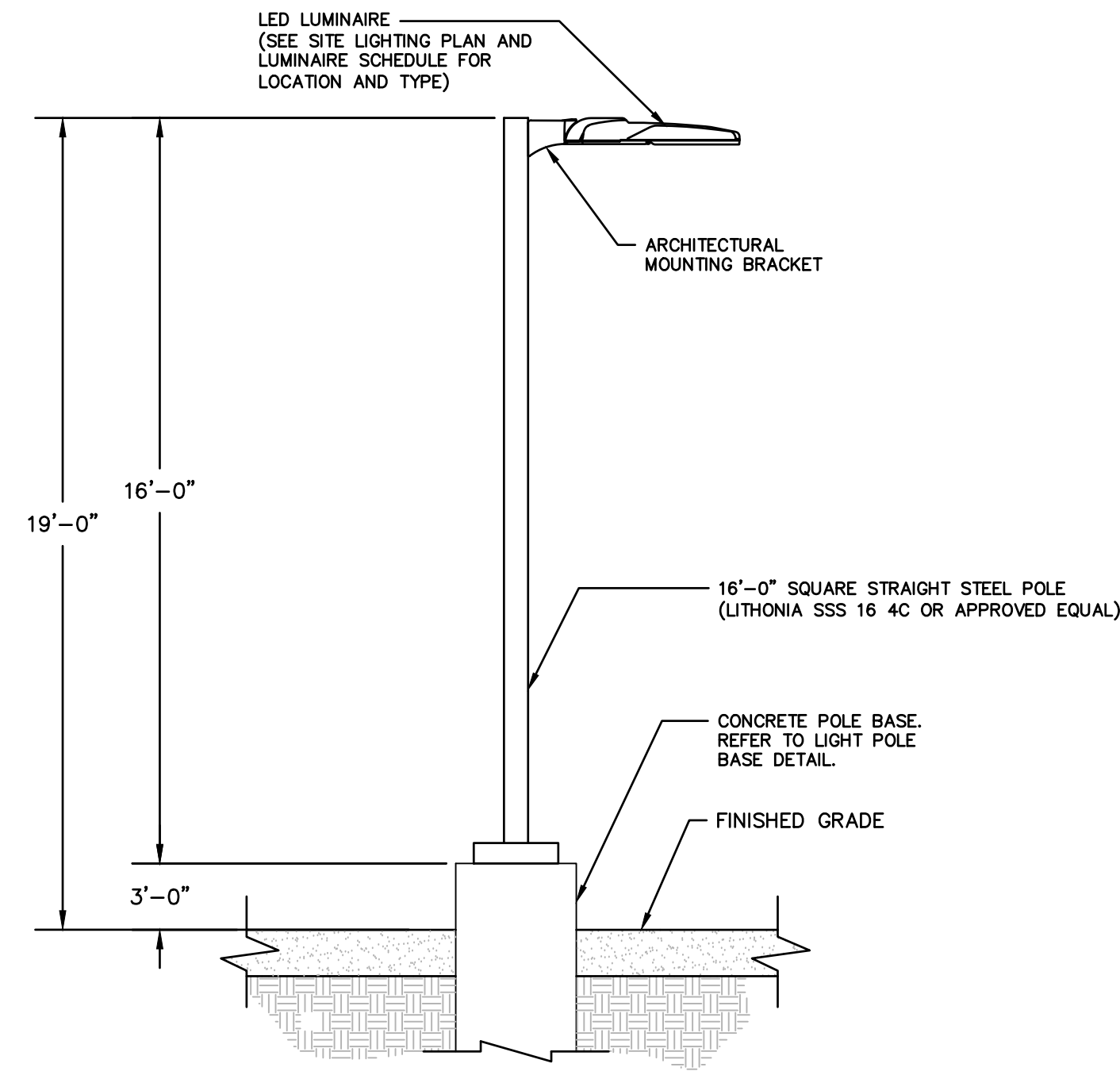
No.	Date	Desc.
1.	12/19/2022	REVISED PER LISBON STAFF COMMENTS

Designed	J.S.D./G.A.C.
Drawn	G.A.C.
Reviewed	R.M.R.
Scale	1"=40'
Project No.	2201674
Date	11/29/2022
CAD File:	LP220167401

SITE LIGHTING PLAN

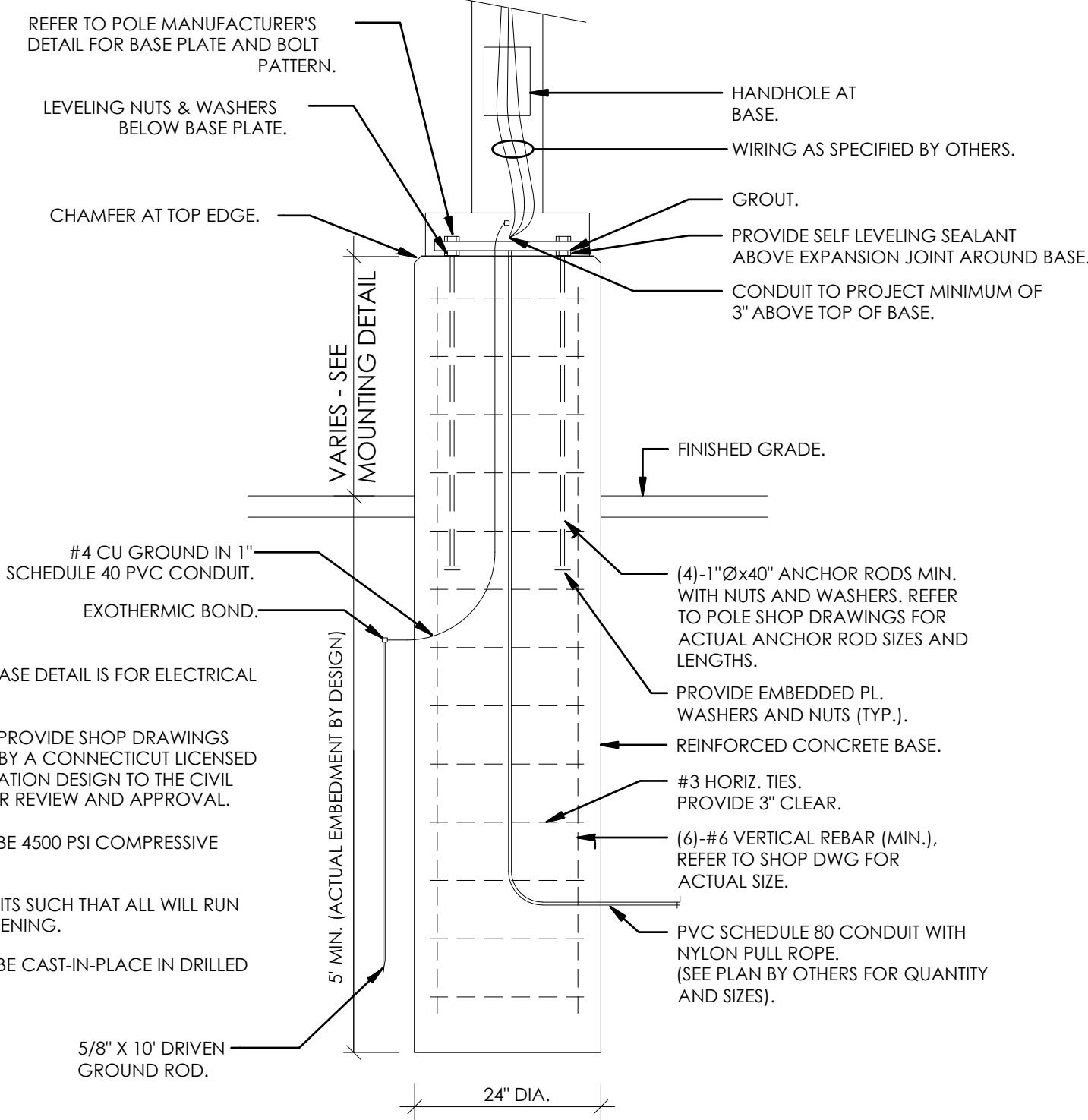
Sheet No.

LP-1



TYPICAL LUMINAIRE MOUNTING DETAIL

N.T.S



TYPICAL CONCRETE LIGHT POLE BASE DETAIL

N.T.S

- NOTES:
- CONCRETE POLE BASE DETAIL IS FOR ELECTRICAL FEATURES ONLY.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A CONNECTICUT LICENSED ENGINEER OR FOUNDATION DESIGN TO THE CIVIL DESIGN ENGINEER FOR REVIEW AND APPROVAL.
 - CONCRETE SHALL BE 4500 PSI COMPRESSIVE STRENGTH.
 - ARRANGE CONDUITS SUCH THAT ALL WILL RUN WITHIN POLE BASE OPENING.
 - CONCRETE SHALL BE CAST-IN-PLACE IN DRILLED EXCAVATION.

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

D-Series Size 1 LED Area Luminaire

dseries

Specifications

EPA: 0.69 ft² (0.06 m²)

Length: 32.71" (83.3cm)

Width: 14.25" (36.2cm)

Height H1: 7.88" (20.0cm)

Height H2: 2.72" (6.9cm)

Weight: 34 lbs (15.4kg)

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBDX

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 P10 P12 P11 P13	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare T4M Type IV medium T4LG Type IV low glare TFTM Forward throw medium	TSM Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control BLC4 Type IV backlight control LCOD Left corner cutoff RCOD Right corner cutoff	MVOLT (120V-277V) ¹ MVOLT (347V-480V) ^{1,2} XVOLT (277V-480V) ^{1,2}

Shipped included

SPA Square pole mounting (88 drilling)

BPA Round pole mounting (88 drilling)

SPAS Square pole mounting (45 drilling)

BPAS Round pole mounting (45 drilling)

SPASN Square narrow pole mounting (88 drilling)

WBA Wall bracket³

Control options

Shipped installed

NLTAR2 PIRHN Night All-gen 2 enabled with hi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 26"^{11,12}

BL30 0-10v dimmed dimming 50%^{10,11}

BL50 0-10v dimmed dimming 50%^{10,11}

PER High/motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 26"^{11,12}

PER NEMA w/ice back receptacle only (controls ordered separately)¹⁴

PERS Five-pin receptacle only (controls ordered separately)^{14,15}

Other options

PER7 Seven-pin receptacle only (controls ordered separately)^{14,15}

FAO Field adjustable output^{16,17}

BL30 0-10v dimmed dimming 50%^{10,11}

BL50 0-10v dimmed dimming 50%^{10,11}

DAMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)¹⁷

DS Dual switching^{18,19}

Shipped installed

SPD0VY 20kV surge protection

HS Houseside shield black finish standard²⁰

L90 Left raised optics¹

R90 Right raised optics¹

CEE Central Construction²¹

Shipped separately

EGS External Glass Shield (available, field install required, matches housing finish)

BS Bird Spikes (field install required)

Finish options

DBDX Dark Bronze

DLBX Dark

DNAXD Natural Aluminum

DWHD White

DBLXD Textured dark bronze

DLBXD Textured black

DNATXD Textured natural aluminum

DWHDX Textured white

Accessories

DSX1-LED Rev. 1/17/2022 Page 1 of 10

D-Series Size 1 LED Wall Luminaire

dseries

Specifications Luminaire

Width: 13-3/4" (34.9 cm)

Depth: 4" (10.2 cm)

Height: 6-3/8" (16.2 cm)

Weight: 12 lbs (5.4 kg)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)

Depth: 4" (10.2 cm)

Height: 6-3/8" (16.2 cm)

Weight: 5 lbs (2.3 kg)

Weight: 10 lbs (4.5 kg)

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBDXTD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs 20C 20 LEDs (two engines) ¹	350 350 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000 K 40K 4000 K 50K 5000 K	T2S Type II Short T3M Type III Medium T3S Type III Short T4M Type IV Medium TFTM Forward Throw Medium	MVOLT ² 200 ³ 240 ³ 277 ^{3,4} 347 ^{3,4} 480 ^{3,4}	Shipped included (back) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵ PRHFCV Motor/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" ¹¹ PRHFCV Motor/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹ ELCW Emergency battery backup (includes external component enclosure), CA Title 20-Noncompliant ¹²	Shipped installed FE Photoelectric cell, button type ¹ DAMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PR 180' motion/ambient light sensor, <15' mtg ht. ¹¹ PRB 180' motion/ambient light sensor, 15-30' mtg ht. ¹¹ PRHFCV Motor/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" ¹¹ PRHFCV Motor/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹ ELCW Emergency battery backup (includes external component enclosure), CA Title 20-Noncompliant ¹²

Other Options

Shipped installed

SF Single fuse (120, 277 or 347V)^{1,6}

DF Double fuse (208, 240 or 480V)^{1,6}

HS Houseside shield¹

SPD Surge protection¹²

Shipped separately

BSW Bird-deterrent spikes

VG Vandal guard

DDL Diffused drop lens

Finish options

DBDX Dark bronze

DLBX Dark

DNAXD Natural aluminum

DWHD White

DBLXD Textured dark bronze

DLBXD Textured black

DNATXD Textured natural aluminum

Accessories

DSXW1-LED Rev. 2/15/20

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Distribution
⬆	P1	8	Lithonia Lighting	DSX1 LED P6 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	DSX1_LED_P6_4 OK_80CRI_T4M_HS.ies	1	16453	0.9	165.2497	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2
⬆	P2	1	Lithonia Lighting	DSX1 LED P3 40K 80CRI T5M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 5 Medium	DSX1_LED_P3_4 OK_80CRI_T5M.ies	1	13186	0.9	102.17	TYPE VS, BUG RATING: B4 - U0 - G2
⬆	P3	1	Lithonia Lighting	DSX1 LED P1 40K 80CRI T3M	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 3 Medium	DSX1_LED_P1_4 OK_80CRI_T3M.ies	1	6968	0.9	50.9	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G3
⬆	W1	13	Lithonia Lighting	DSXW1 LED 10C 530 40K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, 530mA.	DSXW1_LED_10 C_530_40K_T4M_MVOLT.ies	1	2115	0.9	19.1	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G1

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Landscape Spill-Exterior	□	1.6 fc	5.6 fc	0.0 fc	N/A	N/A
Parking/Paved Area	+	2.1 fc	5.5 fc	0.0 fc	N/A	N/A
Spill OS Property line	✱	0.1 fc	0.9 fc	0.0 fc	N/A	N/A



REVISIONS

No.	Date	Desc.
1	12/19/2022	REVISED PER LISBON STAFF COMMENTS

Designed	J.S.D./G.A.C.
Drawn	G.A.C.
Reviewed	R.M.R.
Scale	NONE
Project No.	2201674
Date	11/29/2022
CAD File:	LP220167401
Title	SITE LIGHTING NOTES AND DETAILS
Sheet No.	LP-3

SITE WORK GENERAL NOTES

- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL, CLIENT CORPORATION STANDARDS, MUNICIPAL STANDARDS AND SPECIFICATIONS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPATION HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF THE CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
- THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL, THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CT CALL BEFORE YOU DIG (CBYD) 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 822-4455 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
- SHOULD CONFLICTING INFORMATION BE FOUND WITHIN THE CONTRACT DOCUMENTS, IT IS INCUMBENT UPON THE CONTRACTOR TO REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FOR BUDGETING PURPOSES, THE CONTRACTOR SHALL CARRY THE COST OF THE HIGHER QUALITY/QUANTITY OF WORK UNTIL SUCH TIME THAT A CLARIFICATION IS RENDERED.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.
- ALL NOTES AND DIMENSION DESIGNATED AS "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK EXCEPT CTDOT ENCROACHMENT PERMIT BOND.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DRIVE-THRU AREA, AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, AND RAMPS.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT REGULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
- REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
- PAVEMENT MARKING KEY:
4" SYD 4" SOLID YELLOW DOUBLE LINE
4" SYL 4" SOLID YELLOW LINE
4" SWL 4" SOLID WHITE LINE
12" SWSB 12" SOLID WHITE STOP BAR
4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE
- PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE AND WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- ALL PARKING SPACES AND HATCHED AREAS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.
- PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "ALTA/NSPS LAND TITLE SURVEY" SCALE 1"=50', DATED 10/26/2022, BY BL COMPANIES INC.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
- CTDOT ENCROACHMENT PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK. THE OWNER SHALL POST CTDOT ENCROACHMENT PERMIT BOND.
- AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE. THE AMOUNT OF THE EROSION CONTROL BOND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
- NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- 12" SWSB (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO CONDOT SPECIFICATIONS.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.
- THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
- ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
- CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
- ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
- REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
- THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
- ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.
- THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
- THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN OR OWNER'S SERVICE LINE OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
- THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND/OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
- THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REGULATIONS.
- IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
- EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER UTILITY PROVIDER. REMOVE EXISTING WATER PIPING TO BE ABANDONED TO RIGHT OF WAY LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE WATER UTILITY PROVIDER TO BE REMOVED TO MAIN.
- EXISTING SANITARY LATERAL SHALL BE PLUGGED WITH NON-SHRINK GROUT AT CURB LINE OR AT MAIN CONNECTION IN ACCORDANCE WITH THE SANITARY UTILITY PROVIDER REQUIREMENTS. REMOVE EXISTING LATERAL PIPING FROM SITE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE SANITARY UTILITY PROVIDER.
- DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE GAS UTILITY PROVIDER REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE. ANY PROPANE TANKS SHALL BE PURGED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY NECESSARY FEES.
- THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE MUNICIPALITY'S BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
- BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
- THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE MUNICIPALITY AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
- THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINAIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLES AND CONDUITORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE REROUTED OR REMOVED AS NECESSARY TO REMAIN IN OPERATION.
- NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER, THE CIVIL ENGINEER, AND TOWN PLANNER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE CBYD MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
- THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
- THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
- THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
- NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
- ANY EXISTING PORTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE DEEP AND HEALTH CODE REQUIREMENTS.
- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
- SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF UNSUITABLE AND SOFT SUBGRADE MATERIAL AS REQUIRED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.
- THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
- UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
- VERTICAL DATUM IS NAVD 88.
- CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE CONSERVATION COMMISSION AGENT PRIOR TO THE START OF WORK ON THE SITE.
- PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE CT DEEP AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION DISTRICT WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
- ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
- ALL DISTURBANCE INCURRED TO MUNICIPAL AND STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY AND STATE AS APPLICABLE FOR THE LOCATION OF THE WORK.
- ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY PHASE ZERO DESIGN FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
- THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
- ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- SANITARY LATERAL SHALL MAINTAIN 10' MIN. HORIZONTAL 1.5' VERTICAL MIN. SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
- RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
- THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.

DEFINITIONS

- MUNICIPALITY SHALL MEAN TOWN OF LISBON
COUNTY SHALL MEAN NEW LONDON COUNTY
STATE SHALL MEAN CONNECTICUT
WATER UTILITY PROVIDER SHALL MEAN JEWETT CITY WATER COMPANY
SANITARY UTILITY PROVIDER SHALL MEAN TOWN OF LISBON
TELECOMMUNICATIONS UTILITY PROVIDER SHALL MEAN SOUTHERN NEW ENGLAND TELEPHONE COMPANY
ELECTRIC UTILITY PROVIDER SHALL MEAN EVERSOURCE ENERGY - ELECTRIC DISTRIBUTION



355 Research Parkway
Meriden, CT 06450
(203) 630-1406



PROPOSED DEVELOPMENT
143 RIVER ROAD
LISBON, CONNECTICUT

REV. NO.	DATE	DESC.
1.	12/19/2022	REVISED PER LISBON STAFF COMMENTS

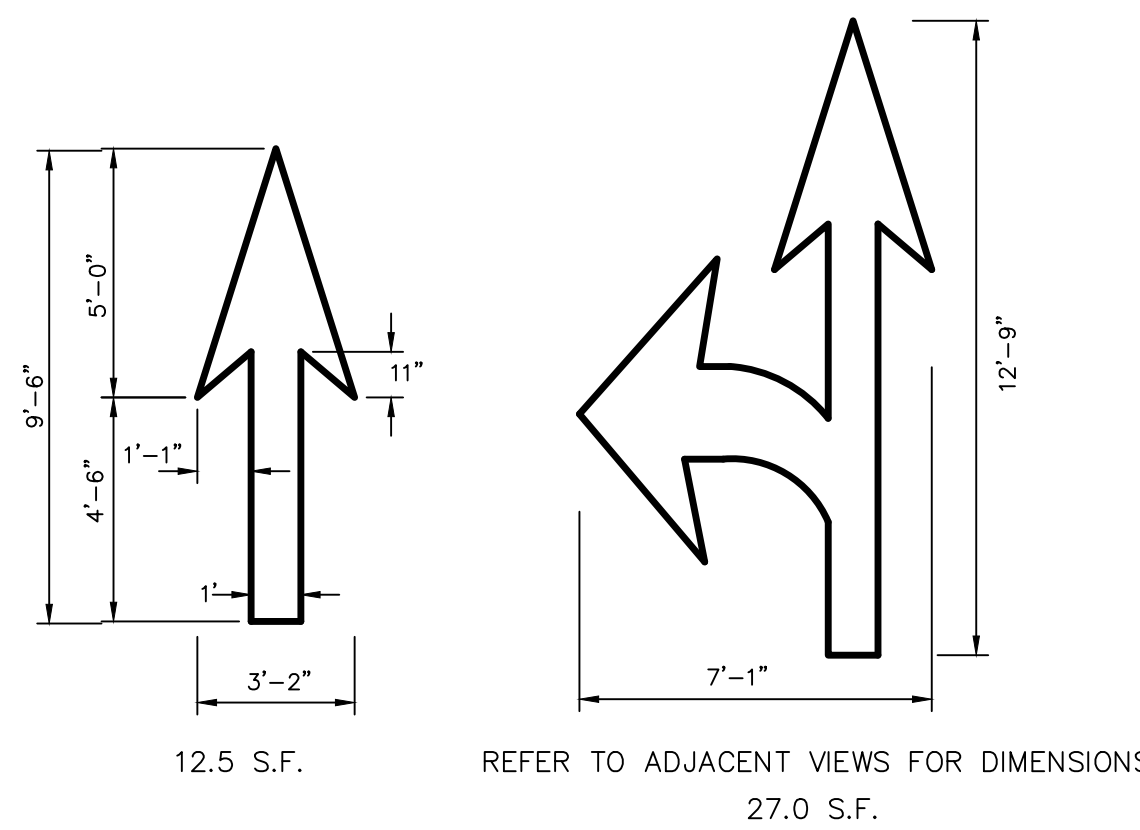
Designed	J.X.X.
Drawn	J.X.X.
Reviewed	R.M.R.
Scale	NONE
Project No.	2201674
Date	11/29/2022
CAD File:	GN220167401

Title:
GENERAL NOTES

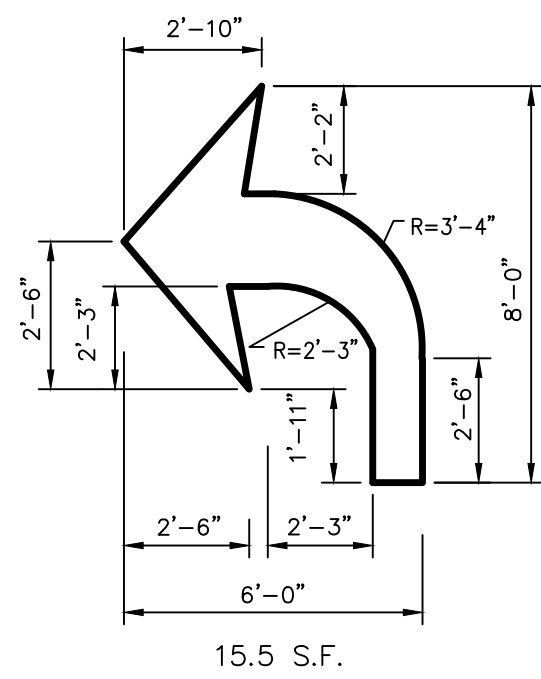
Sheet No.

GN-1

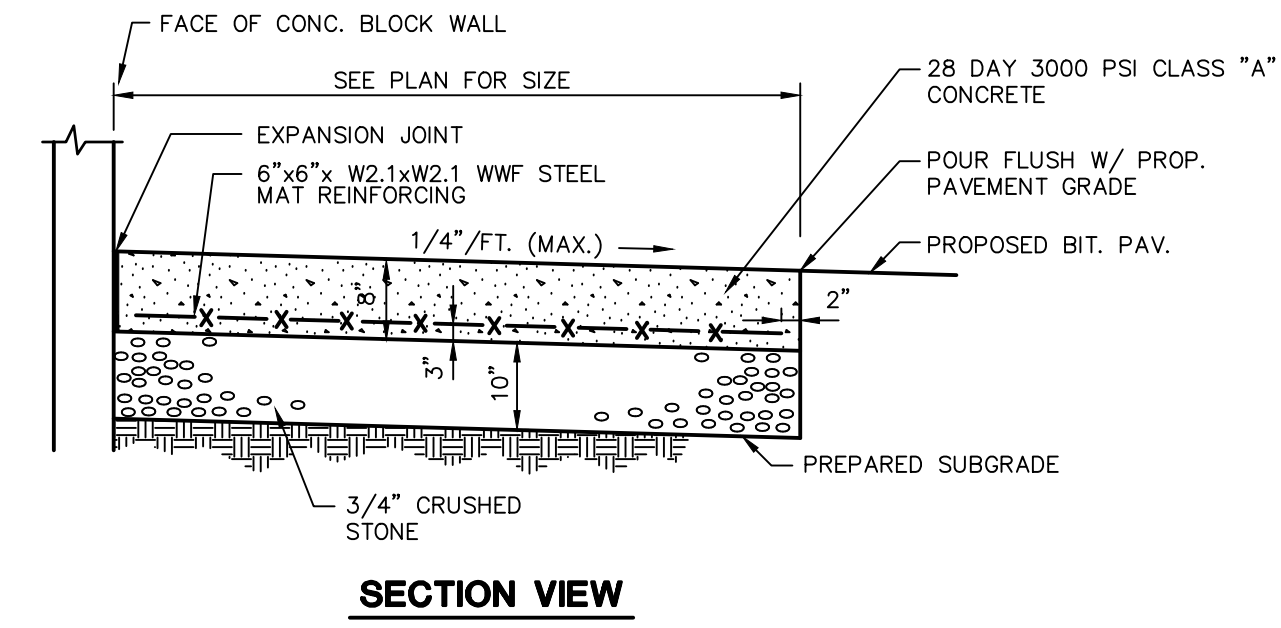
**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**



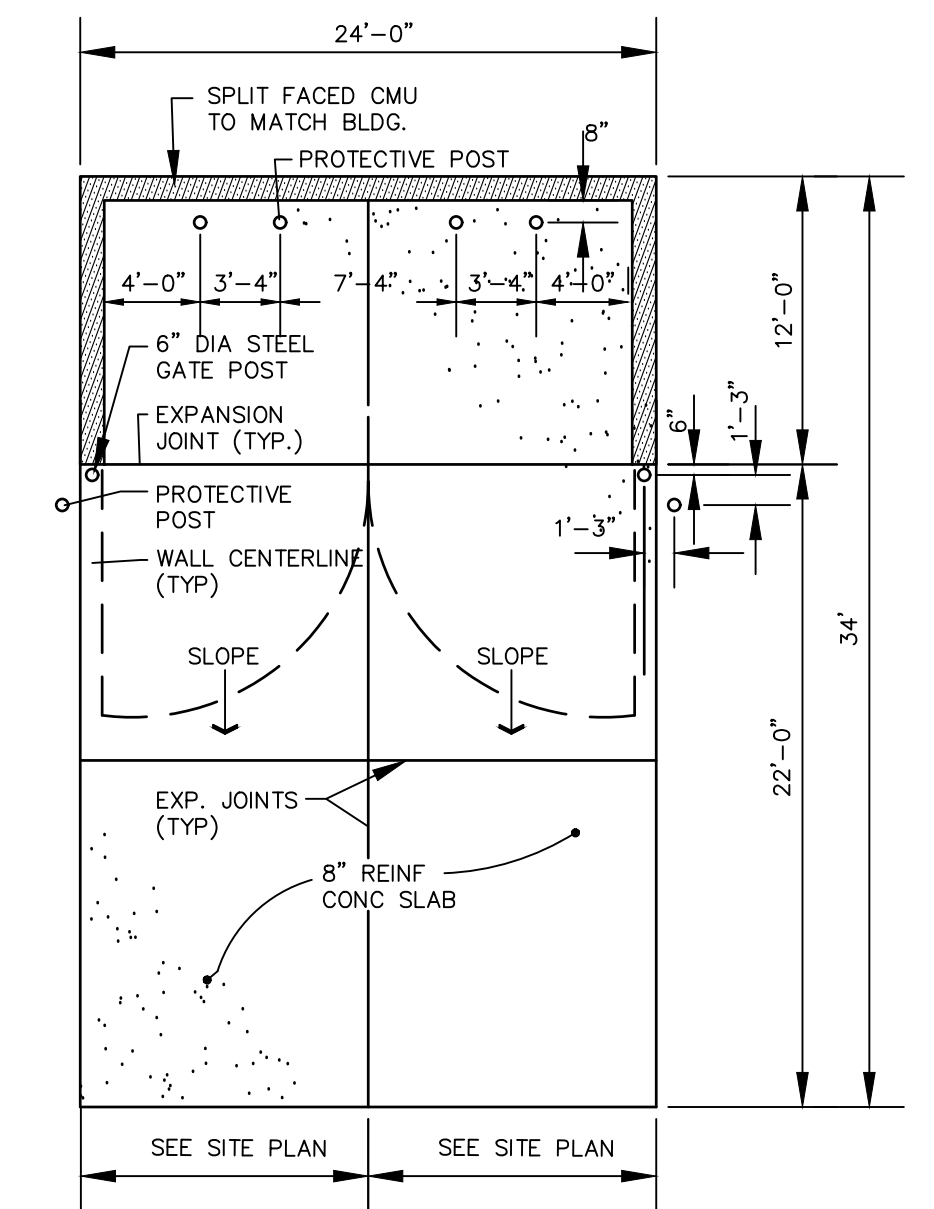
PAVEMENT ARROW DETAILS
N.T.S. BLPC-006



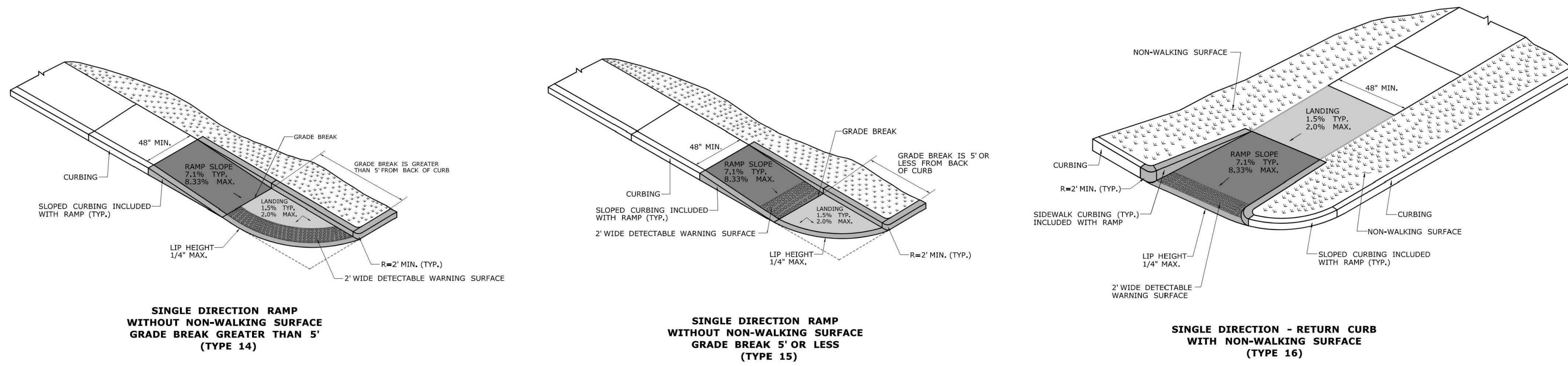
STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE DETAIL



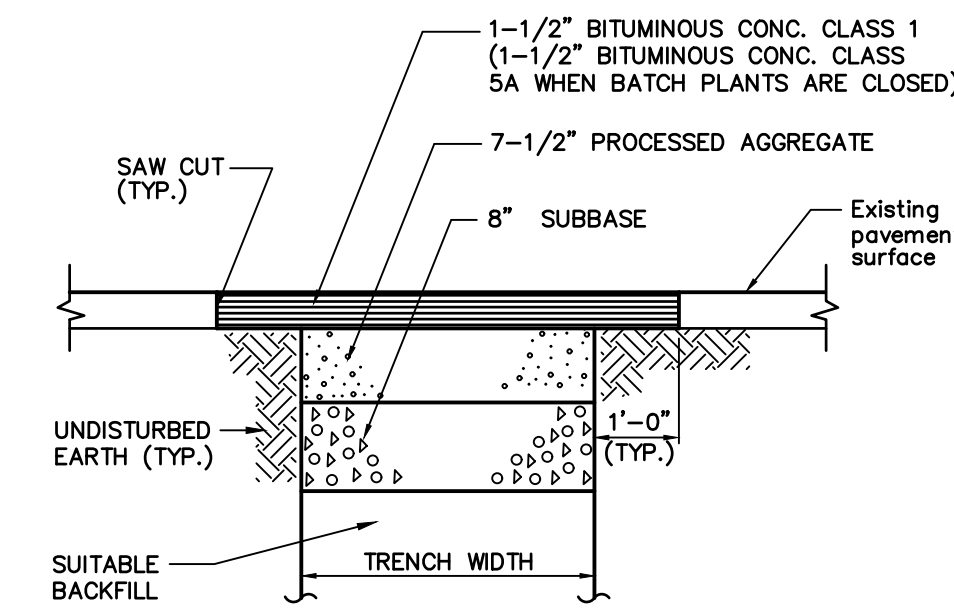
CONCRETE DUMPSTER PAD
N.T.S. BLPC-002



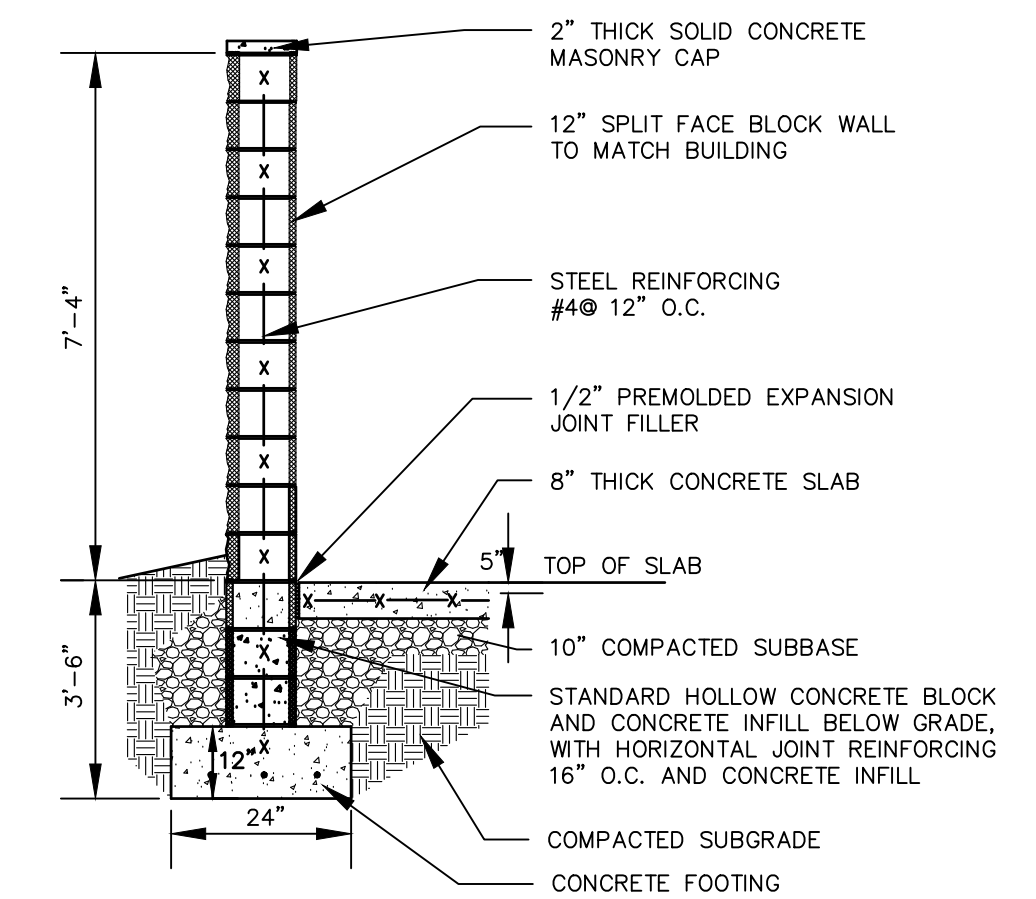
TRASH ENCLOSURE PLAN
N.T.S. BLSE-004



ADA ACCESSIBLE CURB RAMP DETAILS
N.T.S.



TEMPORARY PAVEMENT REPAIR (MUNICIPAL STREET)
N.T.S.

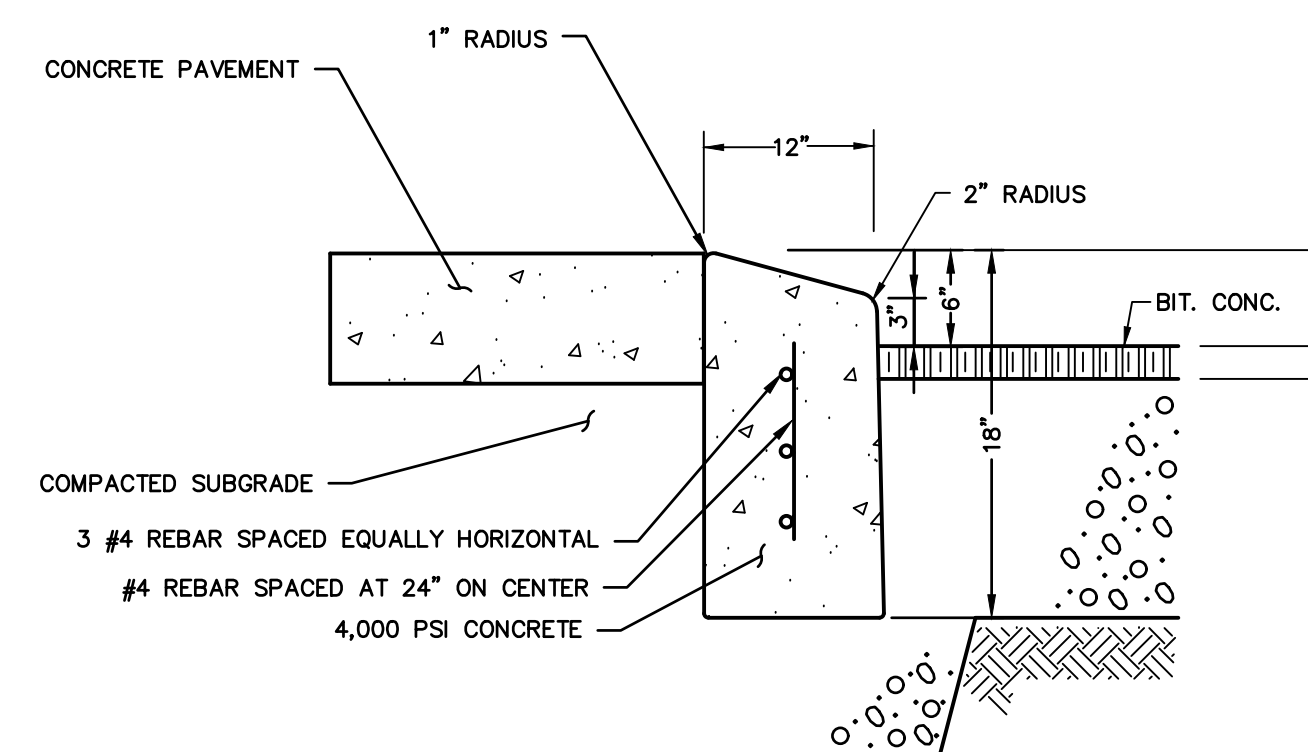


TRASH ENCLOSURE SECTION
N.T.S. BLSE-003

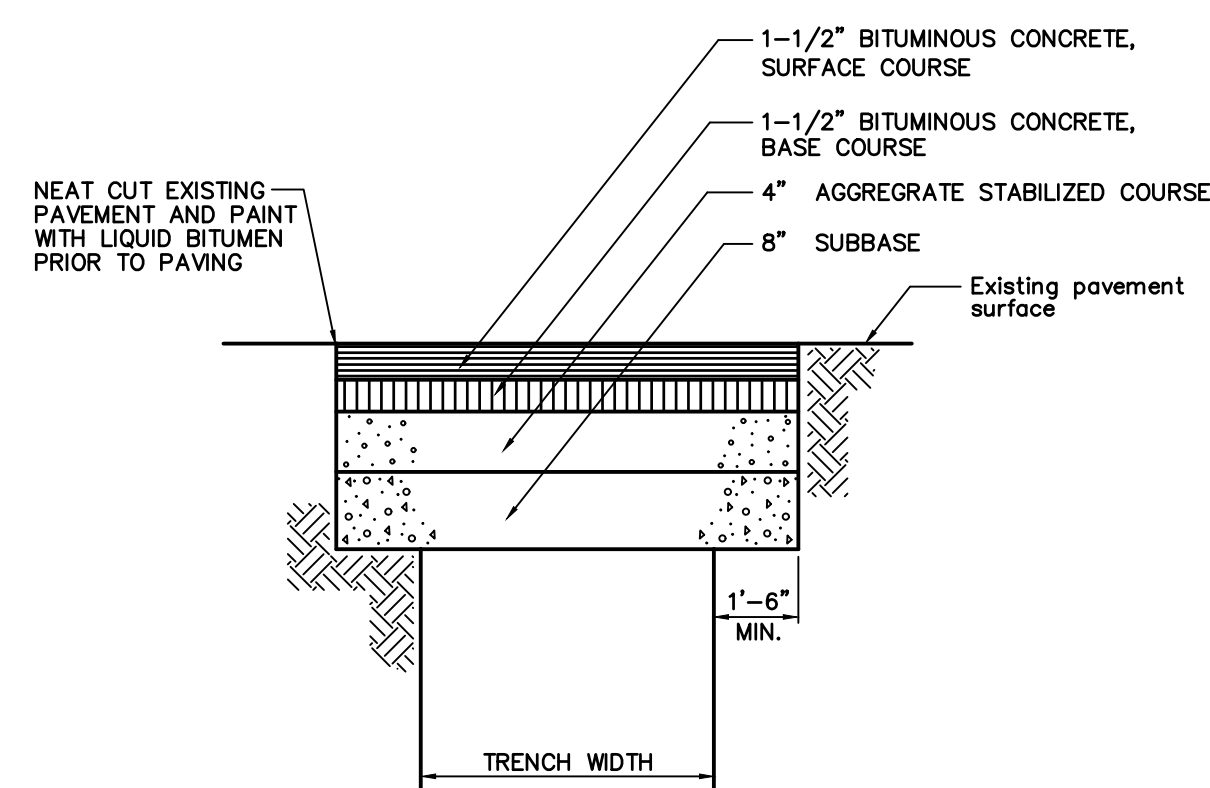
NOTE TO DESIGNER:
MODIFY THIS DETAIL TO COMPLY WITH LOCAL REQUIREMENTS FOR PAVEMENT SECTION.

NOTE: 1) ALL BITUMINOUS CONCRETE, AGGREGATE STABILIZED COURSE, SUBBASE AND LIQUID BITUMEN SHALL CONFORM TO THE MATERIALS, EQUIPMENT AND CONSTRUCTION REQUIREMENTS AS PER STATE SPECS.

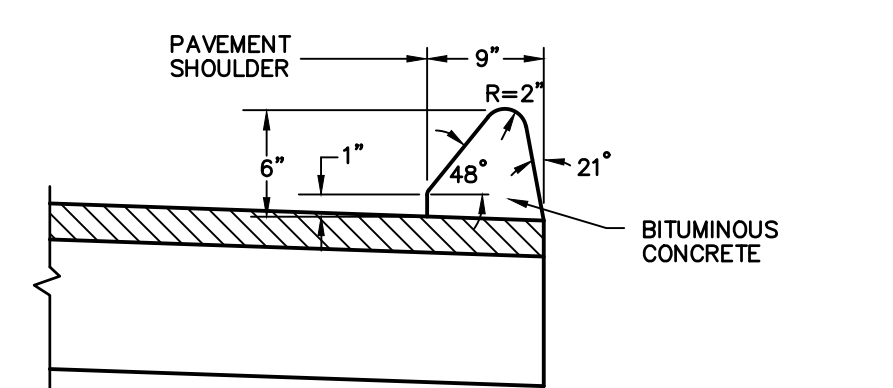
2) THE CONTRACTOR SHALL MAINTAIN A MINIMUM 15' WIDE TRAVELWAY AT ROAD CROSSINGS AT ALL TIMES DURING CONSTRUCTION. THE USE OF STEEL PLATES IS PERMITTED.



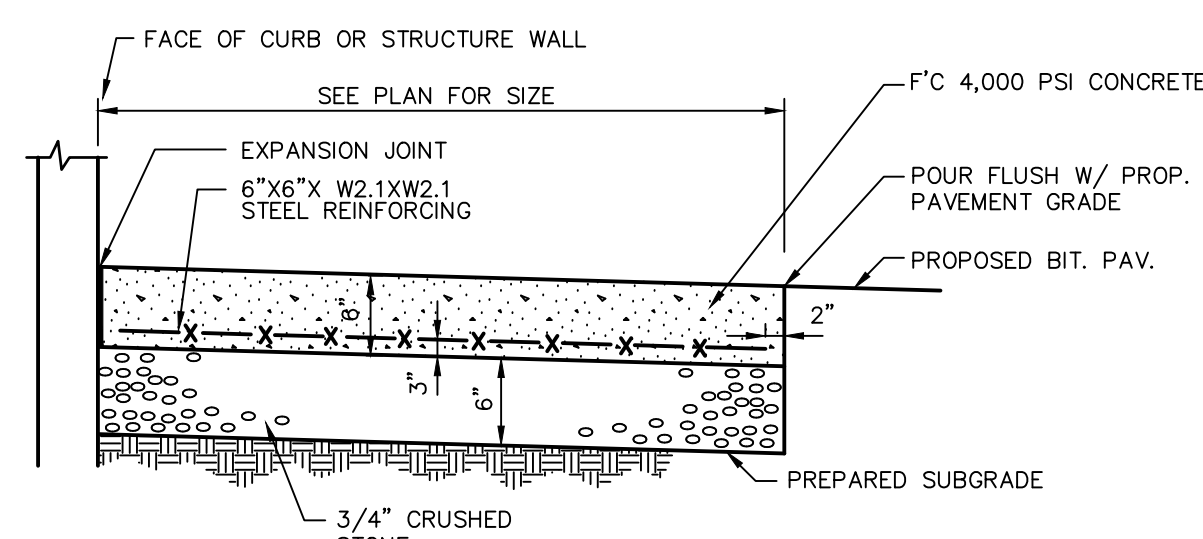
MOUNTABLE CONCRETE CURB DETAIL
N.T.S.



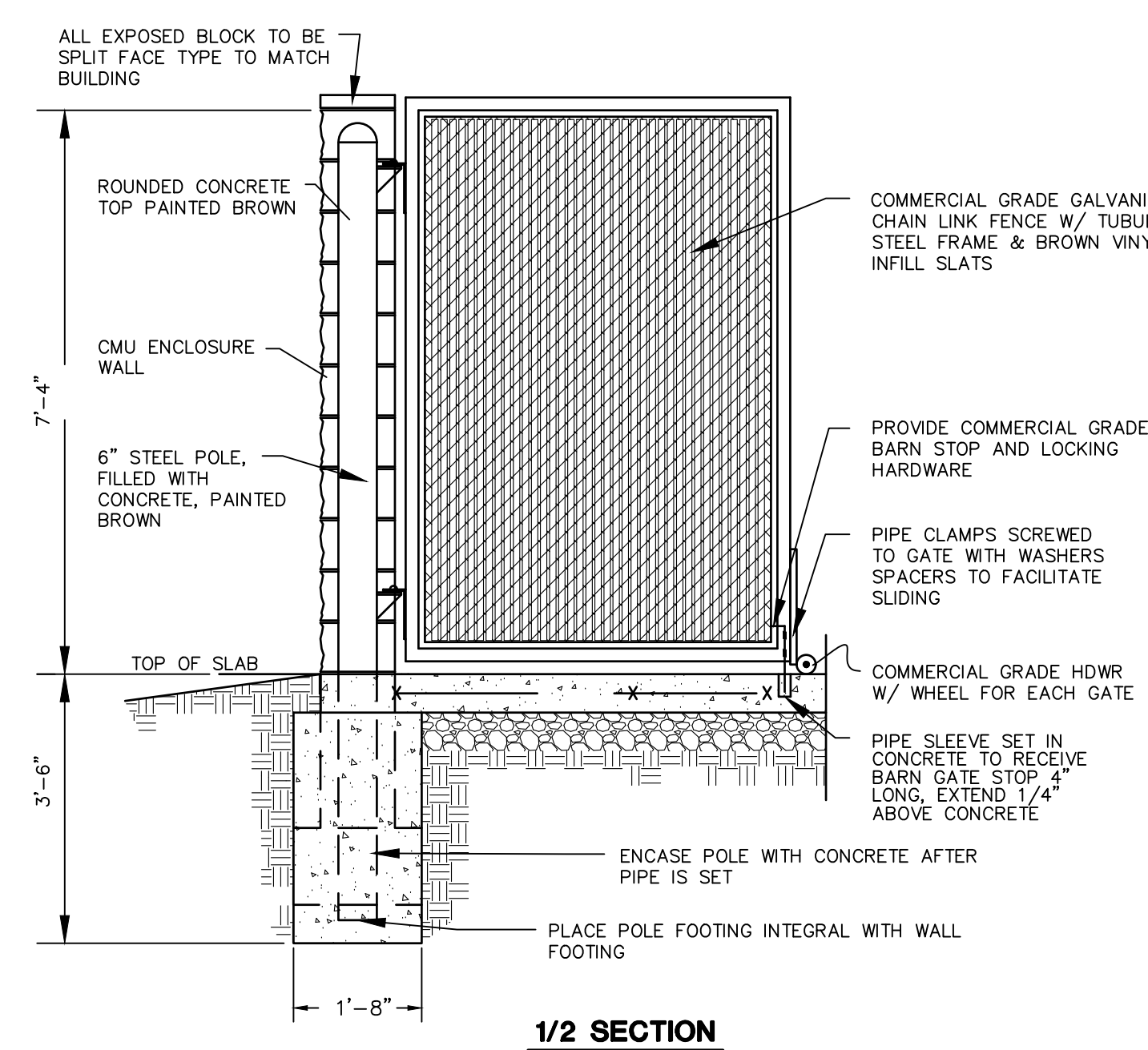
PAVEMENT REPAIR OVER TRENCH (MUNICIPAL STREET)
N.T.S.



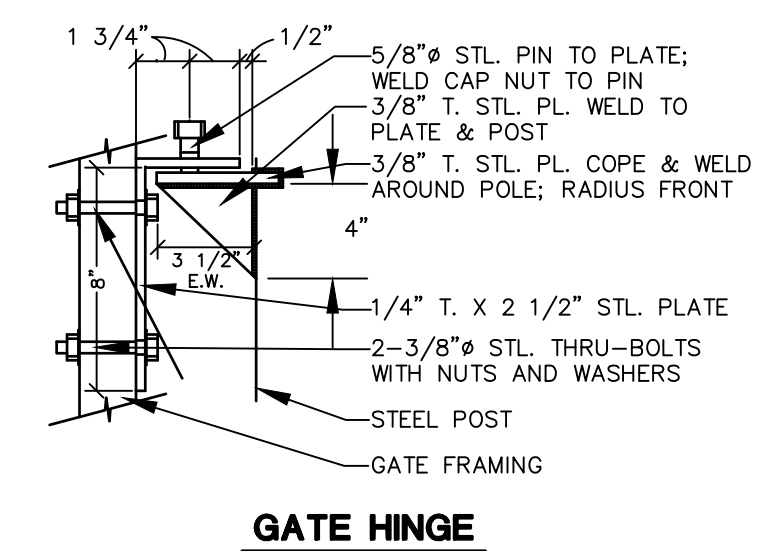
BITUMINOUS CONCRETE LIP CURBING
N.T.S. ZPC-008



CONCRETE PAVEMENT STRUCTURE
N.T.S.

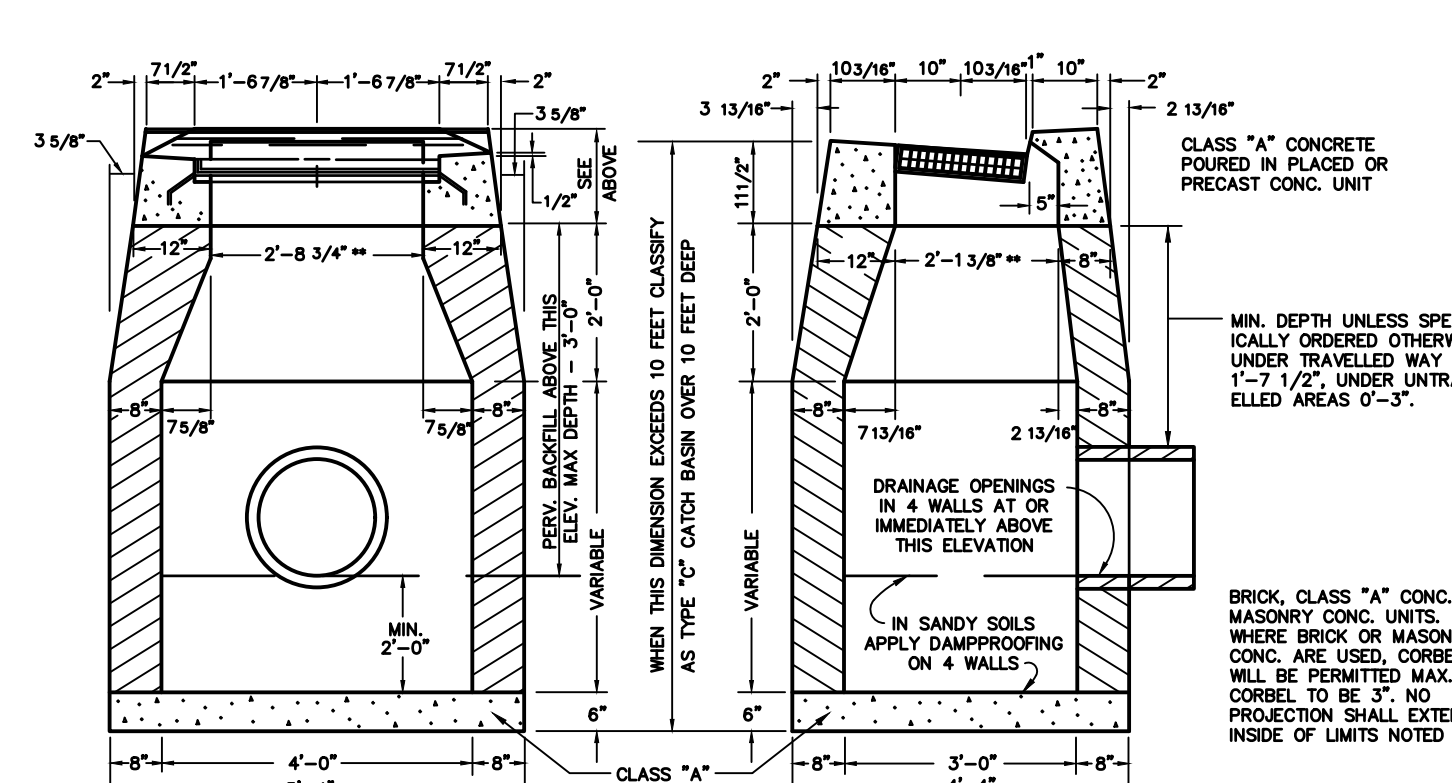
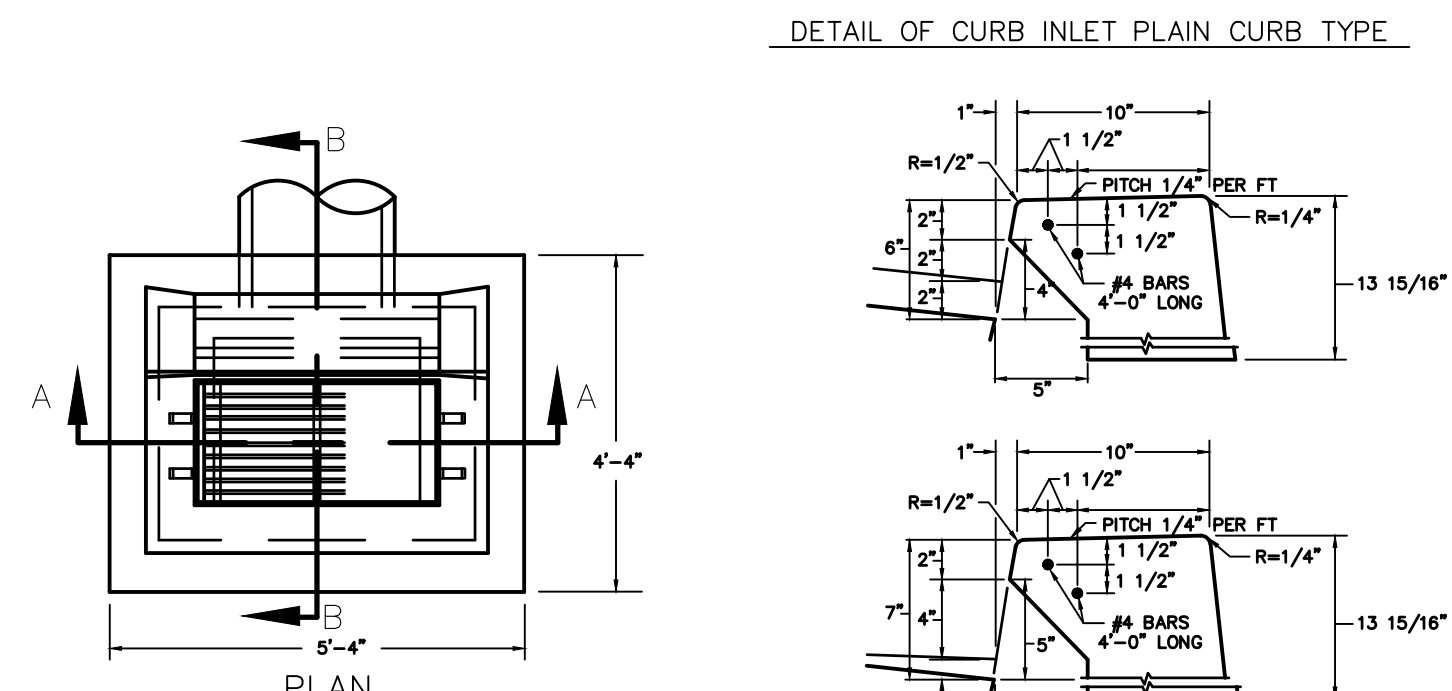


TRASH ENCLOSURE GATE (HALF SECTION)
N.T.S. BLSE-002

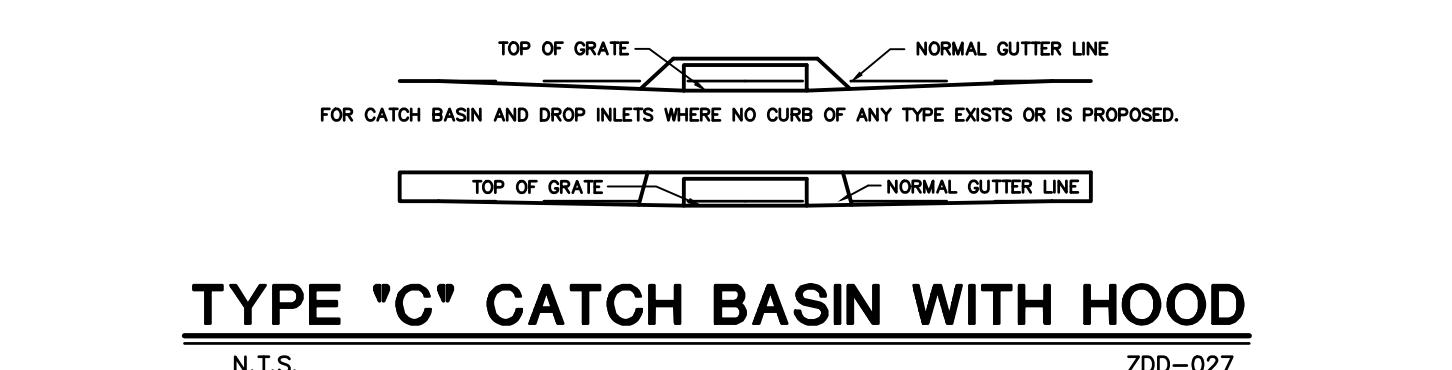


GATE HINGE

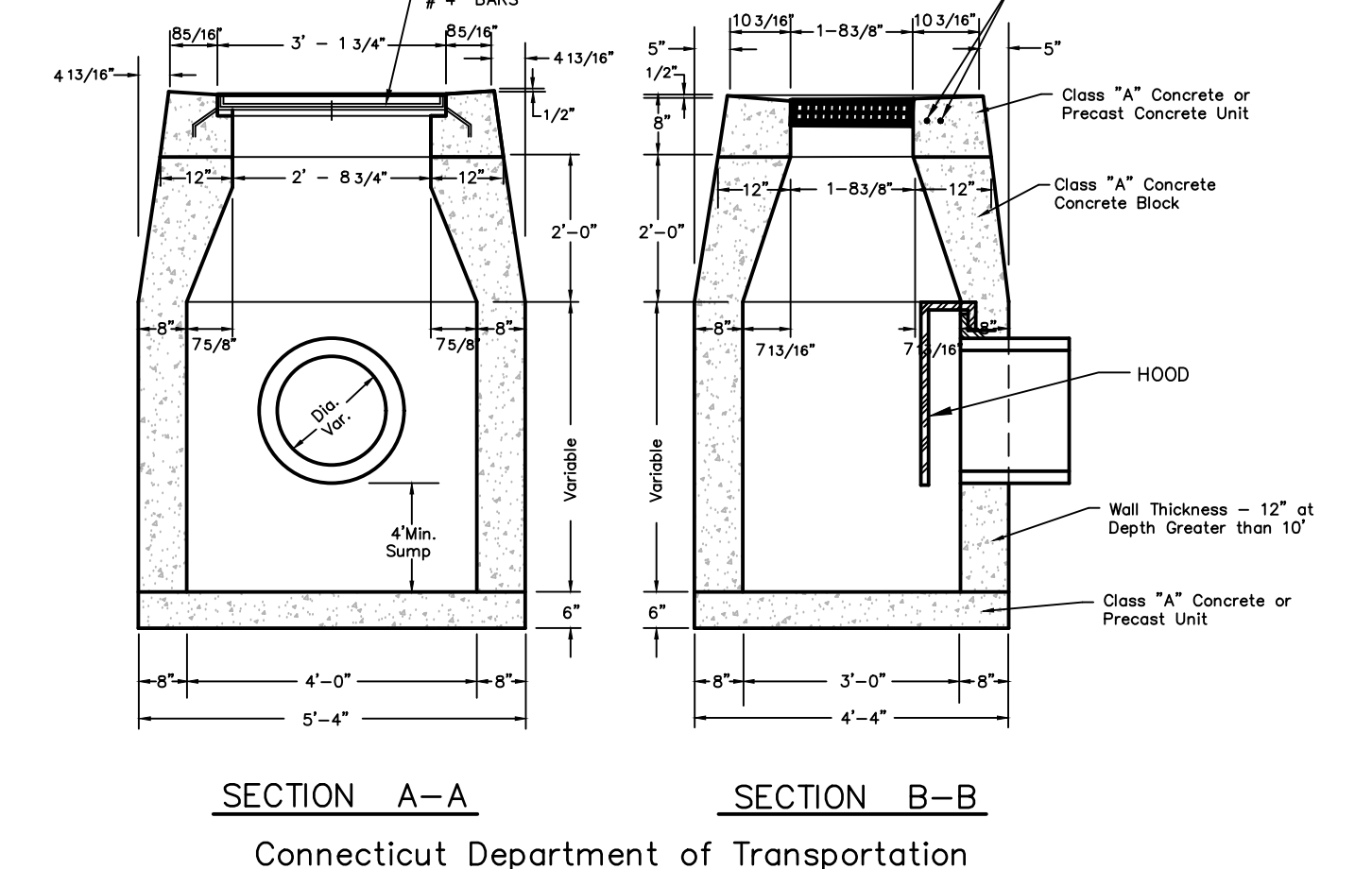
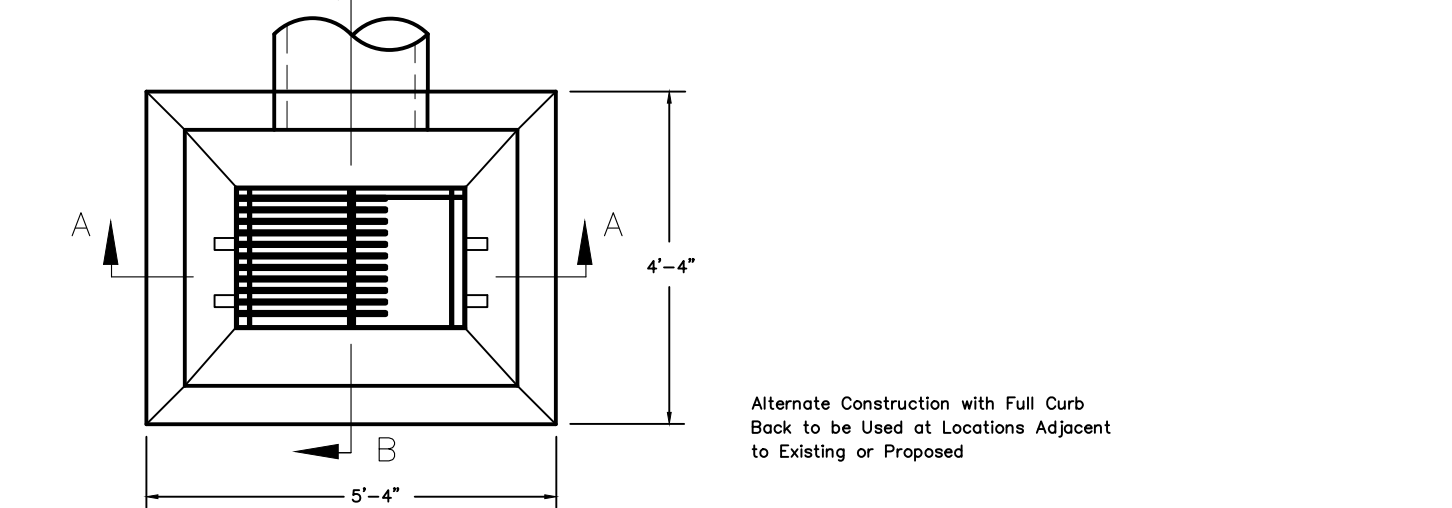
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DETAIL OF CURB INLET PLAIN CURB TYPE
N.T.S. ZDD-049

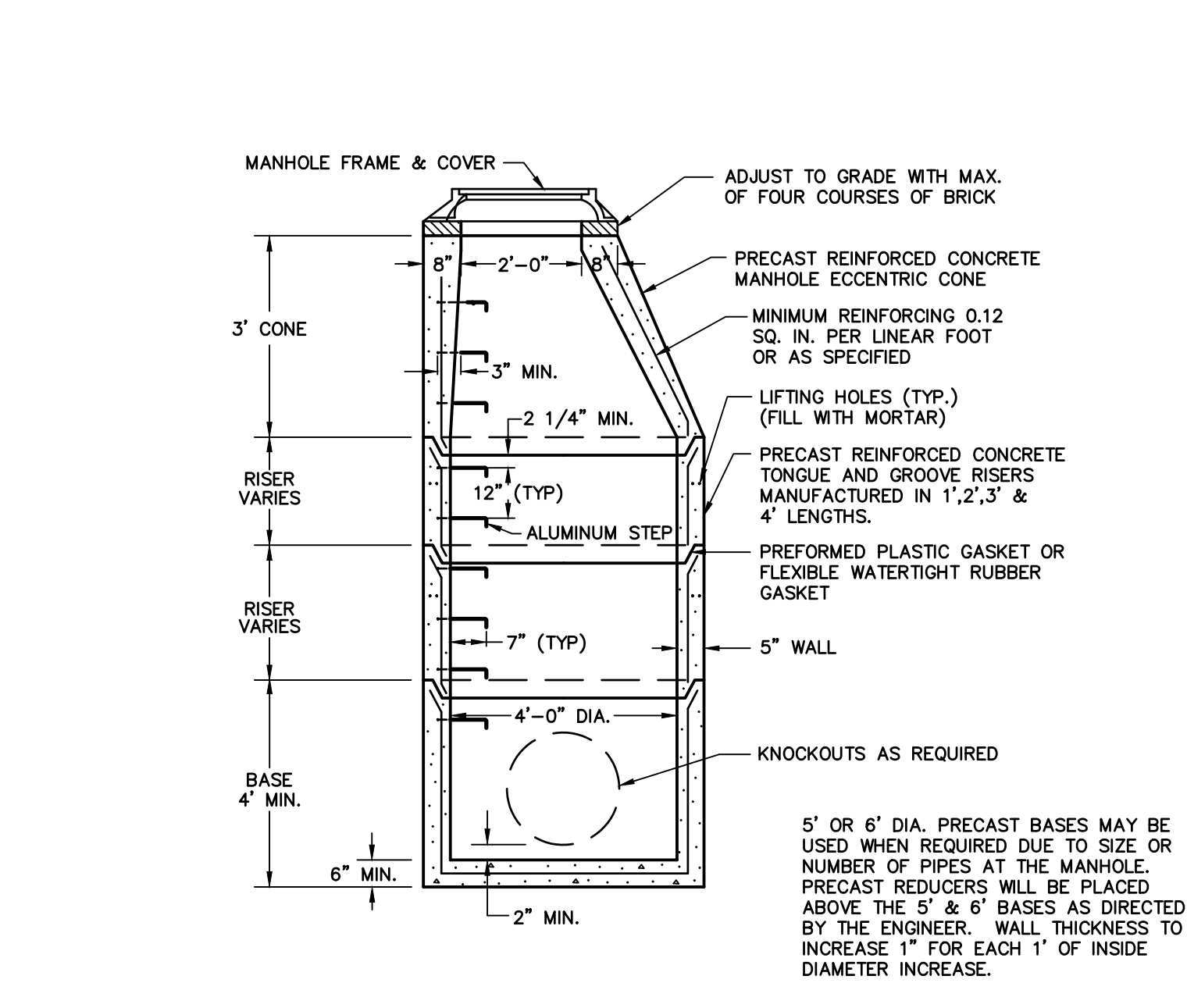


TYPE 'C' CATCH BASIN WITH HOOD
N.T.S. ZDD-027

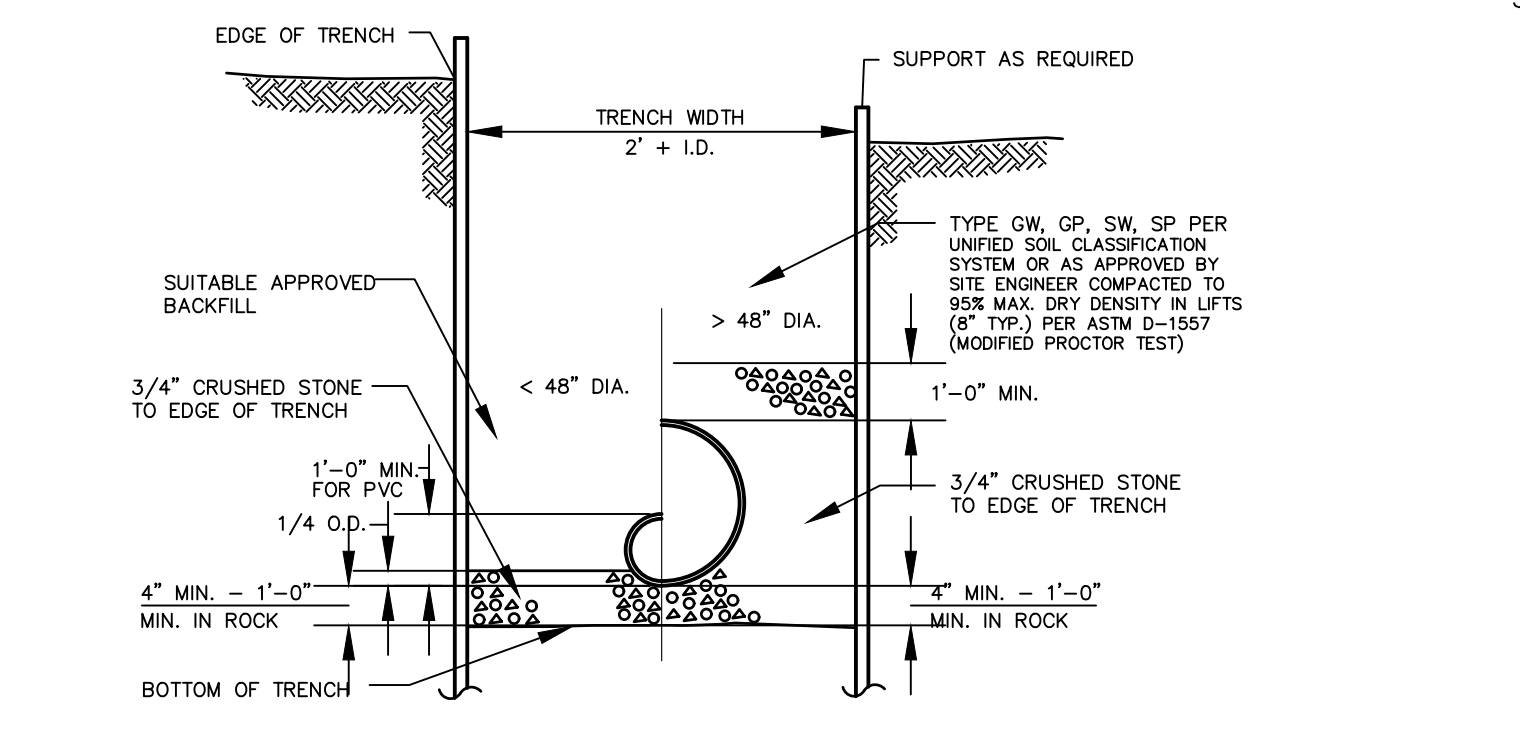


TYPE 'C-L' CATCH BASIN WITH HOOD
N.T.S.

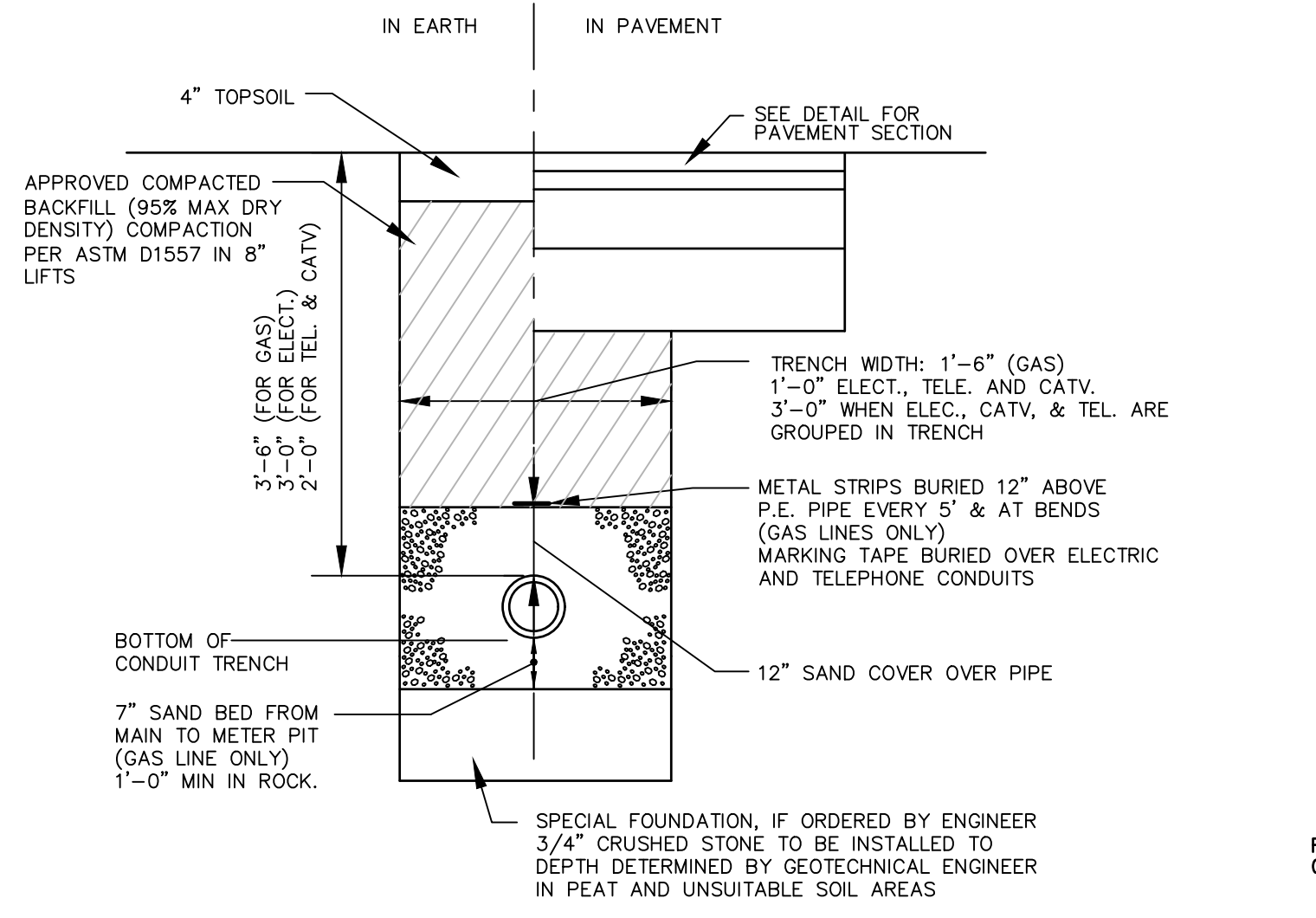
FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



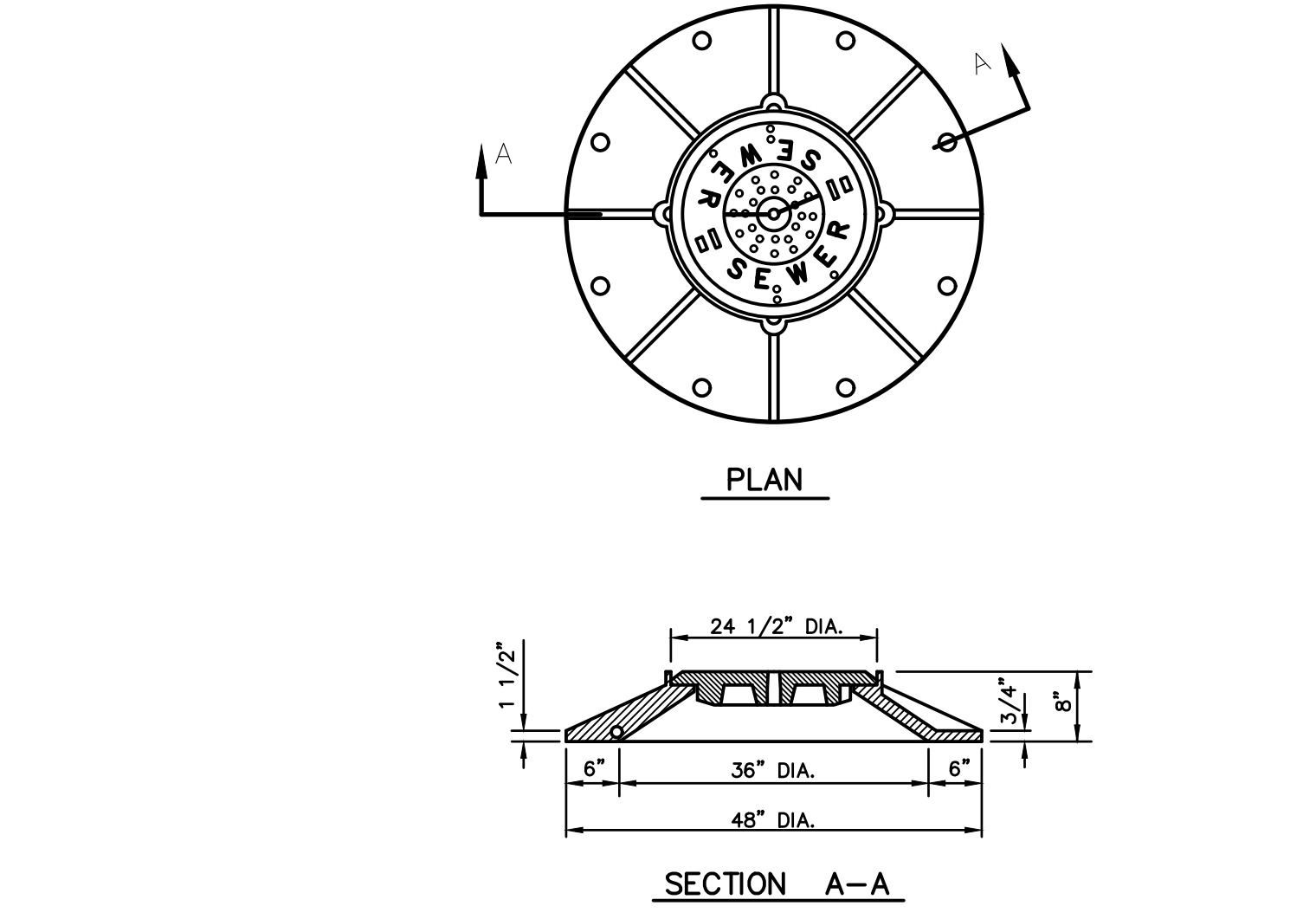
PRECAST STORM MANHOLE DETAIL
N.T.S. ZDD-049



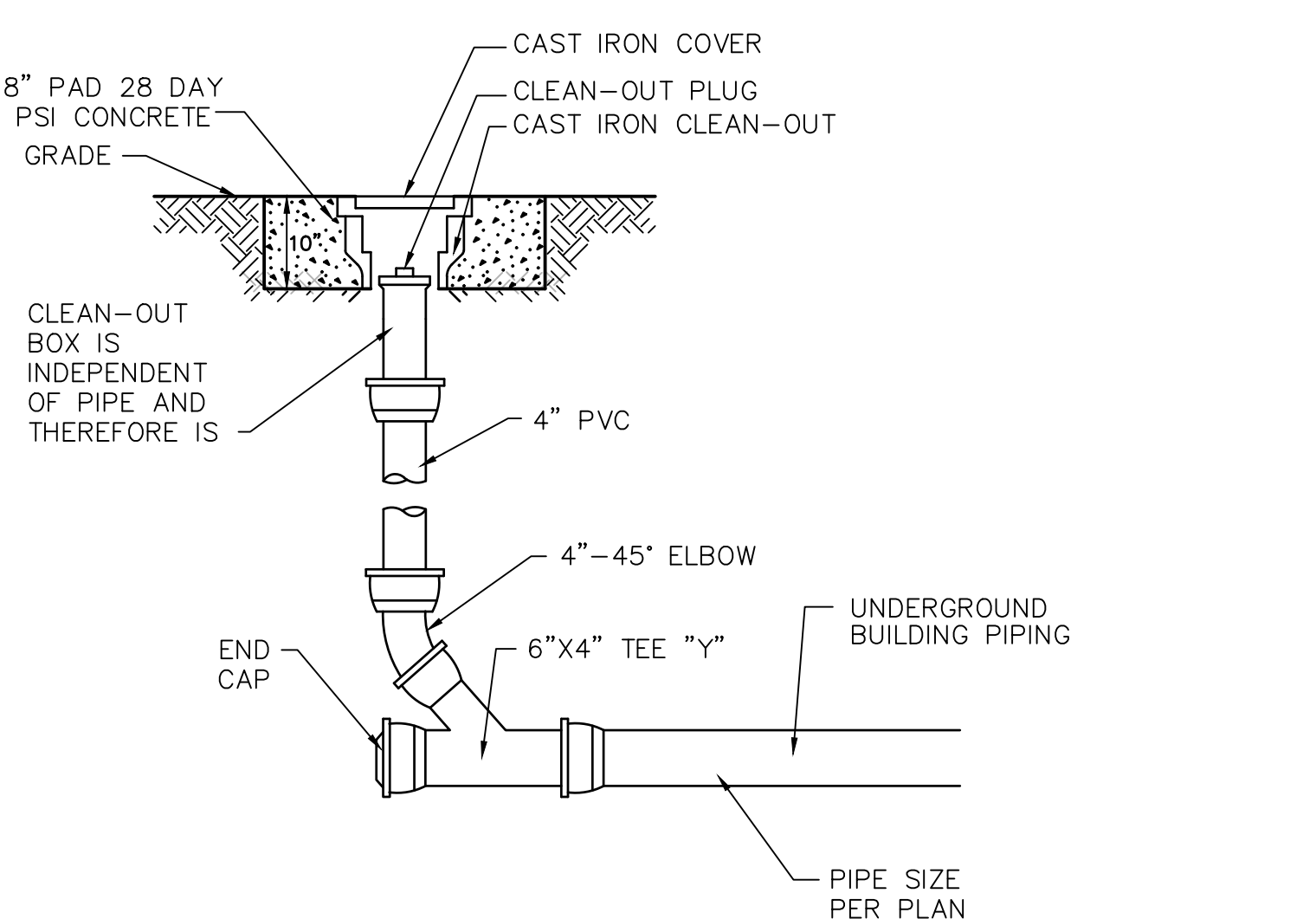
TYPICAL STORM SEWER TRENCH SECTION
N.T.S. BLDD-004



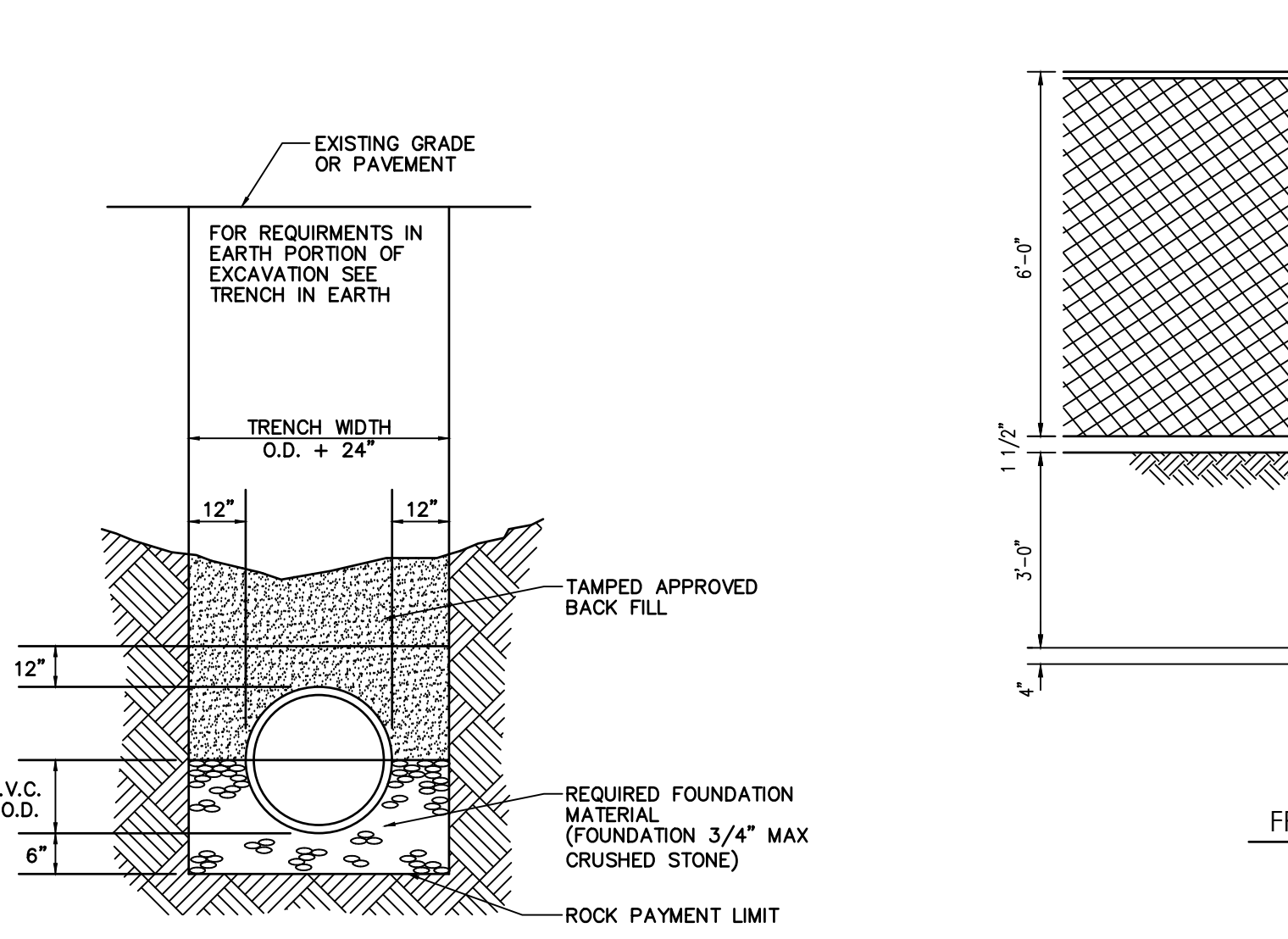
ELECTRICAL, TELEPHONE AND GAS TRENCH DETAIL
N.T.S. BLUD-001



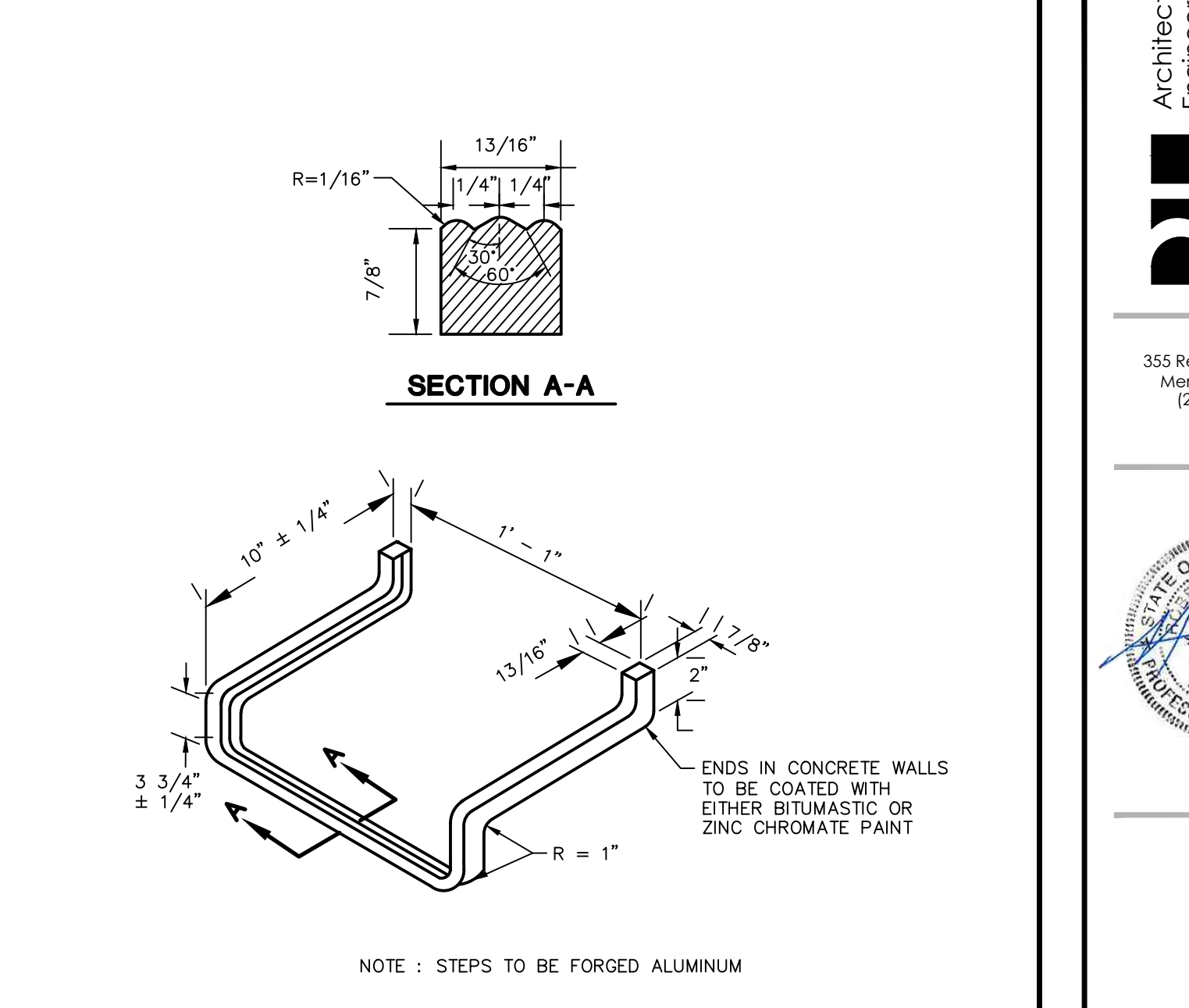
STANDARD MANHOLE FRAME AND COVER
N.T.S. ZDD-079



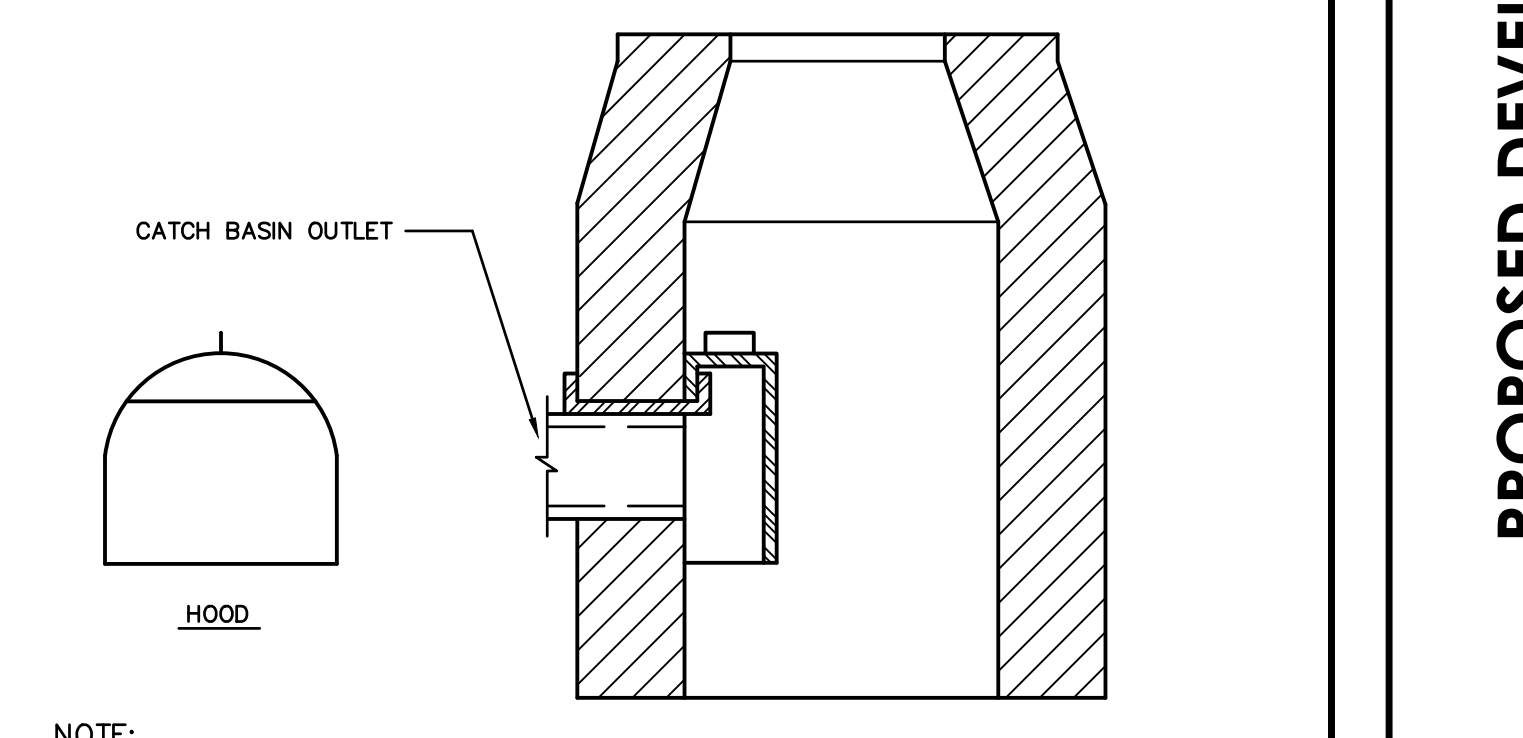
STORM CLEANOUT DETAIL
N.T.S.



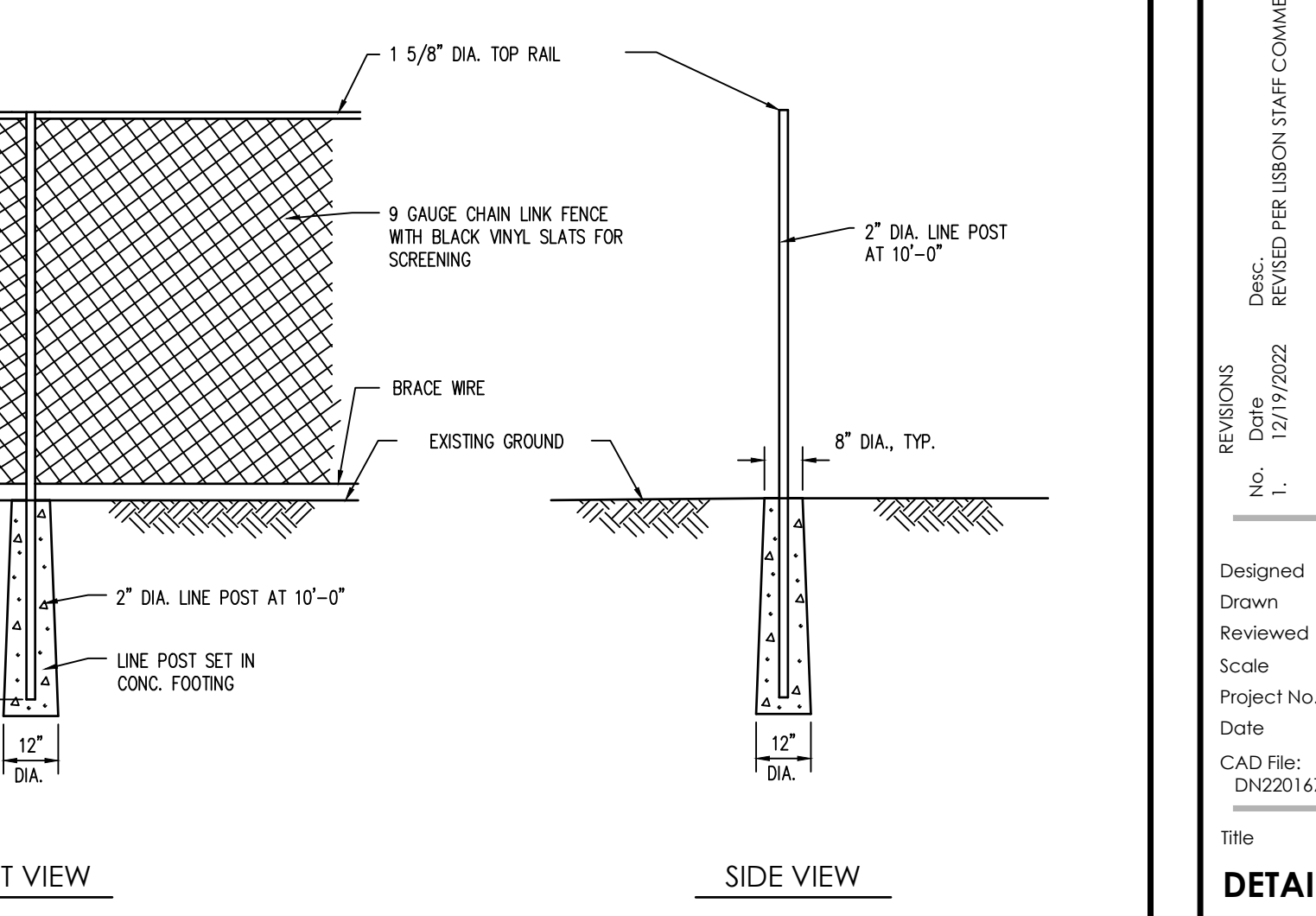
TRENCH IN ROCK
N.T.S. ZDD-048



STANDARD MANHOLE STEP
N.T.S. BLSS-005



HOODED INLET
N.T.S. ZDD-002



CHAIN LINK FENCE DETAIL
N.T.S. BLFD-001

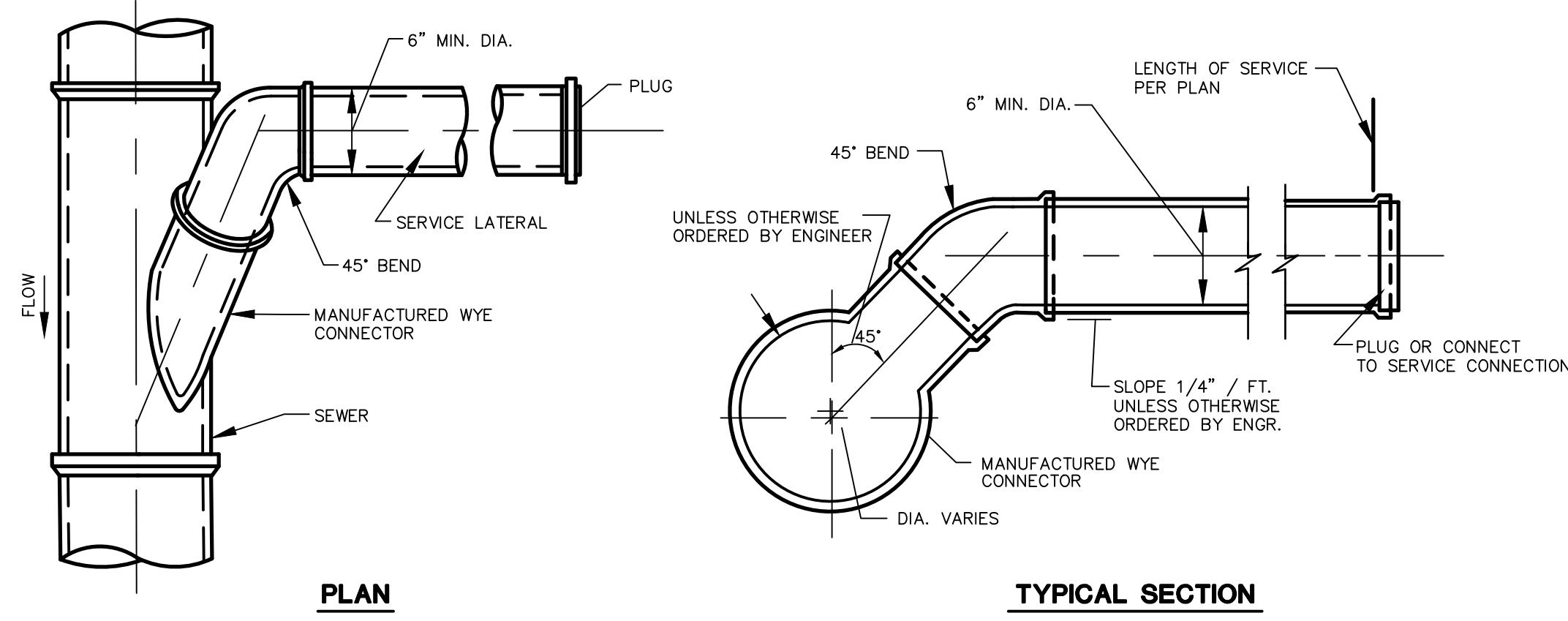
REVISIONS

No.	Date	Desc.	REVISED PER LISBON STAFF COMMENTS
1.	12/19/2022		

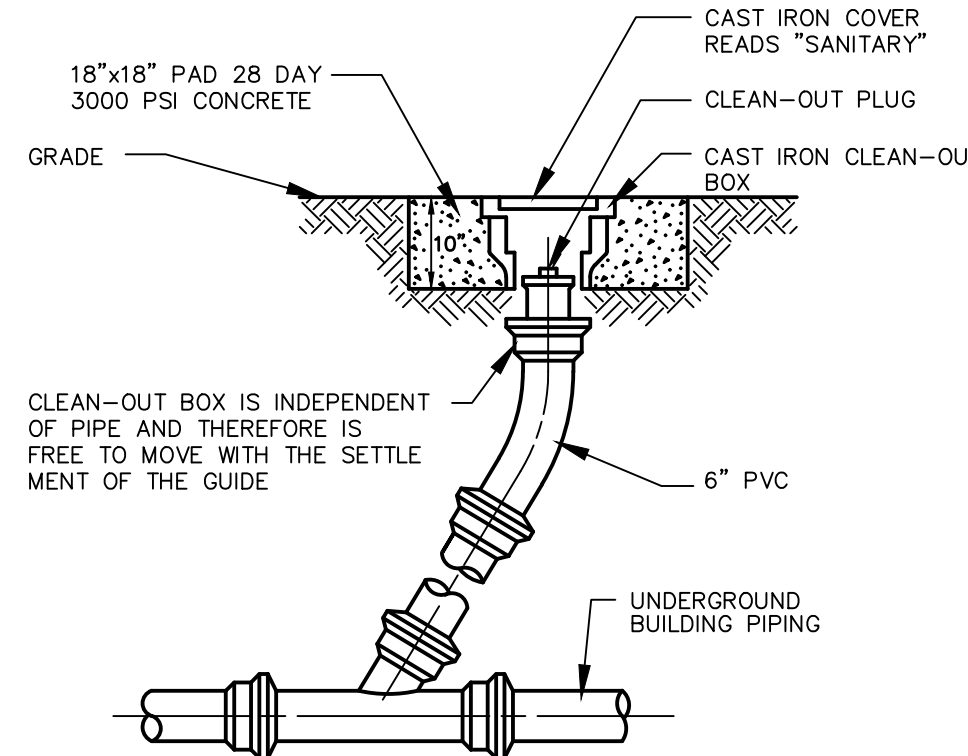
Designed	B.C.M.
Drawn	B.C.M.
Reviewed	R.M.R.
Scale	NONE
Project No.	2201674
Date	11/29/2022
CAD File:	DN220167401

Title
DETAILS SHEET

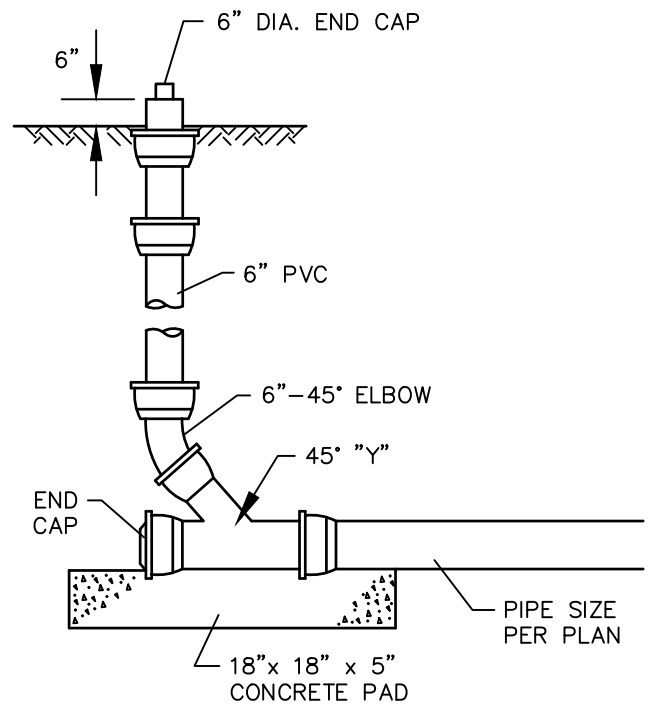
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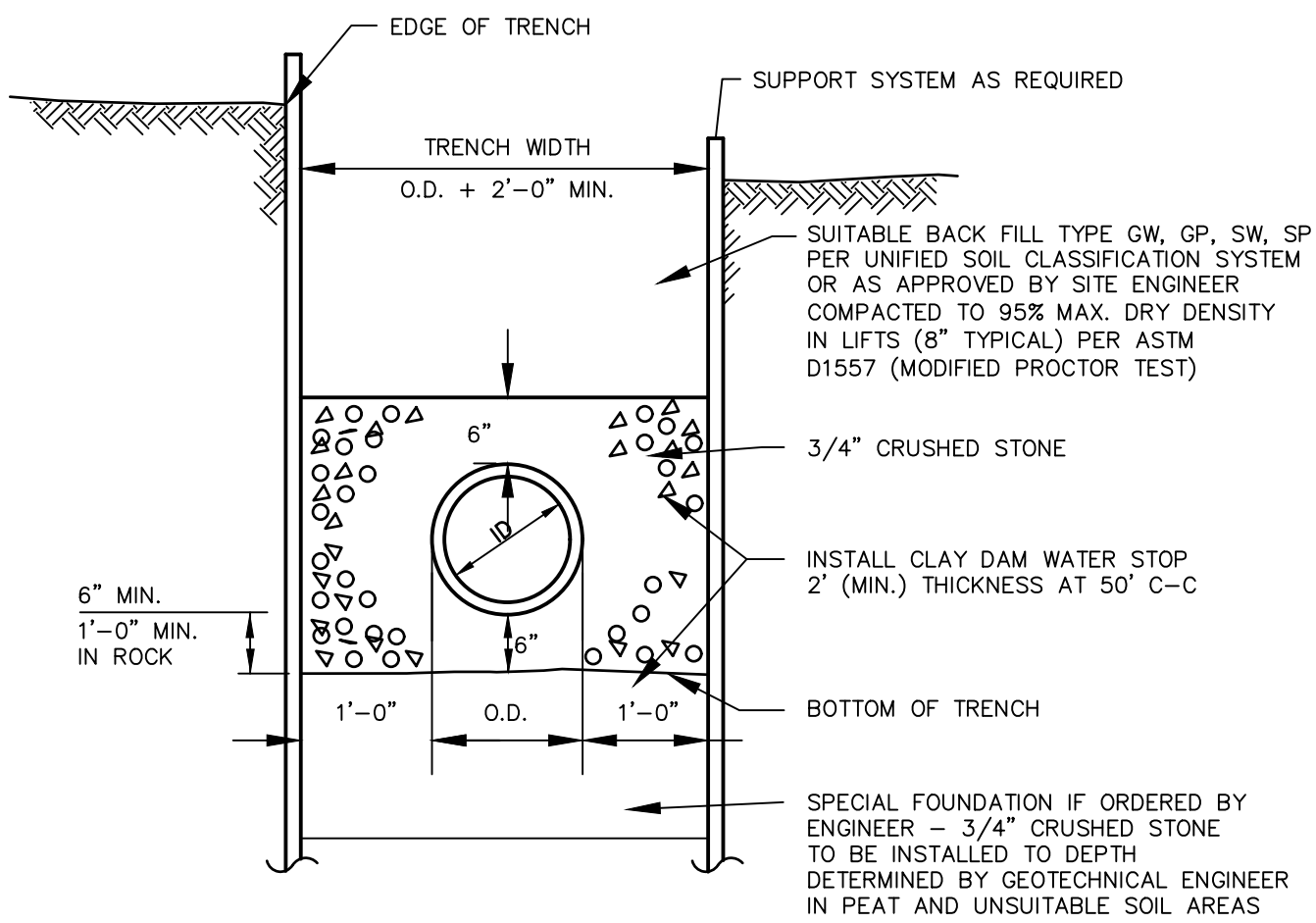
STANDARD SERVICE LATERAL CONNECTION
N.T.S. BLS-003



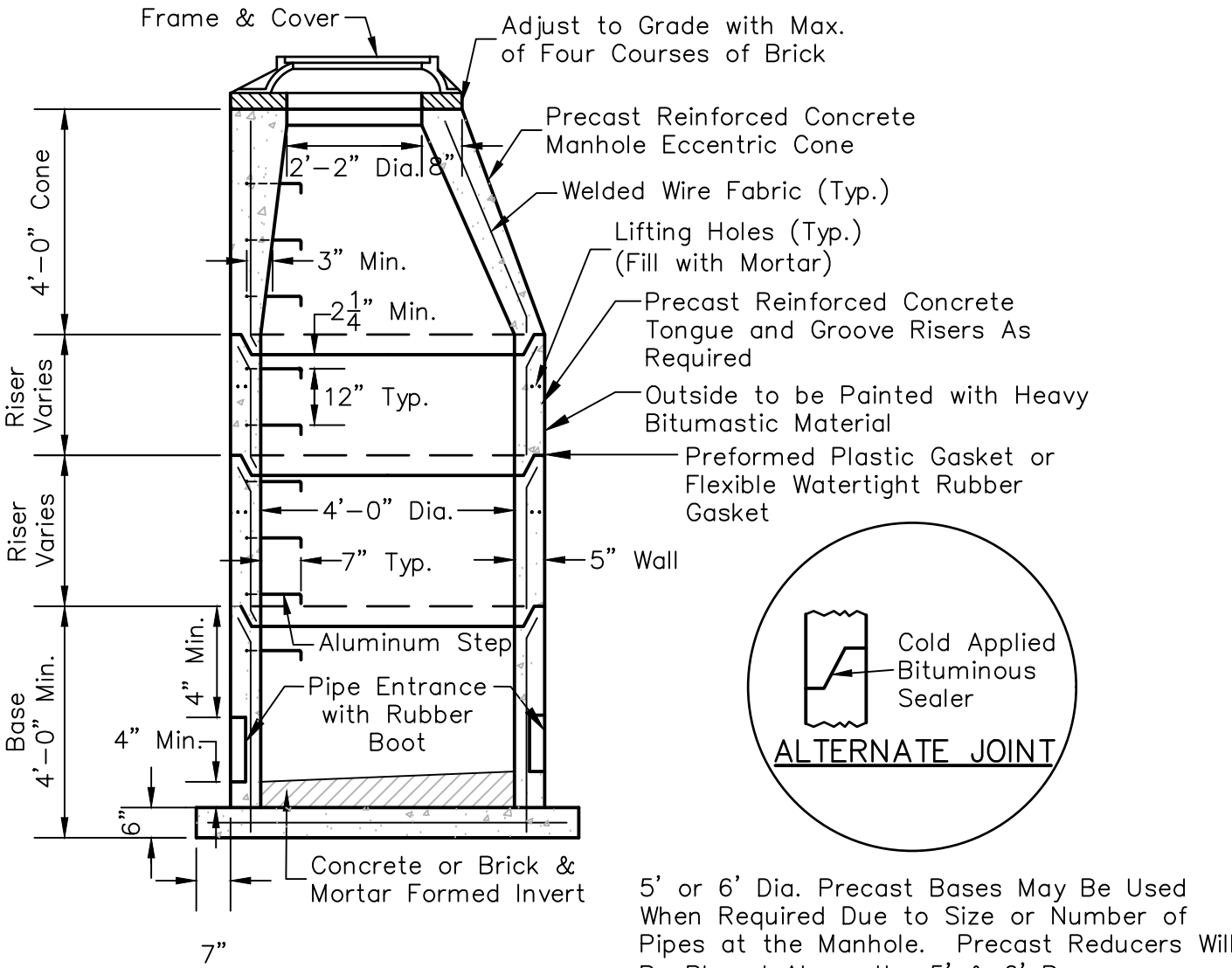
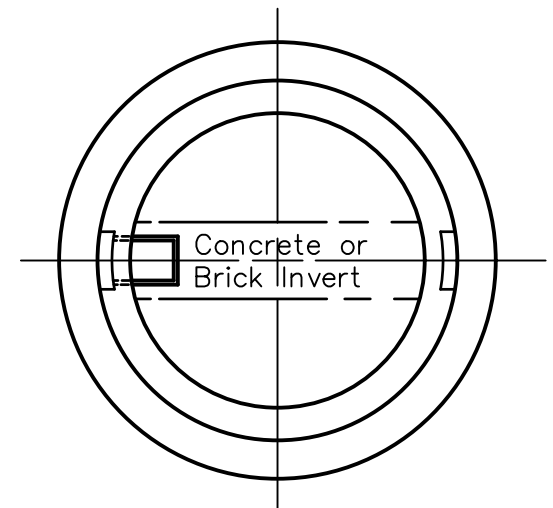
CLEANOUT DETAIL IN PAVED AREAS
N.T.S. BLS-008



CLEANOUT DETAIL IN LANDSCAPED AREA
N.T.S. BLS-007

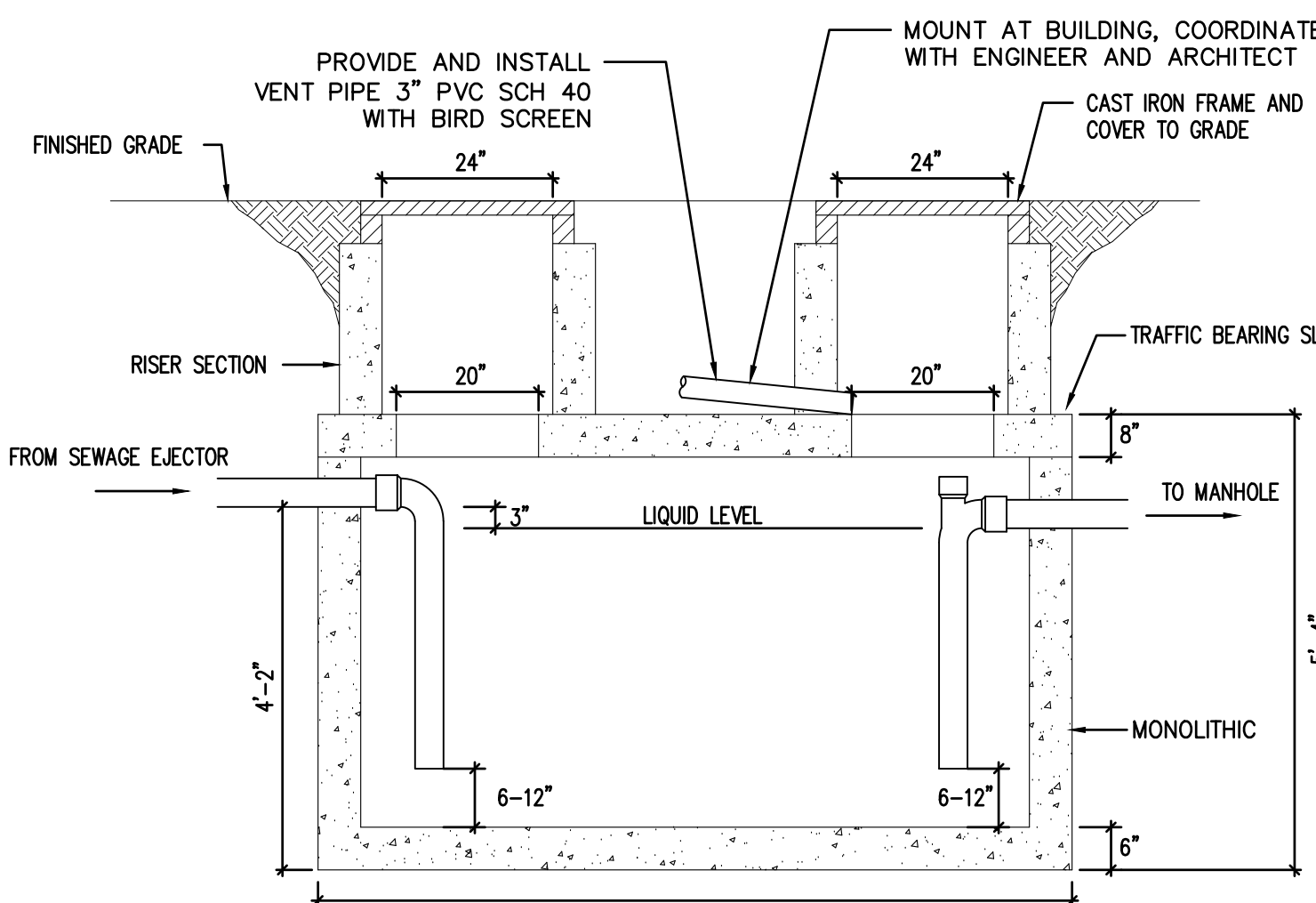


TYPICAL SANITARY SEWER TRENCH SECTION
N.T.S. BLS-010



5' or 6' Dia. Precast Bases May Be Used When Required Due to Size or Number of Pipes at the Manhole. Precast Reducers Will Be Placed Above the 5' & 6' Bases as Directed by the Engineer. Wall Thickness to Increase 1" for Each 1' of Inside Diameter Increase.

PRECAST SANITARY MANHOLE
N.T.S. SS-003

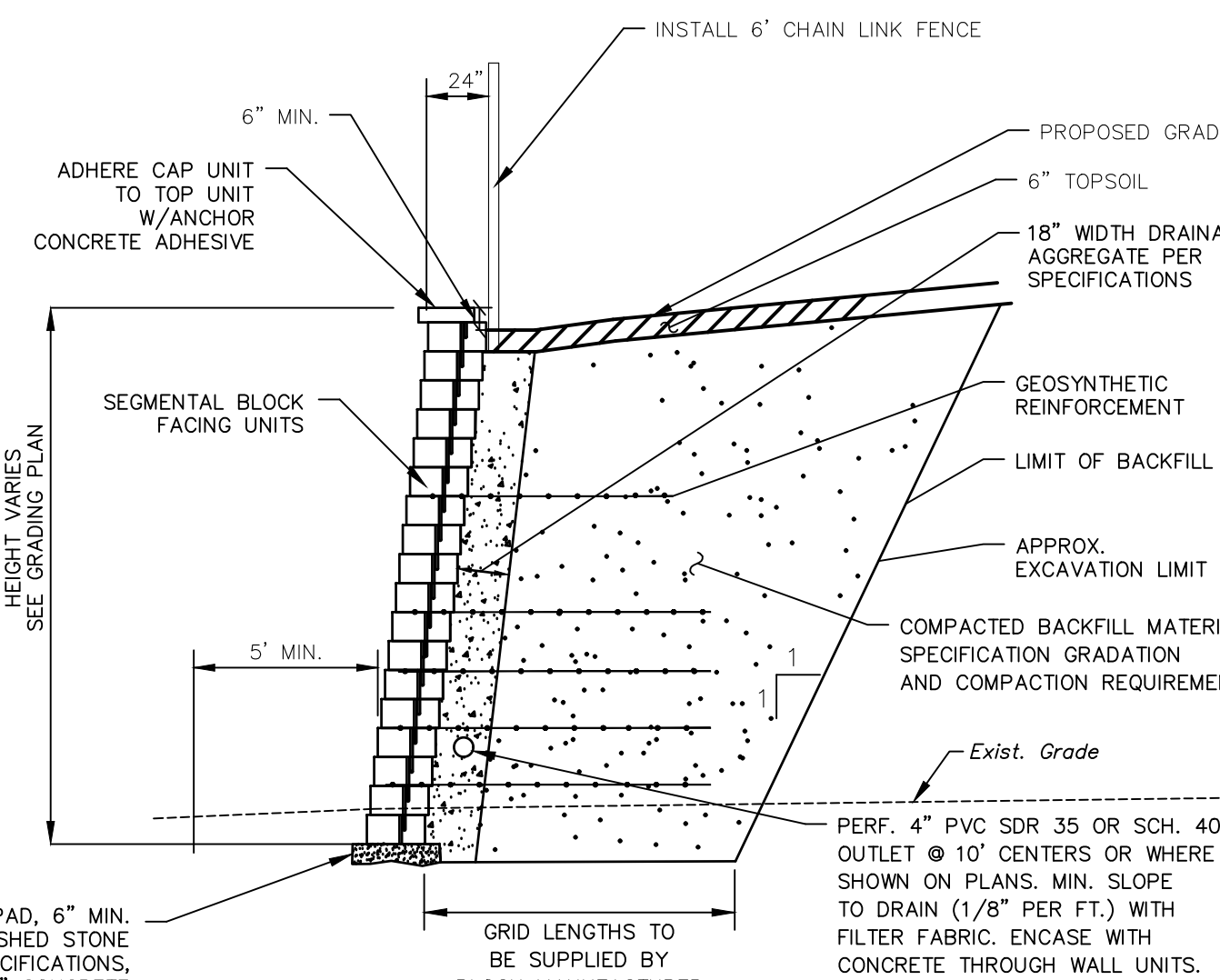


- NOTES:
- UNIT DIMENSIONS: 10'-1" L X 7'-7" W X 5'-4" H
 - MEETS OR EXCEEDS STATE AND LOCAL REQUIREMENTS.
 - CONCRETE: 4,000 PSI @ 28 DAYS
 - ALL SHIPLAP JOINTS SHALL BE SEALED WITH BUTYL RUBBER.
 - DESIGN LOADING: AASHTO HS-20 WITH 18" OF SOIL COVER
 - MONOLITHIC DESIGN.
 - SIDE INLET PIPES SHALL EXTEND TO CLEANOUT COVER.
 - MAXIMUM FILL OVER TOP OF TANK SHALL BE 3'.
 - CHAMBER SHALL BE SUPPLIED WITH TEES.
 - CHAMBER SHALL BE MARKED WITH MANUFACTURER NAME, PHONE NO., TANK CAPACITY, DATE OF MANUFACTURE, ASTM C1227 CONFORMANCE.
 - APPROX. WEIGHT: 23,800 LBS.

1500 GALLON HS-20 GREASE TRAP
N.T.S.

GENERAL NOTES

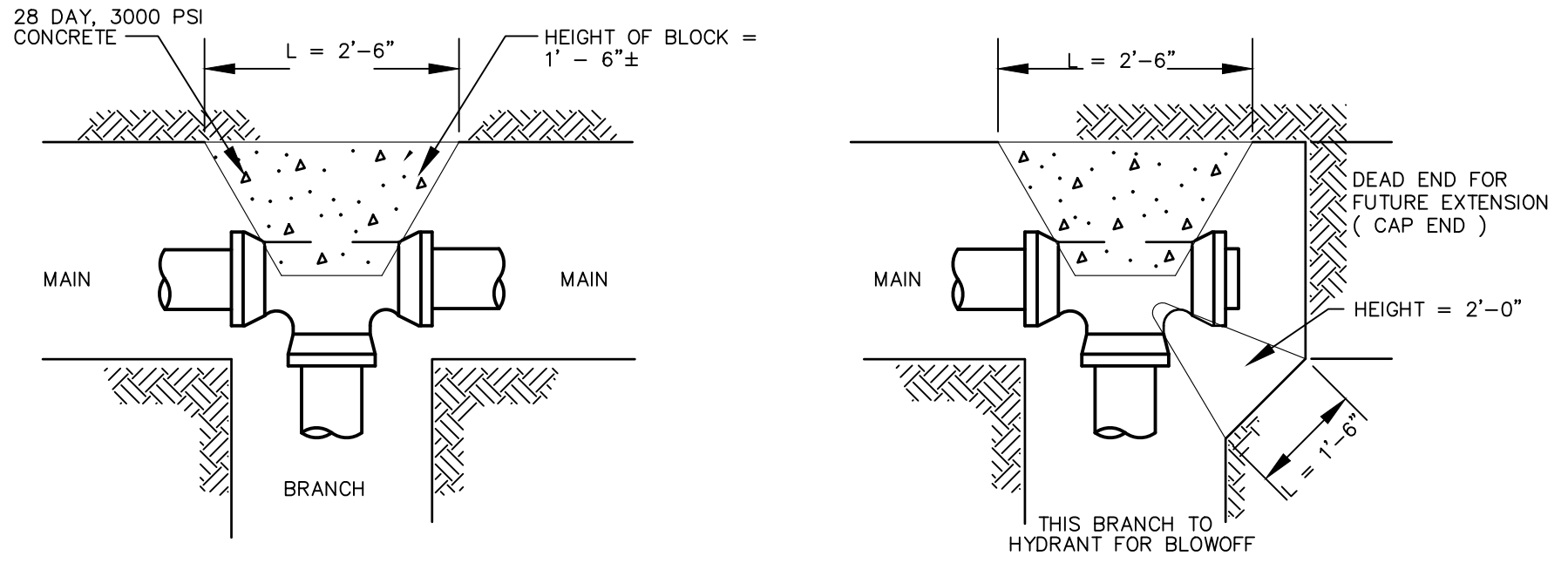
- STRIP ALL VEGETATION AND ORGANIC SOIL FROM THE WALL AND GRID ALIGNMENT.
 - BENCH CUT ALL EXCAVATED SLOPES.
 - DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE SOIL ENGINEER TO REMOVE UNSUITABLE SOIL.
 - SITE SOIL ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
 - LEVELING PAD SHALL CONSIST OF 3/4" CRUSHED STONE, MINIMUM 6" THICK OR MINIMUM 2000 PSI CONCRETE.
 - MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 24".
 - FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
 - WHERE DRAIN PIPE IS USED, PROVIDE OUTLETS AS SHOWN ON WALL ELEVATIONS.
 - COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER, OR AS INDICATED IN THE SPECIFICATION.
 - COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99.
 - GEGRID SHALL BE PER BLOCK MANUFACTURER'S DESIGN ON SHOP DRAWINGS.
 - PULL GEGRID TIGHT PRIOR TO BACK FILLING. LENGTH OF GEGRID SHALL BE MEASURED FROM FRONT OF SEGMENTAL CONCRETE UNITS.
 - PROVIDE LATERAL DRAINAGE SWALES TO DIRECT FLOWS AROUND THE ENDS OF THE WALL.
 - ESTABLISH TURF AS SOON AS THE WALL IS COMPLETED.
 - FINAL WALL ALIGNMENT SHALL BE LOCATED IN THE FIELD.
 - REINFORCED BACK FILL REQUIREMENTS FOR THE SEGMENTAL CONCRETE RETAINING WALL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
- | SIEVE SIZE | PERCENT PASSING REINFORCED BACK FILL |
|------------|--------------------------------------|
| 5 INCH | 100 |
| 3-1/2 INCH | 90-100 |
| 1-1/2 INCH | 55-95 |
| 1/4 INCH | 25-60 |
| NO. 10 | 15-45 |
| NO. 40 | 5-25 |
| NO. 100 | 0-10 |
| NO. 200 | 0-5 |
- PLASTICITY INDEX (PI) LESS THAN OR EQUAL TO 10 AND A LIQUID LIMIT LESS THAN OR EQUAL TO 40. REINFORCED BACK FILL SHALL BE PLACED AND COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES. REINFORCED BACK FILL SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. THE MOISTURE CONTENT OF THE BACK FILL MATERIAL PRIOR TO AND DURING COMPACTION SHALL BE WITHIN 2 PERCENTAGE POINTS OF DRY OPTIMUM.
- IF CONDITIONS ARE DIFFERENT THAN THOSE STATED IN THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.



NOTE:
1. CONTRACTOR TO SUBMIT DESIGN PLANS FOR THE PROPOSED RETAINING WALL INCLUDING CALCULATIONS, PREPARED AND STAMPED BY A CONNECTICUT LICENSED PROFESSIONAL ENGINEER PRIOR TO ORDERING MATERIALS.

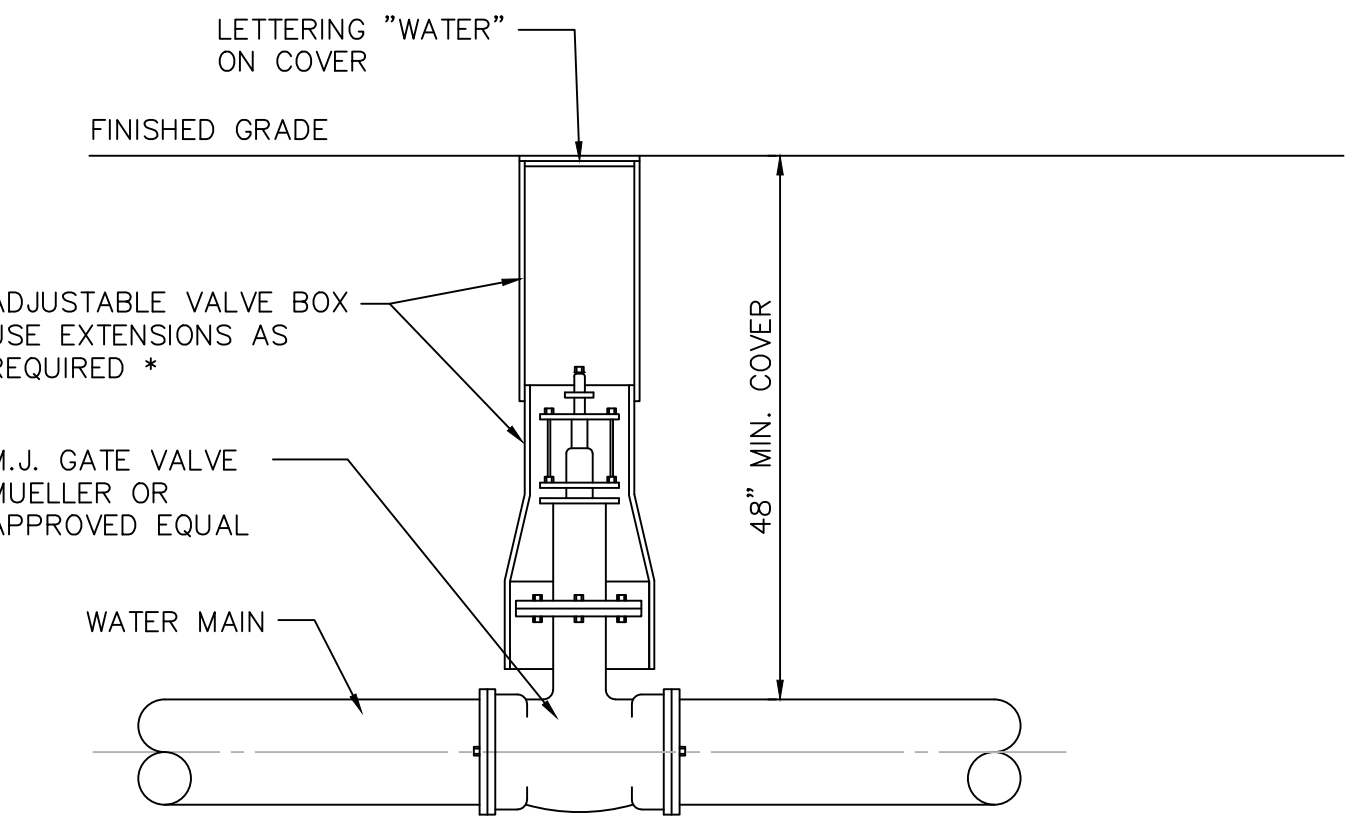
TYPICAL SEGMENTAL RETAINING WALL SECTION
N.T.S.

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THRUST BLOCKS FOR WATER LINES

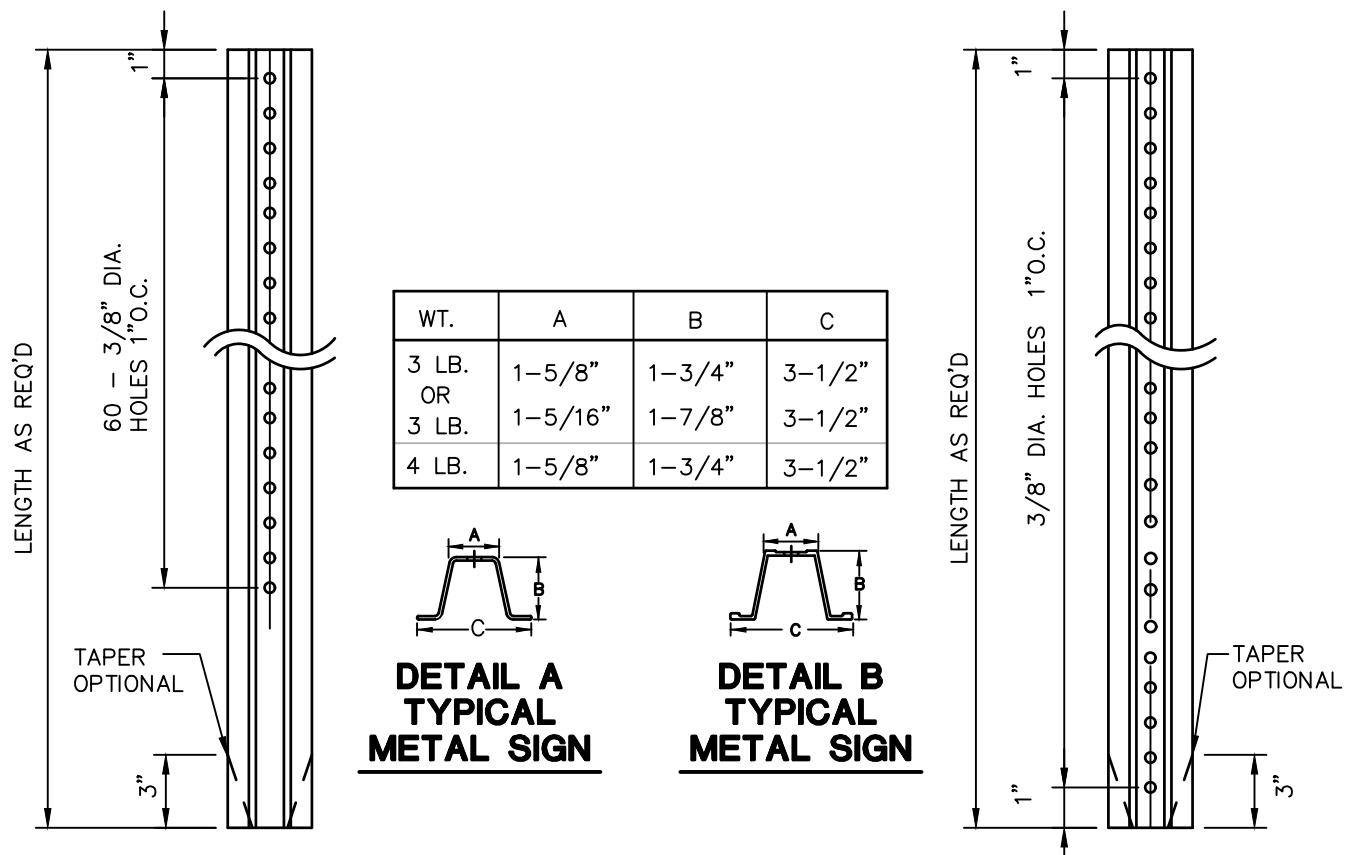
N.T.S. BLWD-001



* NOTE: IF EXTENSIONS ARE NECESSARY CONTRACTOR SHALL SET "PLUMB" AND ALIGN PROPERLY FOR ACCESS TO OPERATING NUT.

TYPICAL GATE VALVE AND VALVE BOX DETAIL

N.T.S. BLWD-002

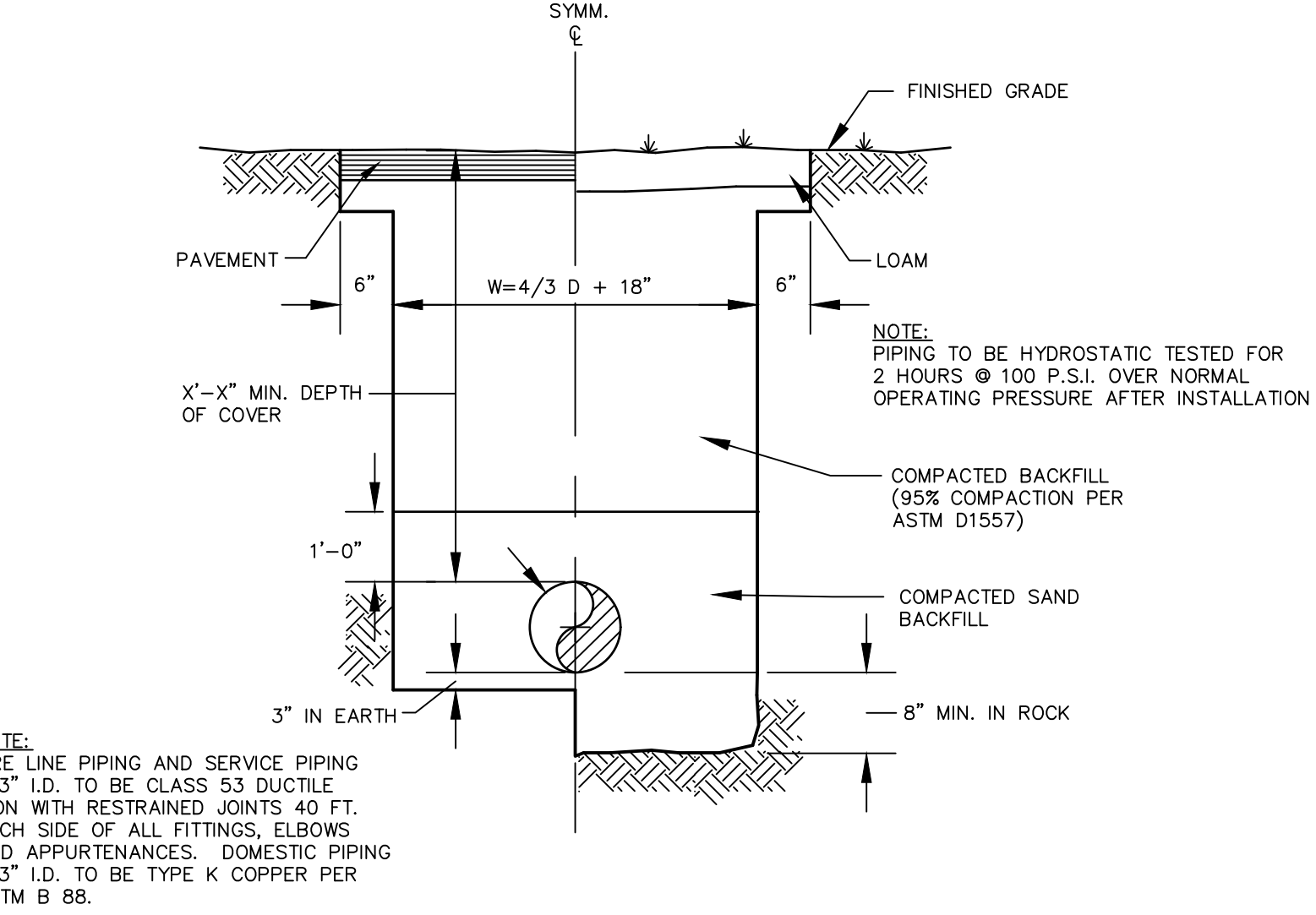


DETAIL A HOLE LOCATION **DETAIL B HOLE LOCATION**

NOTES:
STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A-78 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 91 LBS OR GREATER PER LINEAR YARD.
AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.
SIGN MOUNTING HEIGHT TO BE APPROVED BY THE ENGINEER.

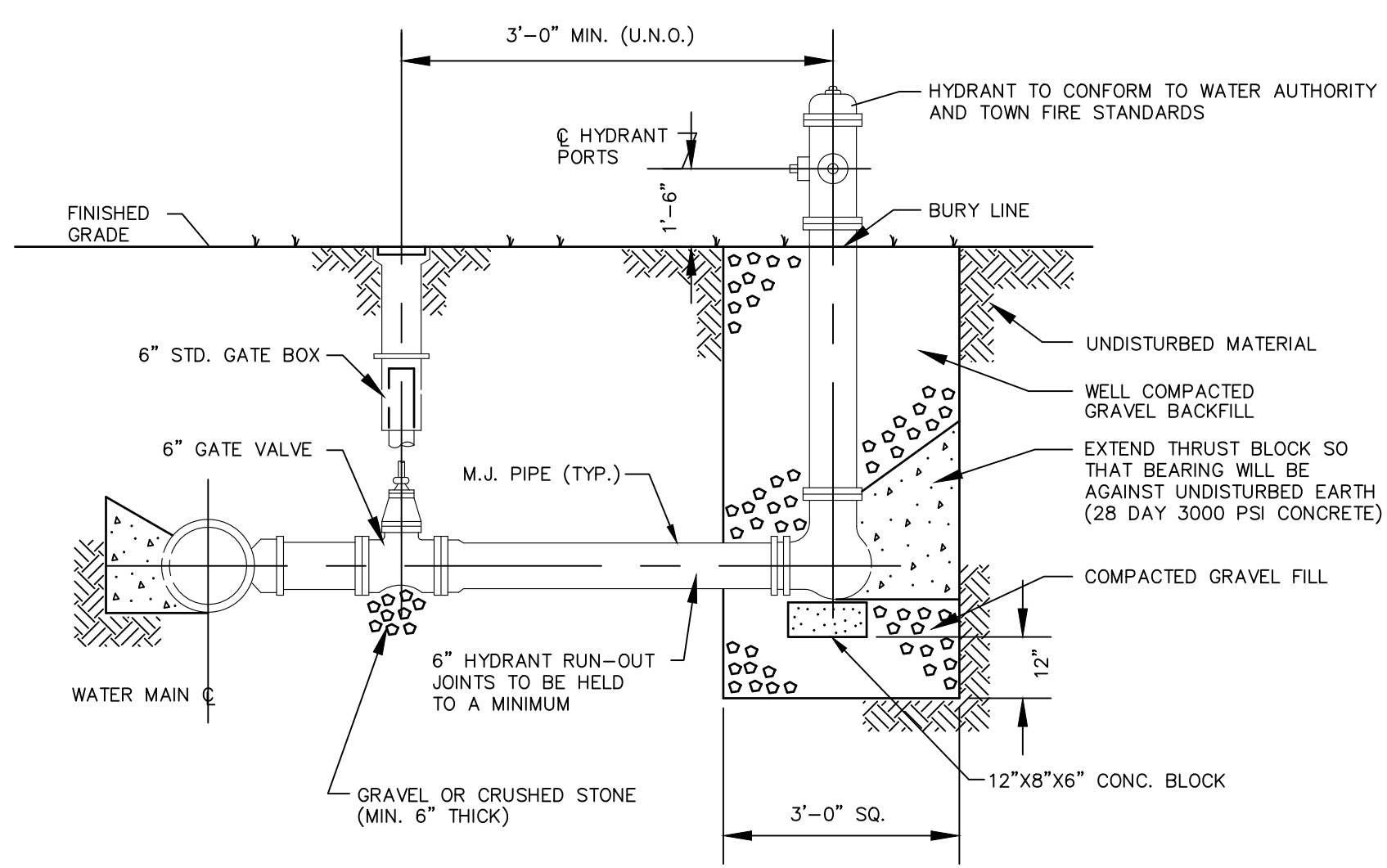
TYPICAL METAL SIGN POSTS

N.T.S. BLSO-001



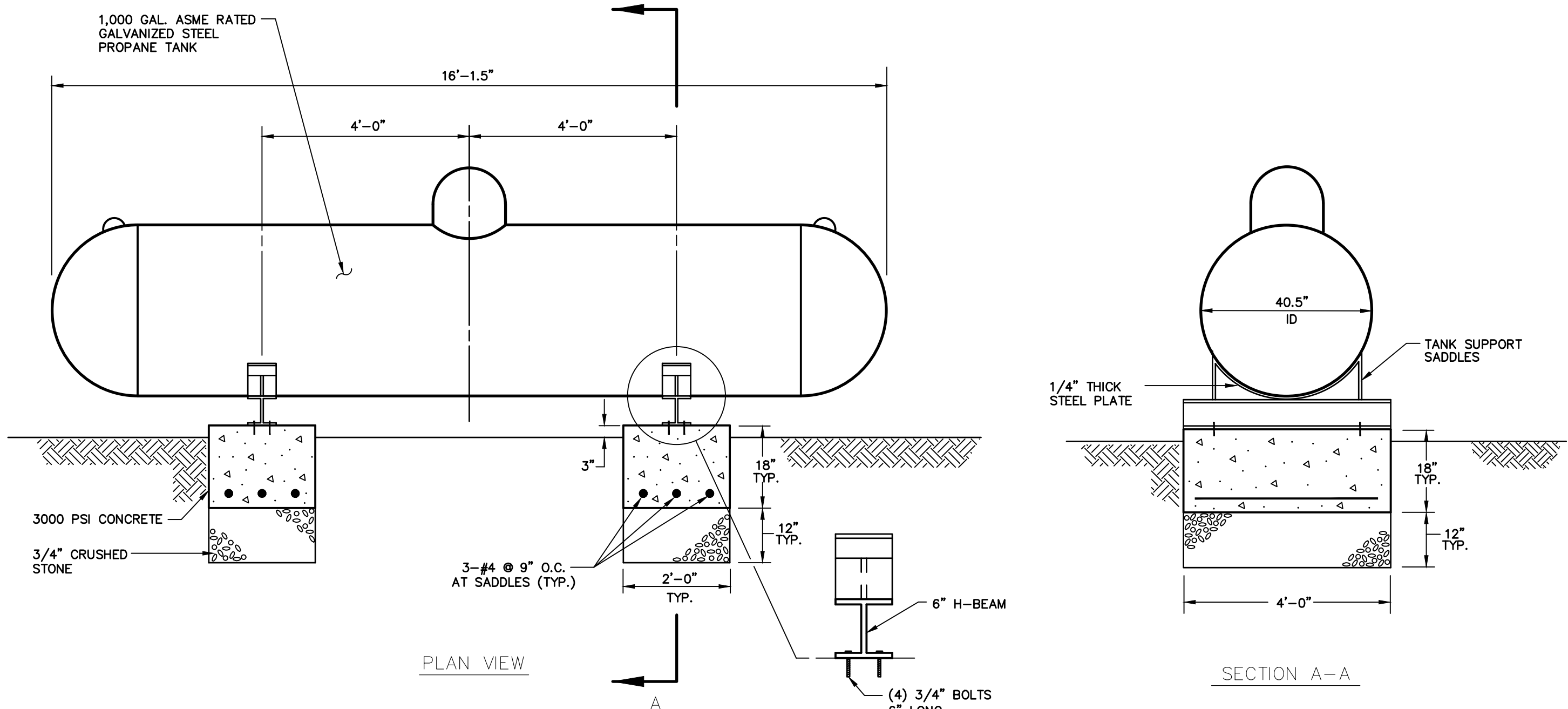
TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL

N.T.S. BLWD-005



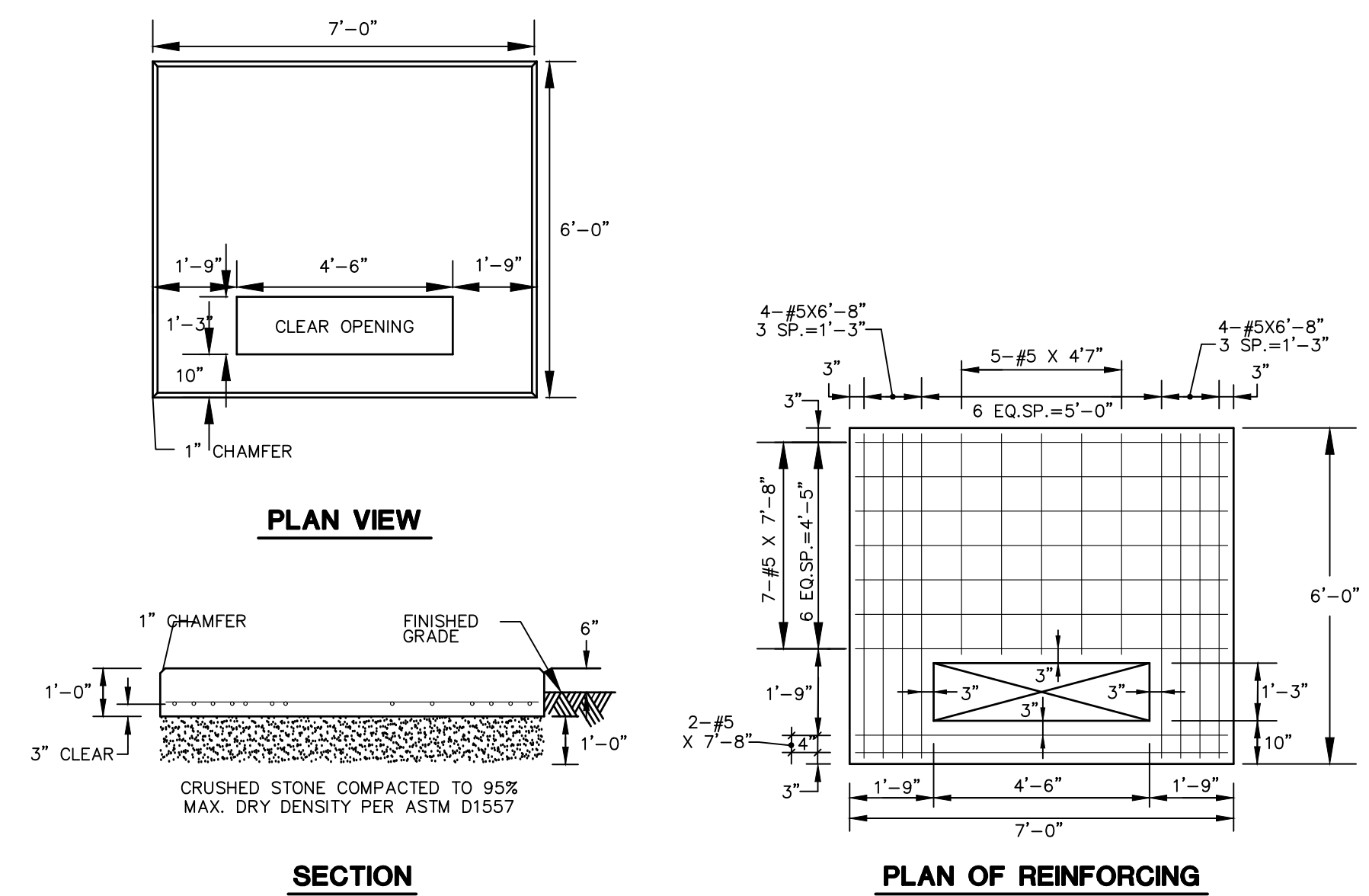
HYDRANT DETAIL WITH GATE BOX

N.T.S. BLWD-003



LIQUID PROPANE TANK

N.T.S. ZMU-002



TRANSFORMER PAD

N.T.S. BLLE-001

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



REVISIONS

No.	Date	Desc.
1	12/19/2022	REVISED PER LISBON STAFF COMMENTS

Designed	B.C.M.
Drawn	B.C.M.
Reviewed	R.M.R.
Scale	NONE
Project No.	2201674
Date	11/29/2022
CAD File:	DN220167401

DETAILS SHEET

Sheet No.

CDS3020-6-C DESIGN NOTES

THE STANDARD CDS3020-6-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NIDEP / N/CAT CONFORMING UNITS

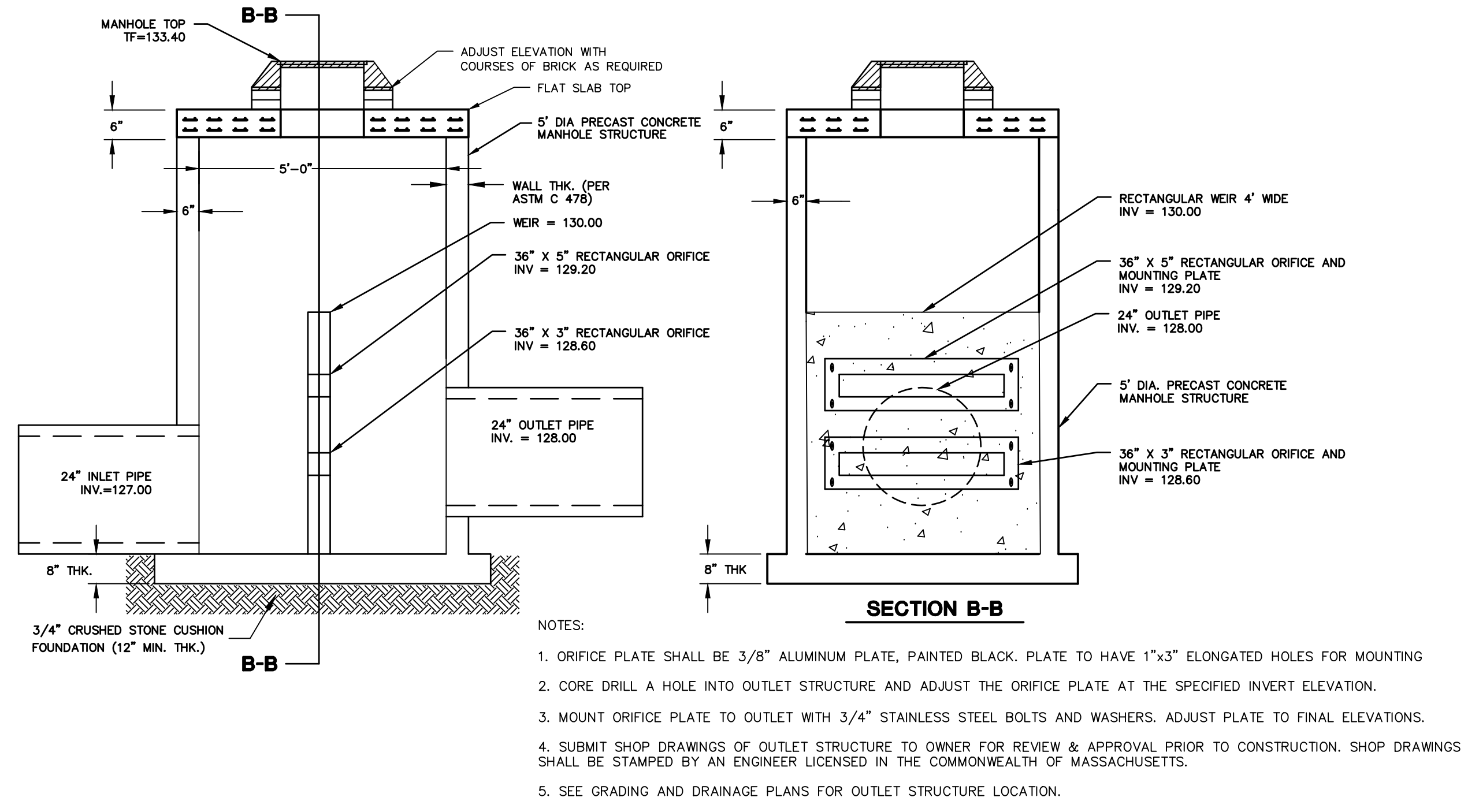
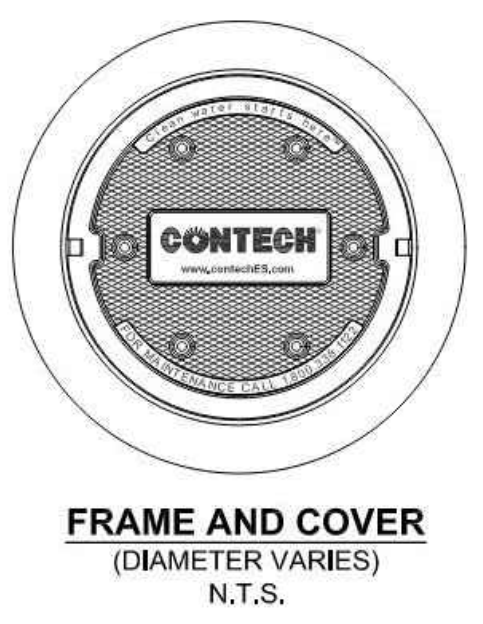
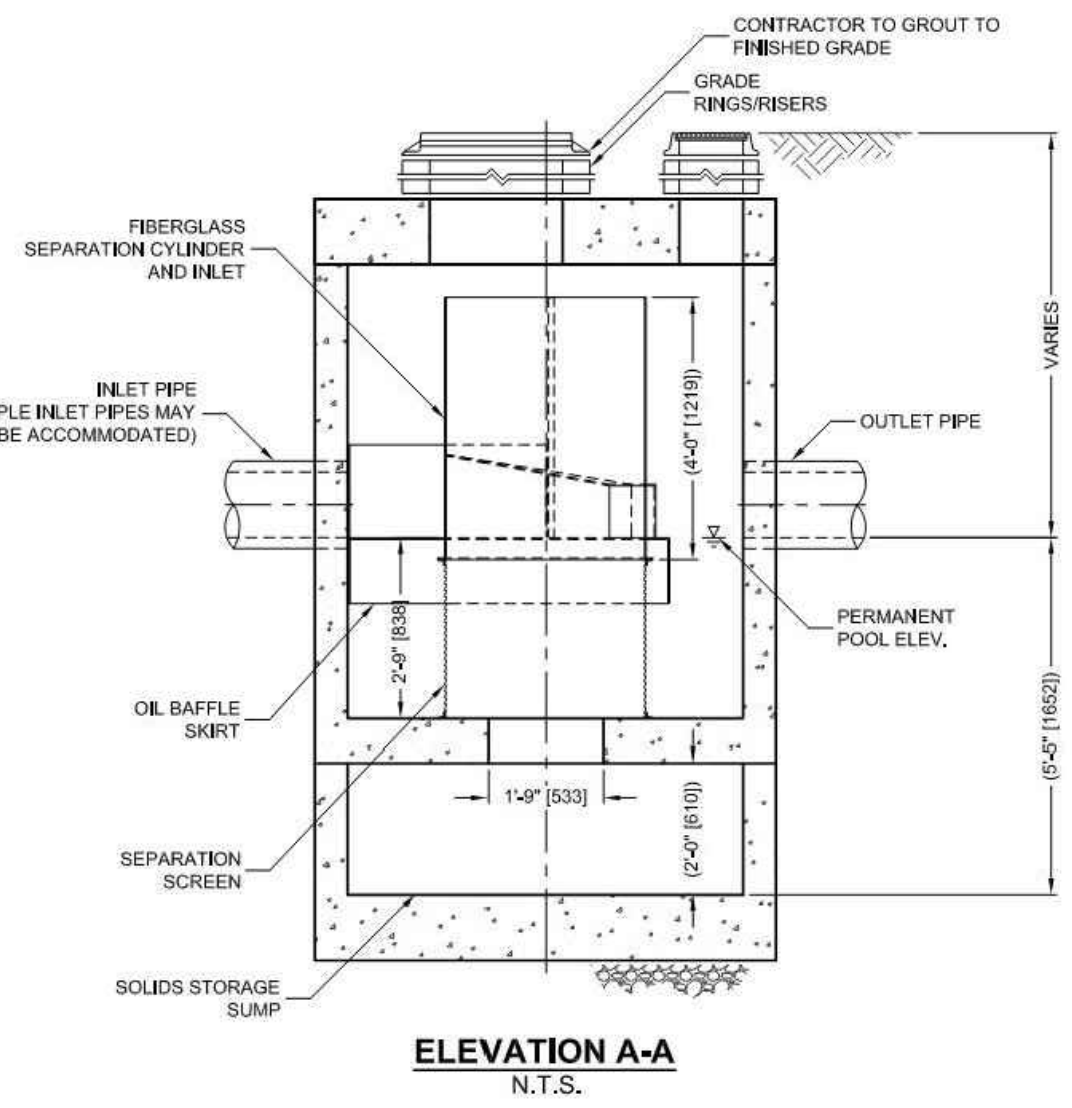
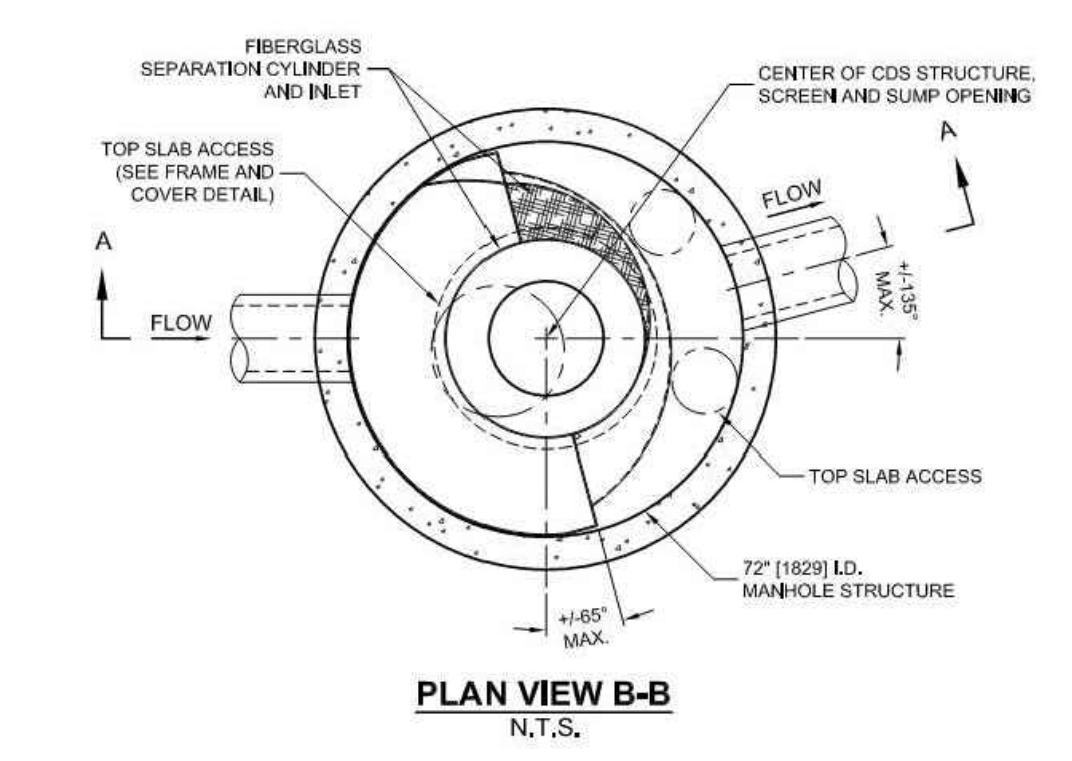
SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)	*		
PEAK FLOW RATE (CFS OR L/s)	*		
RETURN PERIOD OF PEAK FLOW (YRS)	*		
SCREEN APERTURE (2400 OR 4700)	*		
PIPE DATA	LE	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION	*		
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
NOTES/SPECIAL REQUIREMENTS:	* PER ENGINEER OF RECORD		

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET HSDI AND CASTINGS SHALL MEET HSDI (ASHTO M 290) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT. HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

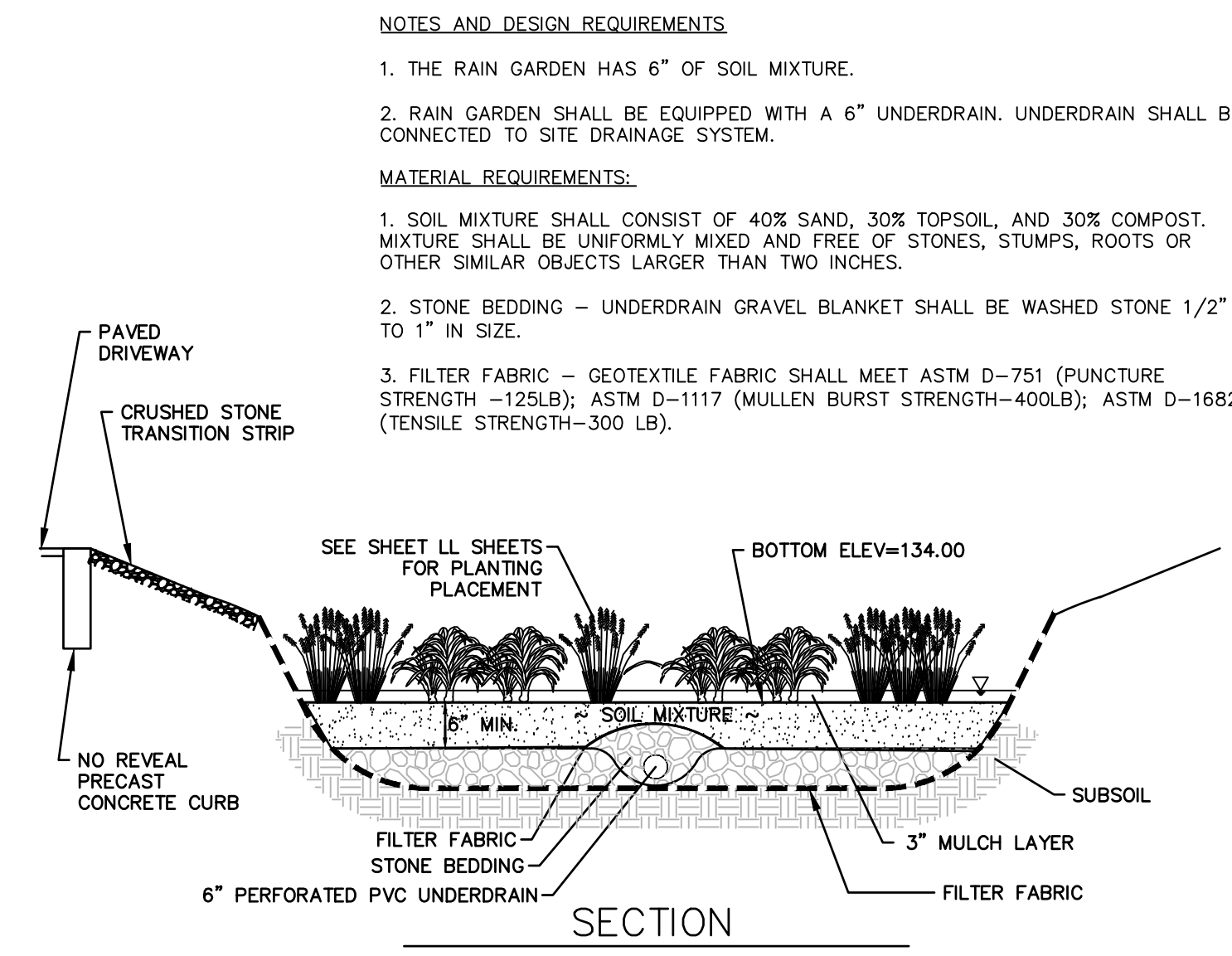
CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
8025 Centre Plank Dr., Suite 400, West Chester, OH 45389
800.338.1122 513.645.7000 513.645.7293 FAX

CDS3020-6-C
INLINE CDS
STANDARD DETAIL



DETENTION BASIN OUTLET CONTROL STRUCTURE (OCS-1)

SCALE: N.T.S.



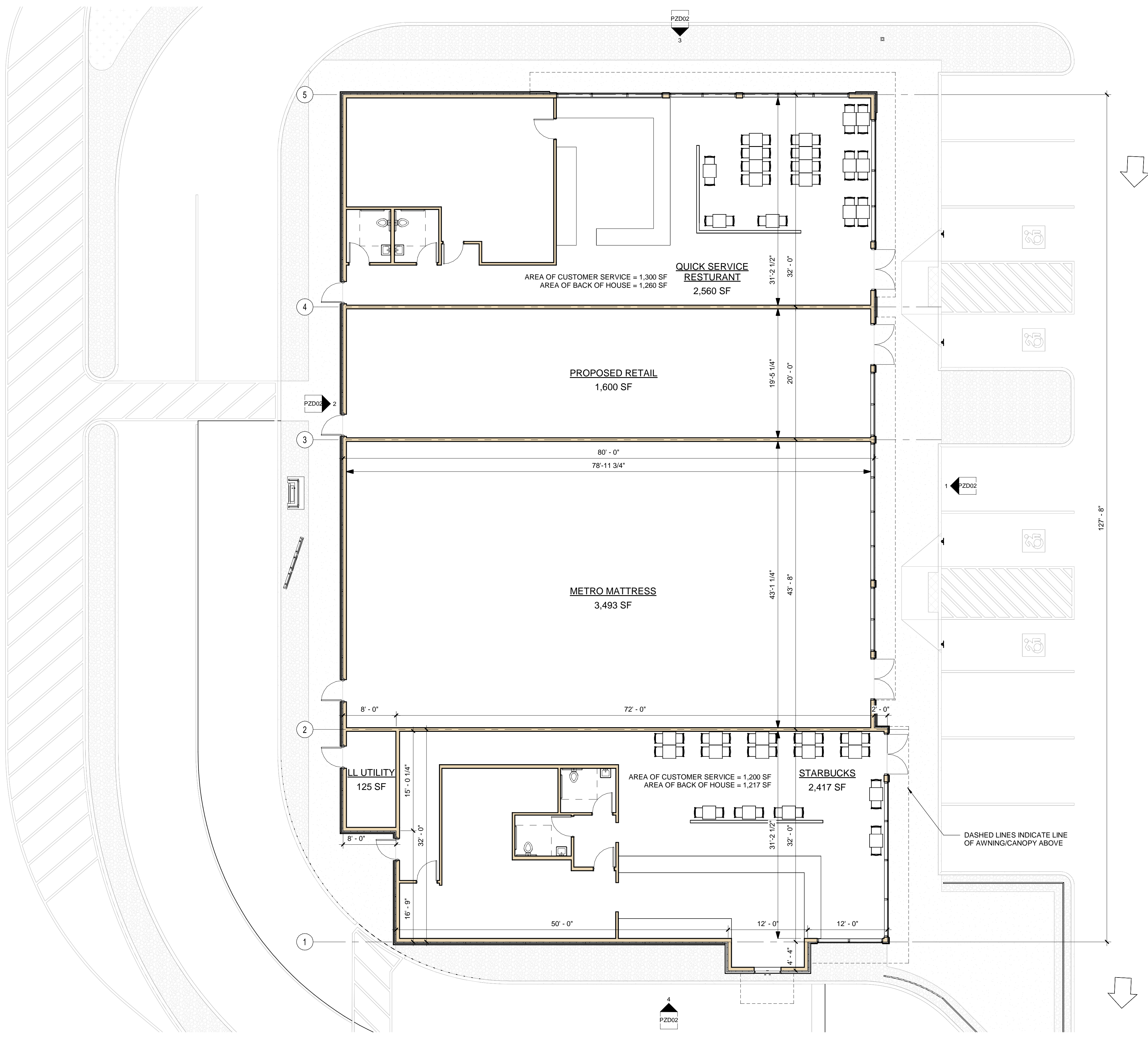
TYPICAL RAIN GARDEN DETAIL

NTS

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NOT RELEASED FOR CONSTRUCTION

12/20/2022 10:01 AM C:\WORK\143 RIVER ROAD\DWG\DN220167401.DWG 5/19/2023 10:11 PM

NOTE FOR REVIEWER:
 INTERIOR TENANT LAYOUTS FOR REPRESENTATION ONLY. FINAL LAYOUT TO BE DETERMINED BY FUTURE TENANT
 REFER TO SITE PLAN ON CIVIL DRAWINGS FOR MORE INFORMATION



1 LEASABLE AREA PLAN
 1/8" = 1'-0"



LISBON RETAIL BUILDING
 143 RIVER ROAD, LISBON, CT 06351
 PROPOSED PLAN | 12.19.2022



DRAWING NO.
PZD01



EXTERIOR FINISHES



STONE WATERTABLE:
CULTURED STONE - COUNTRY LEDGESTONE - FINISH: SKYLINE



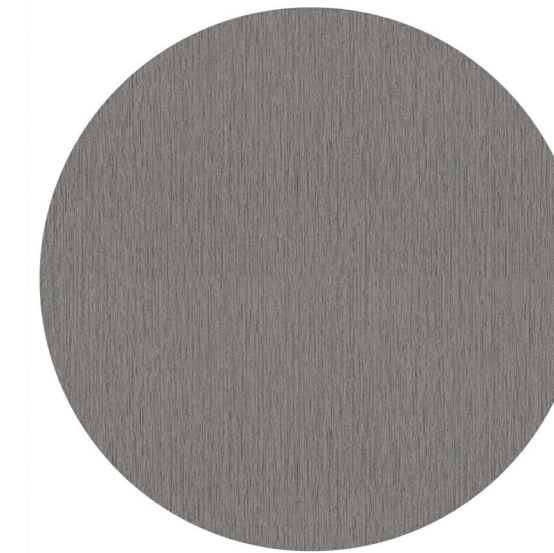
STOREFRONT:
KAWNEER ALUMINUM STOREFRONT - FINISH: BLACK



VERTICAL PANEL SIDING:
TRESPA - PURA - HIGH PRESSURE LAMINATE PANEL - FINISH: AGED ASH



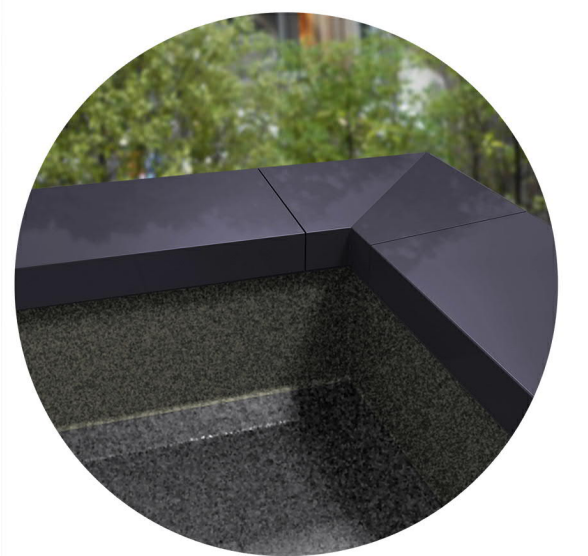
EIFS:
DRYVIT - EIFS - FINISH: REPOSE GRAY



ANGLED PANEL:
MAC - METAL BLOCK - GALVANIZED STEEL SIDING - FINISH: BRUSHED ZINC

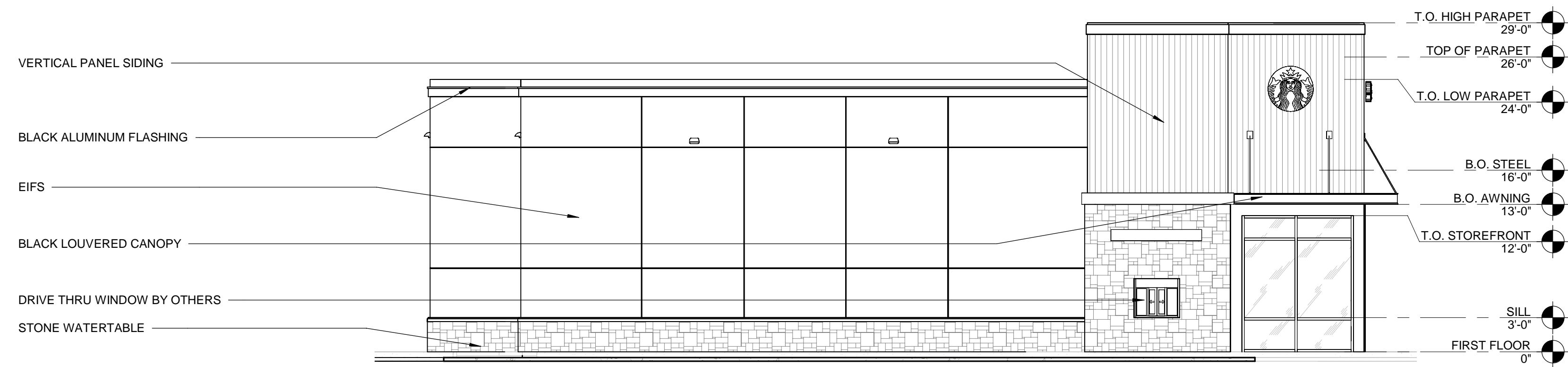


LOUVERED CANOPY:
MAPES - SUPERSHADE CANOPY - FINISH: BLACK

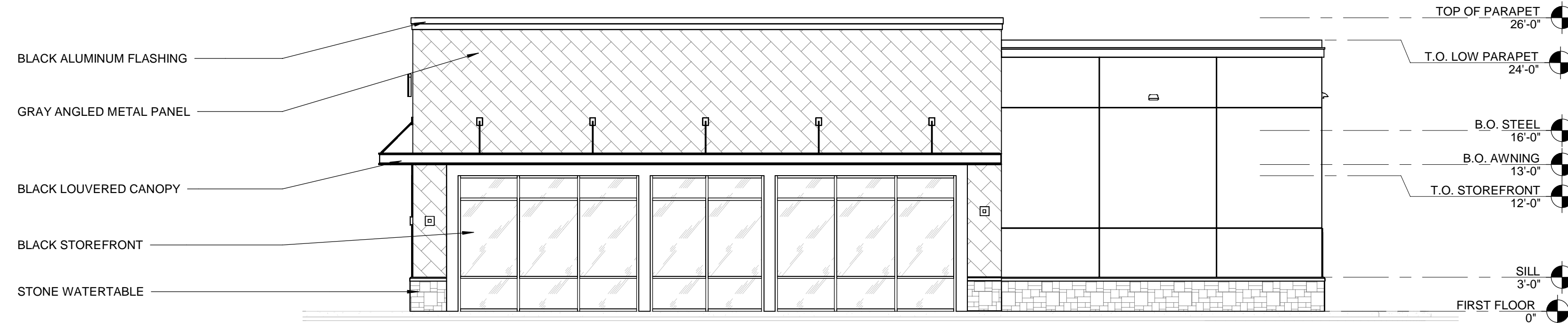


ALUMINUM FLASHING:
ALUMINUM FLASHING - FINISH: BLACK

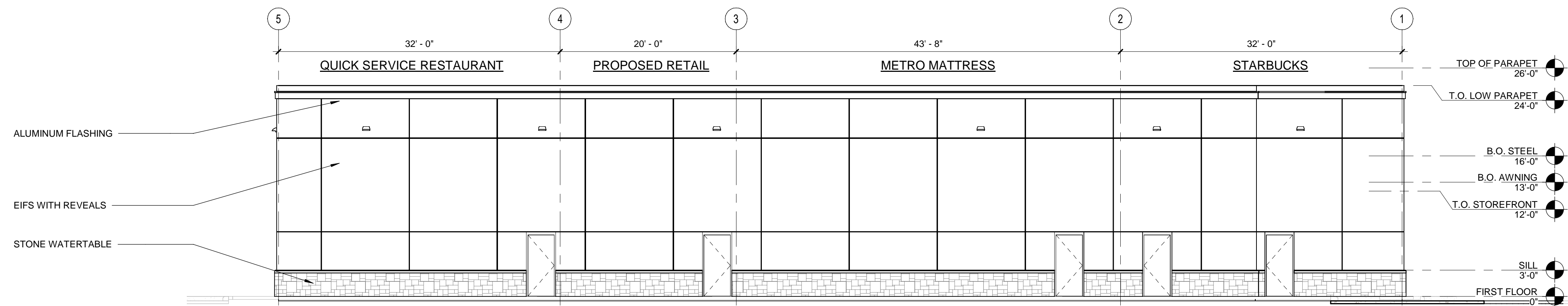
NOTE FOR REVIEWER:
ALL SIGNAGE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY, FINAL SIGNAGE TO BE PROVIDED BY TENANT AND TO CONFORM TO THE TOWN OF LISBON ZONING REGULATIONS



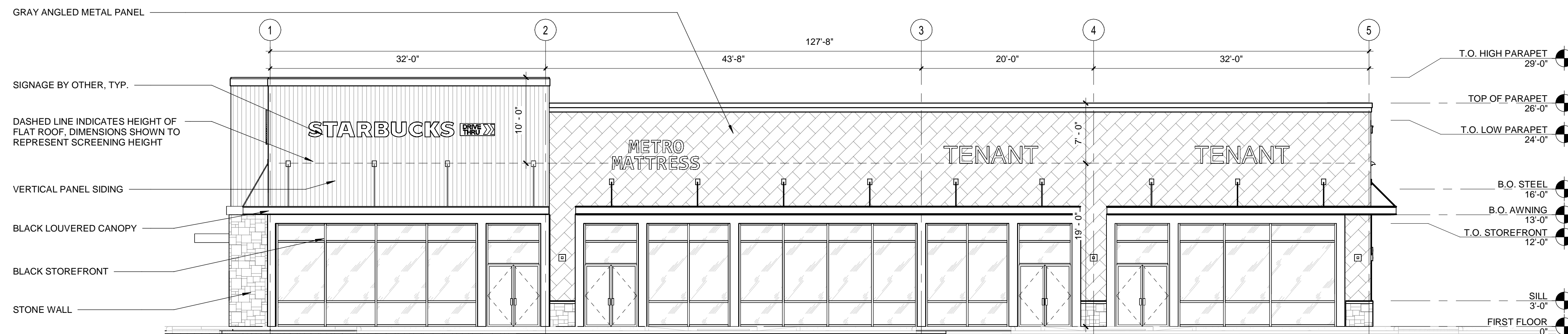
4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



LISBON RETAIL BUILDING
143 RIVER ROAD, LISBON, CT 06351
PROPOSED ELEVATIONS | 12.19.2022



DRAWING NO.

PZD02



PHASE ZERO
DESIGN
architects | interior designers

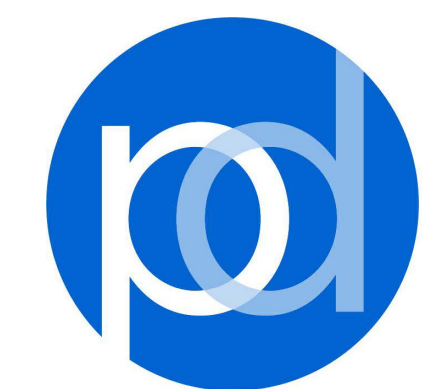


LISBON RETAIL BUILDING
143 RIVER ROAD, LISBON, CT 06351
RENDERING | 12.19.2022



DRAWING NO.

PZD03



PHASE ZERO
DESIGN
architects | interior designers



LISBON RETAIL BUILDING
143 RIVER ROAD, LISBON, CT 06351
RENDERING | 12.19.2022



DRAWING NO.

PZD04



PHASE ZERO
DESIGN
architects | interior designers

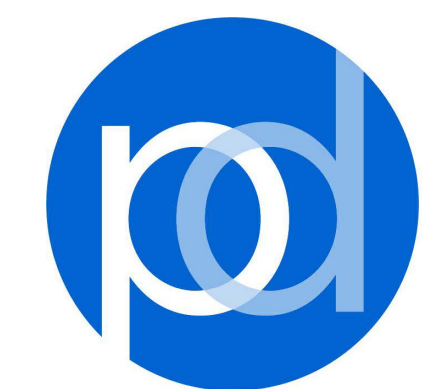


LISBON RETAIL BUILDING
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RENDERING | 12.19.2022



DRAWING NO.

PZD05



PHASE ZERO
DESIGN
architects | interior designers