

- SURVEY NOTES:**
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1992. THE SURVEY WAS PERFORMED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 IMPROVEMENT LOCATION SURVEY WITH A TOPOGRAPHIC INFORMATION ACCURACY OF CLASS 1-2.
 - THIS SURVEY WAS PREPARED TO DEPICT THE EXISTING SITE CONDITIONS OF THE SUBJECT PROPERTY FOR THE DESIGN OF FUTURE SITE IMPROVEMENTS.
 - BOUNDARY LINE DETERMINATIONS AS DEPICTED HEREON. DEPENDANT RE-SURVEY FROM MAP REFERENCES "A" AND "B", CERTIFIED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2.
 - THE NORTH ORIENTATION DEPICTED HEREON IS BASED REFERENCED MAGNETIC NORTH AS OBSERVED IN THE FIELD ON 21 MAY 2021.
 - THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS DERIVED FROM ACTUAL ON THE GROUND LOCATION OF THE EXISTING CONDITIONS AS OBSERVED ON 21 MAY 2021, & 17 JUNE 2021. VERTICAL INFORMATION DEPICTED HEREON IS REFERENCED TO AN ASSURED DATUM AS OBSERVED ON 21 MAY 2021.
 - THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON LIMITED FIELD OBSERVATIONS AND ARE AN APPROXIMATE REPRESENTATION ONLY. EXISTING UTILITIES ARE NOT GUARANTEED TO BE EXACTLY LOCATED, NOR GUARANTEED THAT ALL UNDERGROUND, OVERHEAD UTILITIES OR OTHER STRUCTURES ARE DEPICTED HEREON.
 - THE SUBJECT PROPERTY KNOWN AS 240 PAPER MILL ROAD WAS CONVEYED TO TODAY'S REALTY, LLC THROUGH A CONVEYANCE DATED ON 02 AUGUST 2021, AND IS TO BE RECORDED IN THE TOWN OF LISBON LAND RECORDS.
 - THE SUBJECT PROPERTY IS ENTIRELY WITHIN ZONE IP-1 (INDUSTRIAL PARK DISTRICT) AS DESCRIBED BY THE MOST CURRENT LISBON ZONING MAP (EFFECTIVE DATE: JULY 1970, LAST REVISED: 2 JANUARY 2021).
 - THIS PROPERTY HAS WETLAND, WATERCOURSE, SWAMP, MARSH OR BOG CHARACTERISTICS WHICH HAVE BEEN DEFINED BY THIS DOCUMENT BEFORE THE INLAND WETLAND AND CONSERVATION COMMISSION OF THE TOWN OF LISBON, CONNECTICUT. PURCHASE OF THIS PROPERTY CONVEYS THE RESPONSIBILITY OF ABIDING BY ALL FEDERAL, STATE AND MUNICIPAL REGULATIONS FOR THE PRESERVATION AND PROTECTION OF THESE "REGULATED AREAS". SEE THE "INLAND WETLANDS AND WATERCOURSES REGULATIONS OF THE TOWN OF LISBON" FOR PERMITTED AND REGULATED USES OF THESE AREAS. ANY SUBSEQUENT CHANGES TO THESE PLANS WILL REQUIRE APPROVAL OF THE INLAND WETLAND AND CONSERVATION COMMISSION OF THE TOWN OF LISBON.
 - INLAND WETLANDS DELINEATED ON-SITE AS PERFORMED BY IAN T. COLE, R.S.S. DURING THE MONTH OF JUNE, 2021.
 - THE TOTAL AREA OF THE SUBJECT PROPERTY = 6.057± ACRES (260,687± SQ.FT.)

- MAP REFERENCES:**
- "BOUNDARY SURVEY PREPARED FOR PAPERMILL ASSOCIATES - 240 PAPER MILL ROAD - LISBON, CONNECTICUT," SCALE: 1 INCH = 100 FEET, DATED: 28 SEPTEMBER 2004, LAST REVISED: 7 DECEMBER 2005, AS PREPARED BY: TOWN ENGINEERING, INC. - SOUTH WINDHAM, CONNECTICUT.
 - "SURVEY MAP PREPARED FOR ROBERT J. CHAPURA, ANTHONY G. CHAPURA & PATRICIA H. PASSMORE - 245 PAPER MILL ROAD - LISBON, CONNECTICUT," SCALE: 1 INCH = 30 FEET, DATED: 19 NOVEMBER 2000, LAST REVISED: 11 DECEMBER 2000, AS PREPARED BY: CHANDLER, PALMER & KING - NORWICH, CONNECTICUT.
 - "SURVEY MAP - PARTIAL PROPOSED EASEMENT PLAN PREPARED FOR FEDERAL PAPER BOARD COMPANY INC. - INLAND ROAD - LISBON, CONNECTICUT & SPRAGUE, CONNECTICUT," SCALE: 1 INCH = 80 FEET, DATED: 27 AUGUST 1990, LAST REVISED: 19 APRIL 1994, AS PREPARED BY: CHANDLER, PALMER & KING - NORWICH, CONNECTICUT.
 - "SURVEY MAP - PROPERTY TO BE CONVEYED BY FEDERAL PAPER BOARD COMPANY, INC. - INLAND ROAD - LISBON, CONNECTICUT & SPRAGUE, CONNECTICUT," SCALE: 1 INCH = 40 FEET, DATED: 6 FEBRUARY 1991, LAST REVISED: 6 OCTOBER 1992, AS PREPARED BY: CHANDLER, PALMER & KING - NORWICH, CONNECTICUT.
 - "PLAN OF PROPOSED SEPTIC SYSTEM PREPARED FOR FEDERAL PAPER BOARD COMPANY, INC. - INLAND ROAD - SPRAGUE, CONNECTICUT," SCALE: 1 INCH = 20 FEET, DATED: 7 JULY 1987, LAST REVISED: 22 JULY 1987, AS PREPARED BY: CHANDLER, PALMER & KING - NORWICH, CONNECTICUT.

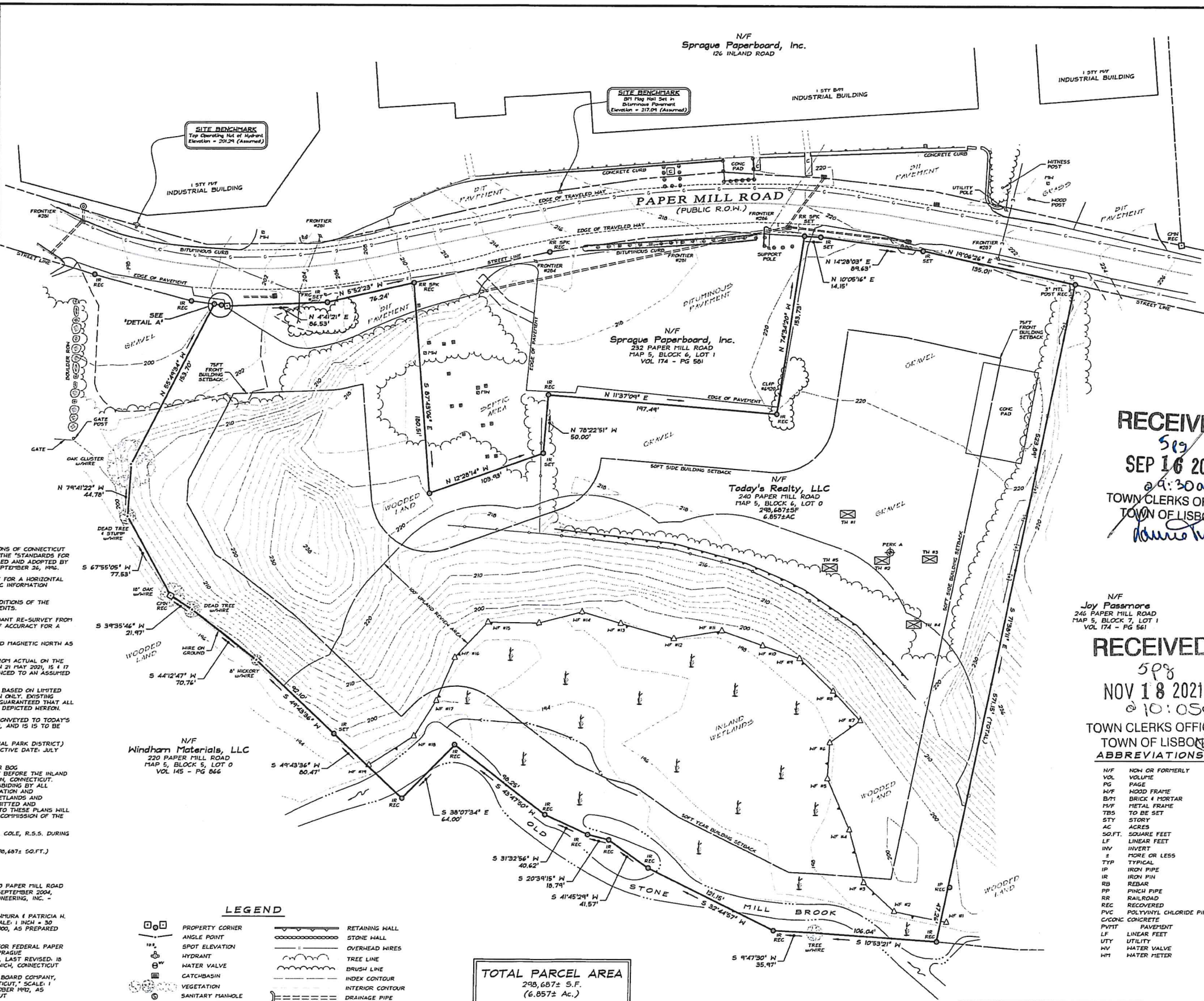
PROJECT DATA

FIELD BOOK	18-187 CC Plan Set
DWG FILE	18-187 CC Plan Set.dwg
LAYOUT TAB	Improvement Location Survey
SHEET NO.	1 OF 2

LEGEND

	PROPERTY CORNER		RETAINING WALL
	ANGLE POINT		STONE WALL
	SPOT ELEVATION		OVERHEAD WIRES
	HYDRANT		TREE LINE
	WATER VALVE		BRUSH LINE
	CATCHBASIN		INDEX CONTOUR
	VEGETATION		INTERIOR CONTOUR
	SANITARY MANHOLE		DRAINAGE PIPE
	DRAINAGE MANHOLE		GAS MAIN
	EXPOSED ROCK		ELECTRICAL CONDUIT
	UTILITY POLE		CHAIN LINK FENCE

TOTAL PARCEL AREA
290,687± S.F.
(6.057± Ac.)



RECEIVED
5/9
SEP 16 2021
@ 9:30am
TOWN CLERKS OFFICE
TOWN OF LISBON
Rhonda Wochi

RECEIVED
5/9
NOV 18 2021
@ 10:05am
TOWN CLERKS OFFICE
TOWN OF LISBON
Keith Mackin

ABBREVIATIONS

N/F	NON OR FORMERLY
VOL	VOLUME
PG	PAGE
N/F	HOOD FRAME
B/T	BRICK & MORTAR
M/F	METAL FRAME
TB5	TO BE SET
STY	STORY
AC	ACRES
SQ.FT.	SQUARE FEET
LF	LINEAR FEET
INV	INVERT
±	MORE OR LESS
TYP	TYPICAL
IP	IRON PIPE
IR	IRON PIN
RB	REBAR
RP	PINCH PIPE
RR	RAILROAD
REC	RECOVERED
PVC	POLYVINYL CHLORIDE PIPE
C/CONC	CONCRETE
P/INT	PAVEMENT
LF	LINEAR FEET
UTY	UTILITY
NV	WATER VALVE
MP	WATER METER

I have delineated the inland wetlands and watercourses as shown on the subject site plan in accordance with the standards and definitions found Connecticut General Statutes, Chapter 30, Sections 22a-36 through 22a-45 as amended.

Jan T. Cole
Jan T. Cole, P.W.S. #2006, Registered Soil Scientist Date: 8 September 2021

To my knowledge and belief, this map is substantially correct as noted hereon.

James V. Kossman
James V. Kossman, P.L.S. #70181 Date: 8 September 2021

This survey is not valid unless it contains the live signature and embossed seal contained hereon. Subsequent revisions to this plan other than by the original surveyor effectively void this certification.



STADIA ENGINEERING ASSOCIATES, INC.
ENGINEERS • ENVIRONMENTAL PLANNERS • SURVEYORS
315 Vantage Street, Suite 102
Hamden, Connecticut 06517
(860) 271-1173
www.stadiaeng.com

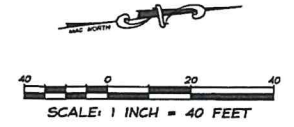
REVISIONS

NO.	DATE	DESCRIPTION

IMPROVEMENT LOCATION SURVEY
DEPICTING THE EXISTING SITE CONDITIONS AND TOPOGRAPHIC FEATURES OF PROPERTY OWNED BY
TODAY'S REALTY, LLC
PREPARED FOR
KEITH MACKIN
240 PAPER MILL ROAD - LISBON, CONNECTICUT

PROJECT NO. 2019-107
DATE 8 SEPTEMBER 2021
SHEET NO. **V-01**

1 INCH = 40 FEET
DATE D.E. & A.R. MAY 8 2021
DATE D.E. & A.R. MAY 8 2021
DATE D.E. & A.R. JUNE 2021
DATE D.E. & A.R. JUNE 2021
D-403A
2019-107



TEST HOLE DATA

Observed by Christopher Madden - Uncas Health District
Date: May 24, 2019

TESTHOLE #1
0-5" FILL
5-16" TOPSOIL w/SUBSOIL
16-80" COURSE SAND w/PEASTONE
GROUND WATER NOT OBSERVED
MOTTLING NOT OBSERVED
LEDGE NOT OBSERVED

TESTHOLE #2
0-4" TOPSOIL
4-12" TAN SANDY LOAM
12-19" COURSE SAND
19-55" FINE SANDY LOAM
55-60" COURSE SAND
60-103" FINE SANDY LOAM
GROUND WATER NOT OBSERVED
MOTTLING NOT OBSERVED
LEDGE NOT OBSERVED

TESTHOLE #3
0-4" TOPSOIL
4-14" COURSE SAND
14-96" FINE SANDY LOAM
GROUND WATER NOT OBSERVED
MOTTLING NOT OBSERVED
LEDGE NOT OBSERVED

TESTHOLE #4
0-6" TOPSOIL
6-40" FINE SANDY LOAM w/STRIATIONS OF TAN SANDY LOAM
GROUND WATER NOT OBSERVED
MOTTLING NOT OBSERVED
LEDGE NOT OBSERVED

TESTHOLE #5
0-8" TOPSOIL
8-35" BROWN SANDY LOAM w/COURSE SAND
35-96" FINE SANDY LOAM w/COBLES
GROUND WATER NOT OBSERVED
MOTTLING NOT OBSERVED
LEDGE NOT OBSERVED

PERCOLATION RATES

Observed by: A. Reinhart & D. Estey
Date: 25 June 2021

Perk #A*
Pre-soak: Rinsed with water at 3:35 PM
Depth: 24"
Rate: 0.1-10.1 Minutes/inch

3:51 PM 7 1/2"
3:56 PM 11 3/4"
4:01 PM 15 1/2"
4:06 PM 18 1/2"

Restart: 4:10 PM
4:10 PM 7 3/4"
4:15 PM 12"
4:20 PM 14 1/2"
4:25 PM 16 3/4"

Restart: 4:25 PM
4:25 PM 9 1/2"
4:30 PM 12 1/2"
4:35 PM 14 3/4"
4:40 PM 16 3/4"

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY NEW UTILITIES OR UTILITIES FOUND TO INTERFERE WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. NO EXCAVATION SHALL TAKE PLACE WITHOUT NOTIFYING 'CALL BEFORE YOU DIG' AT 1-800-922-4455. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND FOR THE FEES ASSOCIATED WITH, ALL NECESSARY LOCAL/STATE CONSTRUCTION PERMITS AND BONDS FOR THIS PROJECT.
- FIRE LANES, IF REQUESTED BY THE FIRE MARSHAL, SHALL BE INSTALLED AND MAINTAINED ON SITE IN ACCORDANCE WITH TOWN ORDINANCE OR STANDARDS IN FORCE.
- THE CONTRACTOR WILL NOTIFY THE TREE WARDEN BEFORE REMOVING OR PRUNING ANY TREES THAT STAND ON TOWN OF LISBON PROPERTY.
- CALL BEFORE YOU DIG AT 811 OR 1-800-922-4455 WILL BE CONTACTED PRIOR TO INITIATION OF THIS PROJECT.
- ALL CURB/HANDICAPPED RAMP DESIGNS SHALL CONFORM TO ANSI, ADA, CT BASIC BUILDING CODE, AND TOWN OF LISBON STANDARDS IN FORCE AS DIRECTED BY THE TOWN BUILDING OFFICIAL.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE PRELIMINARY SOILS TESTING INFORMATION PRESENTED HEREIN IS SUFFICIENT FOR THE PURPOSE OF APPROVAL OF THIS SITE PLAN BY THE LISBON PLANNING AND ZONING COMMISSION. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE UNCAS HEALTH DISTRICT MAY REQUIRE ADDITIONAL SOILS TESTING AND/OR DETAILED REVIEW OF THE SEPTIC SYSTEM DESIGN.
- THE GRAVEL SURFACE SHALL BE USED FOR THE BREAKDOWN AND STORAGE OF CONCRETE, ASPHALT AND HOODY DEBRIS INTO CRUSHED CONCRETE, GROUND ASPHALT AND WOOD CHIPS.

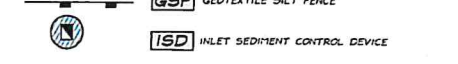
APPLICANT: TODAY'S REALTY, LLC
105 OLD CANTERBURY TURNPIKE
NORWICH, CONNECTICUT 01583

OWNER: TODAY'S REALTY, LLC
105 OLD CANTERBURY TURNPIKE
NORWICH, CONNECTICUT 01583

SITE DATA: ZONE IP-1 (INDUSTRIAL PARK DISTRICT)

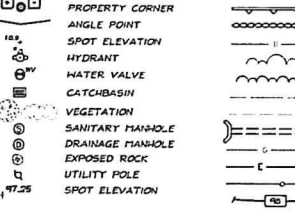
ITEM	REQUIRED	EXISTING / PROPOSED
LOT AREA	130,680 SF (3.01 Ac.)	298,687 SF (6.8571 Ac.)
FRONTAGE	300 FT	417.9± FT
FRONT YARD	75 FT	83± FT
SIDE YARD	50 FT	26± FT
REAR YARD	50 FT	33± FT
BUILDING COVERAGE	40%	3.1%
IMPERVIOUS COVERAGE	60%	6.0%
BUILDABLE AREA	40,000 SF (TYP)	125,239 SF
BUILDING HEIGHT (PRIMARY STRUCTURE)	40 FT	35± FT
PARKING SPACES	19	6± (INCLUDING 1 HC)

EROSION & SEDIMENTATION LEGEND:



TOWN OF LISBON ZONING REGULATION VARIANCES REQUESTED TO THE ZONING BOARD OF APPEALS ON 20 SEPTEMBER 2021.
APPROVAL DATE: _____

LEGEND

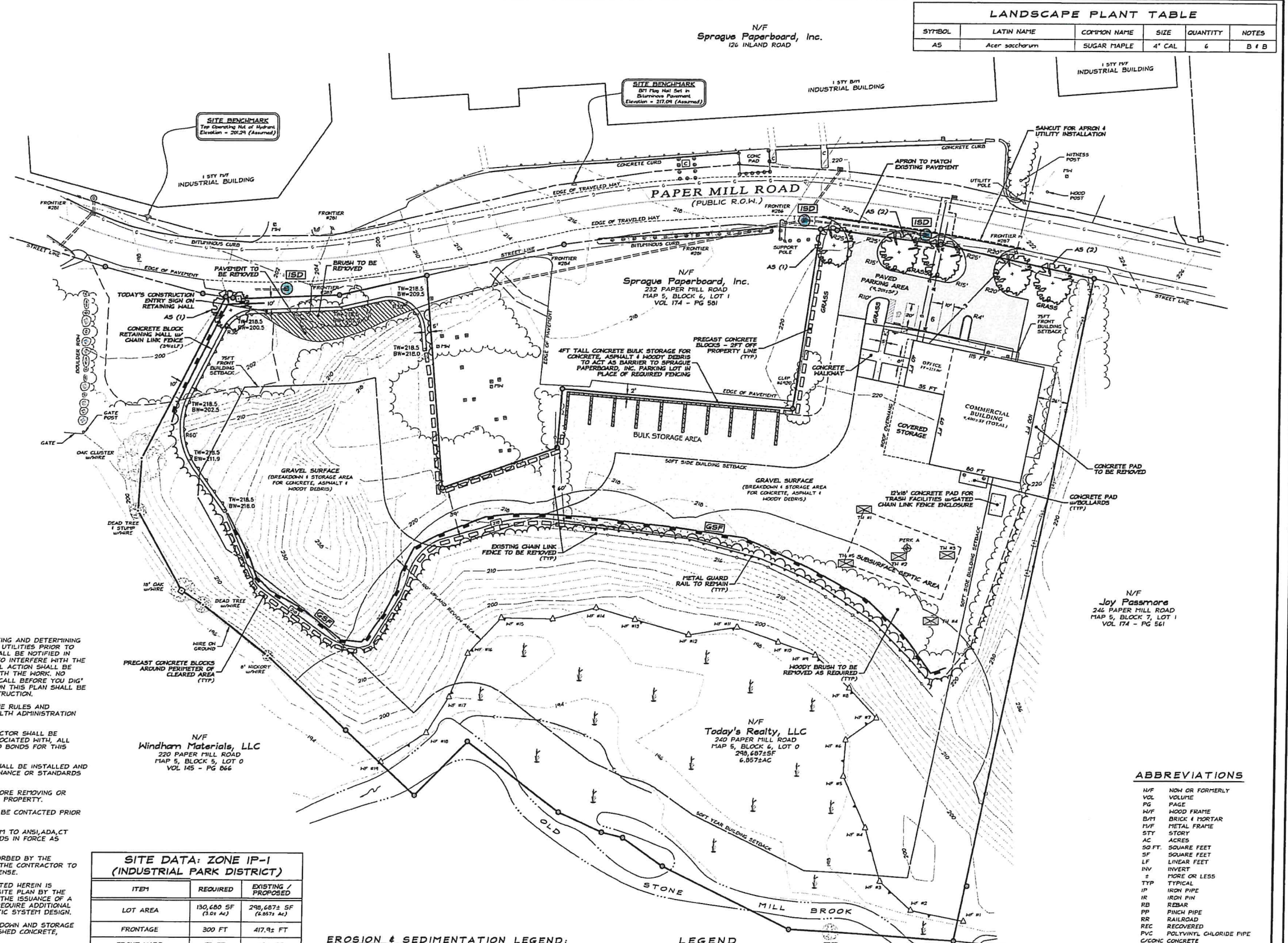


ABBREVIATIONS

N/F	NOW OR FORMERLY
Vol	VOLUME
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H/W	HOOD FRAME
B/M	BRICK & MORTAR
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STY	STORY
AC	ACRES
50 FT.	SQUARE FEET
SF	SQUARE FEET
LF	LINEAR FEET
INV	INVERT
±	MORE OR LESS
TYP	TYPICAL
IP	IRON PIPE
IR	IRON PIN
RB	REBAR
FP	FINCH PIPE
RR	RAILROAD
REC	RECOVERED
PVC	POLYVINYL CHLORIDE PIPE
C/CON	CONCRETE
P/VT	PAVEMENT
LF	LINEAR FEET
UTY	UTILITY
H/V	WATER VALVE
WT	WATER METER
TH	TOP OF WALL
BH	BOTTOM OF WALL

LANDSCAPE PLANT TABLE

SYMBOL	LATIN NAME	COMMON NAME	SIZE	QUANTITY	NOTES
A5	Acer saccharum	SUGAR MAPLE	4" CAL	6	B & B



APPROVED BY VOTE OF THE LISBON PLANNING AND ZONING COMMISSION
On _____ (Date)
(Commission Chairman or Secretary)

1 INCH = 40 FEET

REVISED: 8/11/21
DATE: 8/11/21
PROJECT: 2019-107
SHEET: D-403B

STADIA ENGINEERING ASSOCIATES, INC.
ENGINEERS - ENVIRONMENTAL PLANNERS - SURVEYORS
115 Water Street - Suite 103
New Britain, CT 06110
Tel: 860.234.1111
Fax: 860.234.1112

REVISIONS

NO.	DATE	DESCRIPTION

SITE LAYOUT PLAN
DEPICTING THE EXISTING SITE CONDITIONS AND TOPOGRAPHIC FEATURES OF PROPERTY OWNED BY
TODAY'S REALTY, LLC
PREPARED FOR
KEITH MACKIN
240 PAPER MILL ROAD - LISBON, CONNECTICUT

PROJECT: 2019-107
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