

SURVEY NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. 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 T-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, 15 & 17 JUNE 2021. VERTICAL INFORMATION DEPICTED HEREON IS REFERENCED TO AN ASSUMED 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 USE 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 = 6.857± ACRES (298,687± 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: TOWNE ENGINEERING, INC. - SOUTH WINDHAM, CONNECTICUT
- "SURVEY MAP PREPARED FOR ROBERT J. CHMURA, ANTHONY G. CHMURA & PATRICIA H. PASSMORE - 245 PAPER MILL ROAD - LISBON, CONNECTICUT," SCALE: 1 INCH = 30 FEET, DATED: 13 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 1992, LAST REVISED: 15 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

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
298,687± S.F.
(6.857± Ac.)

N/F
Sprague Paperboard, Inc.
126 INLAND ROAD

SITE BENCHMARK
BPI Flag Nail Set in Bituminous Pavement
Elevation = 217.04' (Assumed)

SITE BENCHMARK
Top Operating Nail of Hydrant
Elevation = 201.25' (Assumed)

N/F
Sprague Paperboard, Inc.
232 PAPER MILL ROAD
MAP 5, BLOCK 6, LOT 1
VOL 174 - PG 581

N/F
Today's Realty, LLC
240 PAPER MILL ROAD
MAP 5, BLOCK 6, LOT 0
298,687± S.F.
6.857± AC

N/F
Windham Materials, LLC
220 PAPER MILL ROAD
MAP 5, BLOCK 5, LOT 0
VOL 145 - PG 866

RECEIVED
5:09
SEP 16 2021
@ 9:30am
TOWN CLERKS OFFICE
TOWN OF LISBON
Anna Trovati

ABBREVIATIONS

N/F	NON OR FORMERLY
VOL	VOLUME
PG	PAGE
W/F	WOOD FRAME
B/H	BRICK & MORTAR
PVF	PETAL FRAME
TBS	TO BE SET
STY	STORY
AC	ACRES
SQ.FT.	SQUARE FEET
LF	LINEAR FEET
INV	INVERT
±	MORE OR LESS
TRP	TYPICAL
IP	IRON PIPE
IR	IRON PIN
RB	REBAR
PP	PINCH PIPE
REC	RECOVERED
PVC	POLYVINYL CHLORIDE PIPE
C/CONC	CONCRETE
P/PT	PAVEMENT
LF	LINEAR FEET
UTY	UTILITY
WV	WATER VALVE
WM	WATER METER

I have delineated the inland wetlands and watercourses as shown on the subject site plans in accordance with the standards and definitions found Connecticut General Statutes, Chapter 36a, sections 22a-36 through 22a-45 as amended.
Jean Cole
Ian T. Cole, P.W.S. #2006, Registered Soil Scientist
8 September 2021

To my knowledge and belief, this map is substantially correct as noted hereon.
James V. Rosman
James V. Rosman, P.L.S. #70181
8 September 2021
Date



PROJECT DATA

FIELD BOOK	BOOK NO. 47, P. 12-13
DWG FILE	19-107 CC Plan Set.dwg
LAYOUT TAB	Improvement Location Survey
SHEET No.	1 OF 4

1 INCH = 40 FEET

FIELD BOOK	BOOK NO. 47, P. 12-13
DWG FILE	19-107 CC Plan Set.dwg
LAYOUT TAB	Improvement Location Survey
SHEET No.	1 OF 4

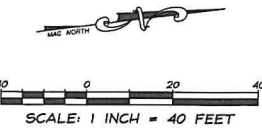
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Norwich, Connecticut 06250
(860) 231-1775
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REVISIONS

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**



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
12-14" COURSE SAND
14-55" 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
6-90" FINE SANDY LOAM w/STRIATIONS OF TAN SANDY LOAM
GROUND WATER NOT OBSERVED
MOTTLING NOT OBSERVED
LEDGE NOT OBSERVED
- TESTHOLE #5**
0-4" TOPSOIL
4-35" 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: 26"
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 WOODY DEBRIS INTO CRUSHED CONCRETE, GROUND ASPHALT AND WOOD CHIPS.

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

OWNER: TODAY'S REALTY, LLC
185 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 (6.857± 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	61± (INCLUDING 1 HC)

EROSION & SEDIMENTATION LEGEND:

- GEOTEXTILE SILT FENCE
- INLET SEDIMENT CONTROL DEVICE

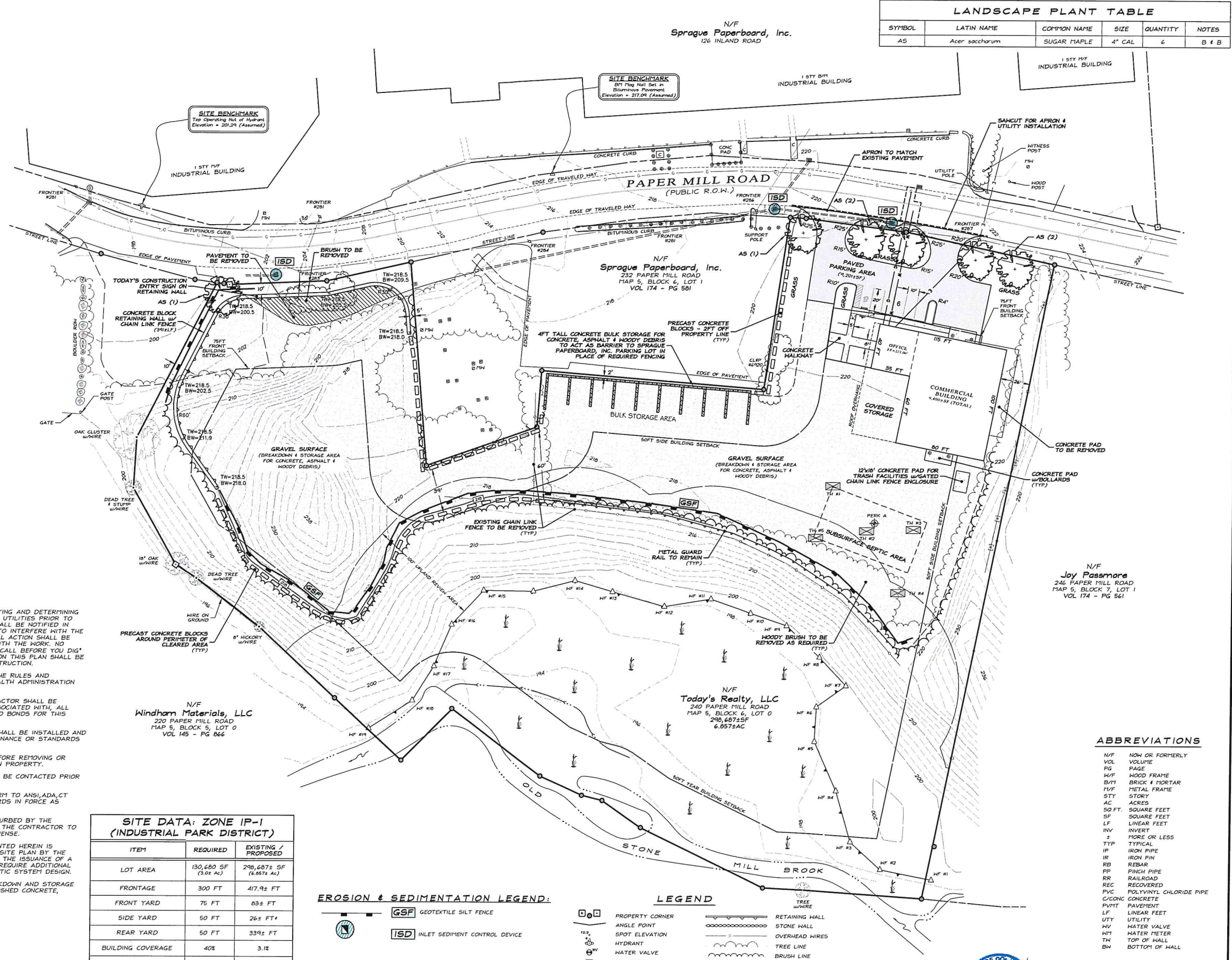
TOWN OF LISBON ZONING REGULATION VARIANCES REQUESTED TO THE ZONING BOARD OF APPEALS ON 26 SEPTEMBER 2021.
APPROVAL DATE: _____

LEGEND

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

LANDSCAPE PLANT TABLE

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



ABBREVIATIONS

- N/F NOW OR FORMERLY
- VOL VOLUME
- PG PAGE
- M/F HOOD FRAME
- B/M BRICK & MORTAR
- M/F METAL FRAME
- STY STORY
- AC ACRES
- SQ FT SQUARE FEET
- SF SQUARE FEET
- LF LINEAR FEET
- INV INVERT
- ± MORE OR LESS
- TYP TYPICAL
- IP IRON PIPE
- IR IRON PIN
- RB REBAR
- PP PINCH PIPE
- RR RAILROAD
- REC RECOVERED
- PVC POLYVINYL CHLORIDE PIPE
- C/CONC CONCRETE
- P/MT PAVEMENT
- LF LINEAR FEET
- UTY UTILITY
- WV WATER VALVE
- WTI WATER METER
- TH TOP OF WALL
- BM BOTTOM OF WALL



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

PROJECT DATA

FIELD BOOK	BOOK No. 17, 17-2
DWG FILE	19-103 CC Plan Set.dwg
LAYOUT TAB	Site Layout Plan
SHEET No.	2 OF 4

1 INCH = 40 FEET
FIELD DATE: _____
DATE: _____
PROJECT No. 2019-107
D-403B

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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 No. 2019-107
PLAT DATE 8 SEPTEMBER 2021
SHEET No. **C-01**

EROSION AND SEDIMENT CONTROL NOTES:

GENERAL PROJECT NOTES:

SECTION A. GENERAL SEQUENCE OF CONSTRUCTION

These guidelines shall apply to all work consisting of all temporary and/or permanent measures to control water pollution and soil erosion as may be required during the construction of the project. In general, all construction activities shall proceed in a workmanlike manner with the stated intention to minimize the time to completion as well as the prevention of the pollution of any inland wetlands, watercourses, water bodies or conduit carrying surface water. The contractor shall limit, insofar as possible, the surface area of earth materials exposed by construction methods, and to immediately provide permanent and/or temporary pollution control measures to prevent contamination of adjacent wetlands, watercourses or water bodies, and to fully manage possible erosion conditions throughout the construction limits. No construction shall commence until the herein stated soil erosion and sediment control plan has been certified and those control measures depicted herein have been fully installed and are functional. Also no work is to proceed until a Connecticut Department of Energy and Environmental Protection permit DEEP-PED-GP-015 has been obtained.

SECTION B. GENERAL CONSTRUCTION NOTES

1. Material Storage and Vehicular Traffic Restrictions

a. Stockpiling of materials shall be confined within the areas of construction disturbance. Material stockpiles shall be maintained in a safe and workmanlike manner. Trash containers and collection points shall be maintained throughout the construction period. All refuse is to be removed to an appropriate facility.

b. Vehicular movement shall be limited to established construction access points and parking areas. Unnecessary encroachment of construction equipment or other vehicles shall not be allowed in non-construction portions of the property. Vehicular access to areas outside the areas of disturbance shall be restricted to the minimum necessary to perform essential and required construction activities.

2. General Notes

a. All construction methods to conform to Conn. Department of Transportation Standards and Specifications for Roads, Bridges and Incidental Construction (Form B17) and/or the Town of Lisbon standard specifications.

b. A pre-construction meeting shall be conducted prior to the commencement of all construction activities.

c. Any unsuitable materials within areas of pavement are to be removed and replaced with suitable material as directed by the Owner.

d. The Town of Lisbon may require changes to the plans in order to address problems that may arise due to field conditions.

3. Construction Notes

a. All existing utilities are approximate only. It is the responsibility of the contractor to verify all locations prior to construction. "Call Before You Dig" is to be notified prior to any construction. (800-922-4455). The contractor is solely responsible for confirming the location of existing utilities prior to construction and for coordinating correction of existing and proposed utilities.

b. The contractor is responsible for obtaining all applicable construction permits, prior to construction from the State of Connecticut, Town of Lisbon along with any other applicable agencies. All agencies are to be notified at least 48 hours prior to construction. A pre-construction meeting is to be held with the Town Planner prior to the commencement of any disturbance or construction.

c. The E & S Narrative contained in these plans are considered part of the design of this project and are to be consulted as construction details.

d. All erosion and sedimentation control measures applicable to a given area of construction shall be in place and approved by Town Staff prior to the commencement of work in that area.

e. All upland areas of proposed fill shall be finish graded with 4" of topsoil and seeded with an appropriate seed mixture based on recommendation appropriate for use and season as delineated by the Soil Erosion and Sedimentation Control Narrative.

f. All clearing limits shall be physically marked in the field and approved by Town staff prior to any clearing or grubbing. The contractor shall be responsible for replacement plantings suitable to Town of Lisbon Planning staff for any significant encroachment beyond clearing limits.

g. All proposed catch basins shall be hooded as detailed in these plans.

h. All drainage structures and appurtenances shall be constructed in accordance with specifications set forth by Form B17, (latest revision) and the Town of Lisbon Road and Drainage Standards.

i. All excess material resulting from excavation and construction shall be properly disposed of off-site. No material shall be placed beyond the limits of construction or within wetland areas.

j. All utilities are to be installed and constructed in accordance with specifications set forth by the local governing utility.

EROSION AND SEDIMENT CONTROL NOTES

All erosion and sediment control measures and construction practices shall be as described herein and further detailed in the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, and as periodically amended, published by the Connecticut Council on Soil and Water Conservation and the Connecticut Department of Energy and Environmental Protection.

SECTION A. BEST MANAGEMENT PRACTICES FOR PROTECTION OF THE ENVIRONMENT

- No construction shall proceed until proper sedimentation and erosion control methods have been installed as the sequence of construction necessitates.
- No equipment, materials or machinery shall be stored, cleaned or repaired within one-hundred (100) feet of any wetland or watercourse.
- No materials resulting from any clearing activity shall be disposed of in any wetland or watercourse.
- Fording streams with equipment shall be prohibited unless specified elsewhere. Approval from the Lisbon Inland Wetland and Watercourse Commission will be required for any haul road or temporary structure placed in wetlands or watercourses.
- No soil fill or other materials (construction debris) shall be deposited in surrounding wetlands or watercourses except as otherwise approved by the Town of Lisbon Inland Wetland and Watercourse Commission and depicted hereon.
- Where dewatering is necessary, the pump shall not discharge directly into any wetland or watercourse. Proper methods and devices shall be utilized, such as pumping the water into a temporary sedimentation pool, providing surge protection at the inlet and the outlet of pumps, floating the intake of the pump, or other methods to minimize and retain the suspended solids. If the pumping operation is causing turbidity problems, said operation shall cease until feasible means of controlling turbidity are determined and implemented.
- All temporary fill, storage or stockpile areas shall be properly stabilized to prevent erosion and suitably contained to prevent turbid runoff from reentering a wetland or watercourse. All areas affected by temporary fills must be restored to their original contours, and re-vegetated with suitable vegetation. The use of temporary fill and/or excavation shall be minimized to only that area required to perform the work.

8. Dumping of oil or other deleterious materials on the ground is forbidden. The Developer or Contractor shall provide a means of catching, retaining and properly disposing of drained oil, removed oil filters, or other deleterious material from equipment used on site. Vehicle maintenance except daily and periodic procedures shall be completed off site. All oil spills shall be immediately reported to the Department of Energy and Environmental Protection/Hazardous Materials Office. Failure to do so may result in the imposition of fines under the applicable Connecticut General Statutes.

9. Every precaution shall be used while working near a waterway to prevent and minimize the degradation of the existing water quality. All activities shall be in accordance with and consistent with all applicable water quality standards and management practices as set forth by local, state and federal agencies.

10. During the period of construction, the Contractor is responsible for all erosion and sediment control measures. Said measures shall be inspected weekly and after each rainstorm and during a major storm event. Accumulated deposits of sediment and silt shall be periodically removed from the upstream side of the erosion and sediment control barriers, and upon establishment of permanent seeding and mulching. Such materials removed shall be spread and stabilized in non-wetland areas which are not subject to erosion, or which are not to be paved or built upon.

11. Hay bales, silt fencing and other erosion and sediment control measures shall be repaired, cleaned and/or replaced as necessary throughout the construction period in order to maintain complete and integral erosion and sediment control protection. Once in place all erosion and sediment control facilities and measures are to remain in place and in proper condition and be continuously maintained until final grading has been completed, all disturbed areas up gradient of said facilities have been permanently stabilized and all newly grassed areas have had at least two mowings. Following such permanent stabilization, the facilities shall be dismantled, removed, and disposed of in an approved manner. Additional erosion and sediment control measures beyond those shown on the plans or prescribed herein shall be put in place, whenever necessary, to address field conditions and/or as ordered by the Town of Lisbon.

12. Disturbance of the land shall be limited to the minimum extent necessary to complete the proposed development. All existing trees and shrubs shall be conserved where possible, except those whose removal is required to perform the proposed work. The limits of disturbance shall be established in the field prior to starting any actual construction activities and shall be generally as depicted by the grading/site development drawings.

SECTION B. TEMPORARY AND PERMANENT VEGETATIVE COVER

1. If final grading must be delayed for more than thirty days after the construction activities are completed and/or if permanent seeding is not seasonally possible within thirty days of completion of final grading, temporary soil stabilization measures consisting of heavy mulching or temporary seeding shall be performed. This shall also apply to soils stockpiled in excess of sixty days. Temporary seeding shall use annual ryegrass applied at a rate of 2 lbs. /1000 sq. ft. Temporary mulch shall be used free hay or straw, or air-dried wood chips free of coarse matter, treated with twelve pounds of nitrogen per ton. Application rate for the mulch shall be seventy to ninety pounds per one thousand square feet (70-90 lbs. /1000 sq. ft.) for hay or straw, and 185-275 lbs. /1000 sq. ft. for wood chips.

2. Where a permanent seedbed is to be established, there shall be a minimum depth of four inches of topsoil spread, fine-graded and raked to remove large stones and other debris. Limestone shall be applied at a rate of ninety pounds per one thousand square feet (90 lbs. /1000 sq. ft.).

3. It is recommended that the soil be tested to determine the best fertilizer application rate; however, the following rates shall generally apply.

4. Spring Seeding

a. Prior to seeding, 300 pounds of 10-10-10 fertilizer per acre (7 lbs./1000 sq. ft.) shall be worked uniformly into the topsoil to a depth of four inches with a whisk, a spring tooth harrow or other suitable equipment; then six to eight weeks later surface apply an additional 300 pounds of 10-10-10 fertilizer per acre.

5. Fall Seeding

a. Prior to seeding, 600 pounds of 10-10-10 fertilizer per acre (14 lbs./1000 sq. ft.) shall be worked uniformly into the topsoil to a depth of four inches with a whisk, a spring tooth harrow or other suitable equipment.

b. Permanent seedbeds are to be planted between March 15 to June 15 (Spring) and August 15 to October 15 (Fall). All fertilizing/planting applications shall be performed parallel with the final grading of the slope. After seed application, cover grass and legume seeds with not more than 1/4 inch of soil with suitable equipment (except when hydroseeding).

6. Select adapted seed mixture for all finished grasses as follows:

Wetland Areas			
Reed Canary Grass	35%	28 lbs/ac	(0.70 lbs/1000 sq. ft.)
Fine Leaf Fescue	35%	28 lbs/ac	(0.70 lbs/1000 sq. ft.)
Bird's foot Trefoil	30%	24 lbs/ac	(0.60 lbs/1000 sq. ft.)
Full to Partial Sun Areas			
Kentucky Bluegrass	45%	20 lbs/ac	(0.50 lbs/1000 sq. ft.)
Creeping Red Fescue	45%	20 lbs/ac	(0.50 lbs/1000 sq. ft.)
Perennial Ryegrass	10%	5 lbs/ac	(0.10 lbs/1000 sq. ft.)
Shady Areas			
Creeping Red Fescue	90%	50 lbs/ac	(1.00 lbs/1000 sq. ft.)
Perennial Ryegrass	10%	5 lbs/ac	(0.10 lbs/1000 sq. ft.)
Drainy Areas			
Creeping Red Fescue	65%	40 lbs/ac	(0.90 lbs/1000 sq. ft.)
Tall Fescue	35%	20 lbs/ac	(0.50 lbs/1000 sq. ft.)

Immediately following seeding, the seedbeds shall be mulched with straw or hay free from weeds and coarse matter at a rate of seventy to ninety pounds per one thousand square feet (70-90 lbs/1000 sq. ft.). Mulch shall be anchored immediately after spreading by application of a liquid mulch binder or mulch netting applied in accordance with the manufacturer's recommendations.

SECTION C. INSPECTION

- The Owner, or its duly appointed representative, shall be responsible to inspect the site in accordance with the procedures as outlined in the "General Permit for the Discharge of Stormwater and Dewatering Waste Waters from Construction Activities" (DEEP-PED-GP-015) as adopted by the Connecticut Department of Energy and Environmental Protection.
- The Owner shall inspect all disturbed areas of construction activity that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS OF A MAGNITUDE OF 0.5 INCHES OR GREATER. Where sites have been temporarily or finally stabilized, such inspection shall be conducted at least once every month for three consecutive months.
- Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be inspected to ensure that they are operating correctly. Where discharge locations or points are assessable, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
- A report shall be made summarizing the scope of the inspection including the following: name and qualifications of personnel making the inspection, the date of the inspection, major observations relating to the implementation of the stormwater control plan, and actions taken. The report shall be retained as part of the stormwater control plan for at least three years after the date of inspection.

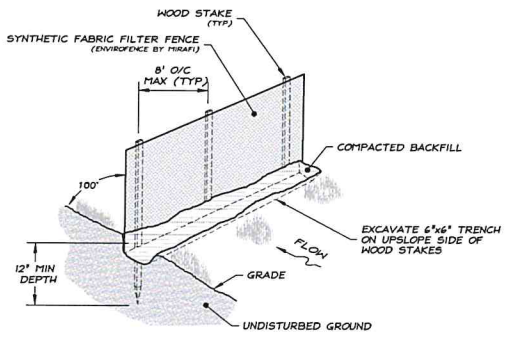
SECTION D. MAINTENANCE

- During the period of construction, all erosion and sediment control measures shall be inspected weekly, after each rain event and during a major storm event. Accumulated deposits of sediment and silt shall be periodically removed from the upstream side of the erosion and sediment control barriers, and upon establishment of permanent seeding and mulching. Such materials removed shall be spread and stabilized in non-wetland areas which are not subject to erosion, and which are not within future construction areas.
- Hay bales, silt fencing and other erosion and sediment control measures shall be repaired, cleaned and/or replaced as necessary throughout the construction period in order to maintain complete and integral erosion and sediment control protection. Once installed, all erosion and sediment control facilities and measures are to remain in place and in proper condition and be continuously maintained until final grading has been completed, all disturbed areas up gradient of said facilities have been permanently stabilized and all newly grassed areas have had at least two mowings. Following such permanent stabilization, the facilities shall be dismantled, and disposed of in an approved manner.
- Additional erosion and sediment control measures beyond those depicted herein shall be put in place whenever necessary to address field conditions and/or as ordered by the Town of Norwich, or their agent.

SECTION E. RESPONSIBILITY

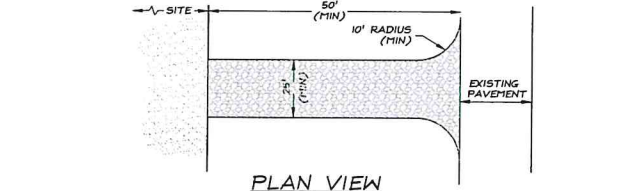
- The owner (or its duly appointed representative) shall be personally responsible for implementing this erosion and sediment control plan and enforcing the prescribed safeguards during the construction period.
- This responsibility includes the installation and maintenance of control measures throughout the construction period, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the proper town agencies and officials of any transfer of this responsibility, and conveying a copy of the approved erosion and sediment control plan if the title of the land is transferred to a third party.

MINIMUM FILTER FABRIC REQUIREMENTS	
PHYSICAL PROPERTIES	REQUIREMENTS
FILTERING EFFICIENCY	75% MINIMUM
TENSILE STRENGTH AT 20% (MAX) ELONGATION	EXTRA STRENGTH 50 LBS/LI (MIN) STANDARD STRENGTH 30 LBS/LI (MIN)
FLOW RATE	0.30 GAL/SQ.FT./MINUTE (MIN)

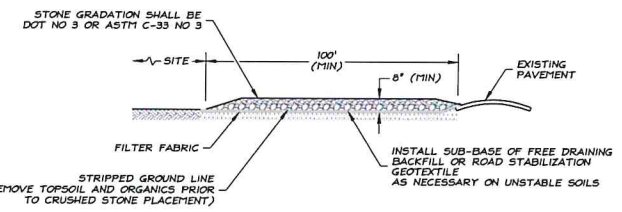


SILT FENCE DETAIL
NOT TO SCALE

GSF



PLAN VIEW



CROSS SECTION

- NOTES:**
- ENTRANCE WIDTH SHALL BE FORTY-FIVE FOOT (45') MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS, WHICH MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT
 - ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY, AND PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED

TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

TCE

PROJECT DATA	
FIELD BOOK	BOOK No. 41 Pgs. 12-34
DWG FILE	BOOK 12 Pgs. 2-4
LAYOUT TAB	EAS Details
SHEET No.	3 OF 4

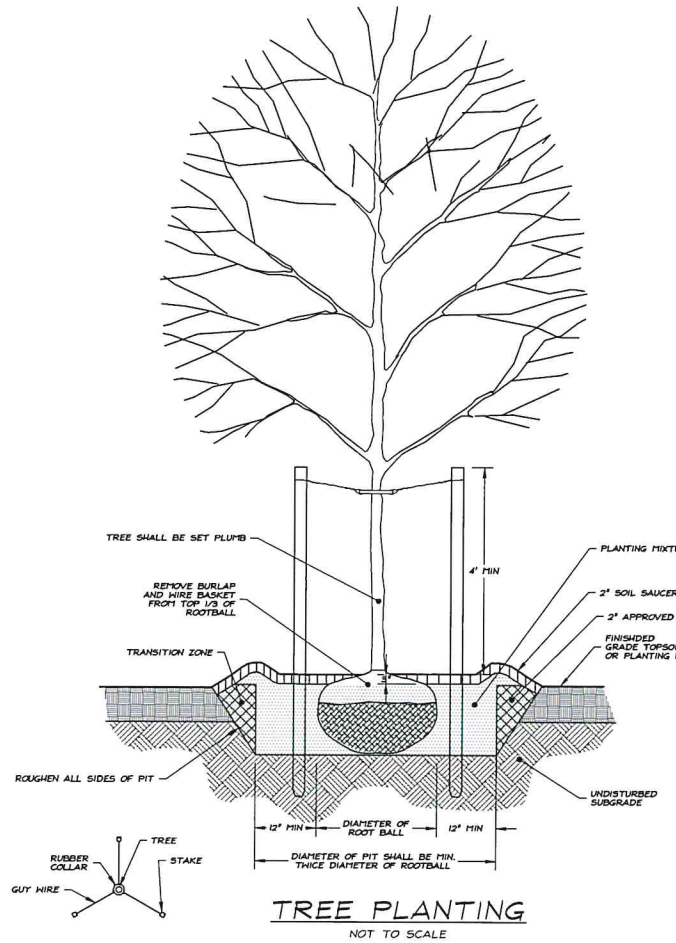
AS NOTED	DATE	BY
REVISED	MAY 6 JUNE 2021	D.E. & H.A.F.
REVISED	MAY 6 JUNE 2021	D.E. & H.A.F.
PROJECT No.	2019-107	
DWG No.	D-403c	

STADIA ENGINEERING ASSOCIATES, INC.
ENGINEERS - ENVIRONMENTAL PLANNERS - SURVEYORS
1000 WASHINGTON STREET
NEW LONDON, CONNECTICUT 06320
(800) 337-4773
www.stadiaeng.com

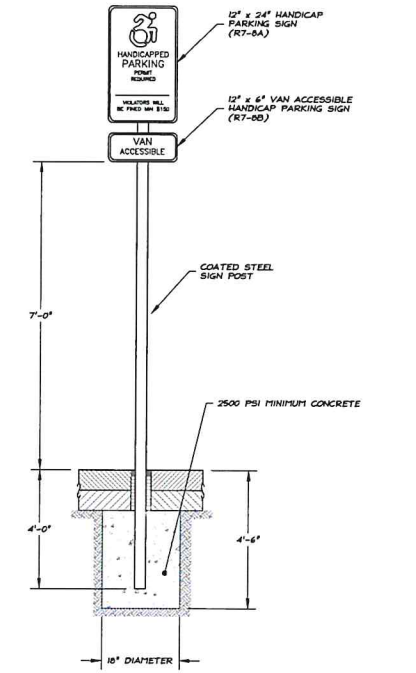
REVISIONS	DATE	DESCRIPTION

EROSION & SEDIMENTATION CONTROL DETAILS
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

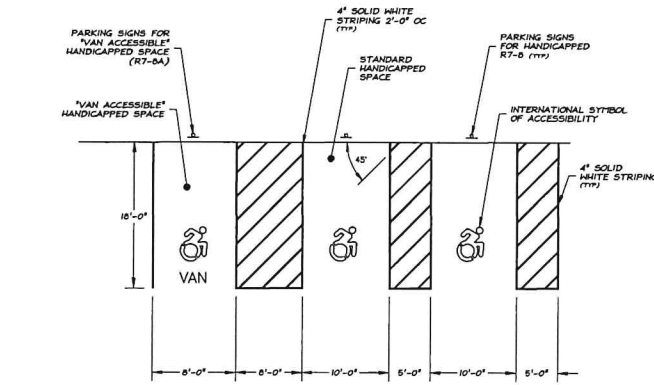
PROJECT No.	2019-107
PLAT DATE	8 SEPTEMBER 2021
SHEET No.	D-01



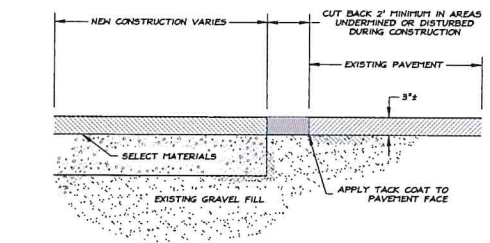
TREE PLANTING
NOT TO SCALE



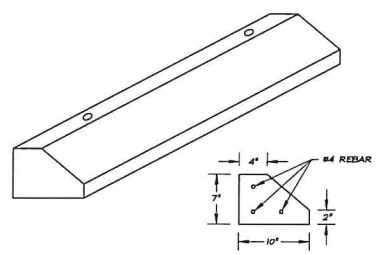
HANDICAP PARKING SIGN
NOT TO SCALE



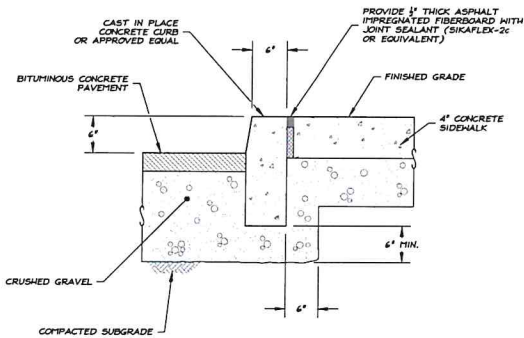
HANDICAPPED PARKING STALL LAYOUT
NOT TO SCALE



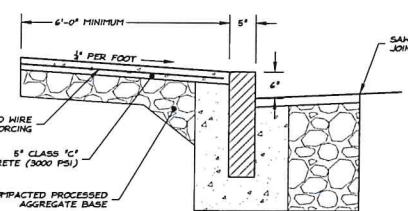
PAVEMENT SAW CUT DETAIL
NOT TO SCALE



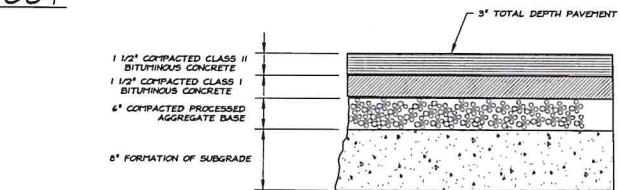
PRECAST WHEEL STOP
NOT TO SCALE



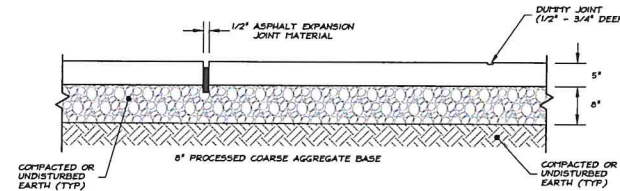
CONCRETE CURB AT WALK
NOT TO SCALE



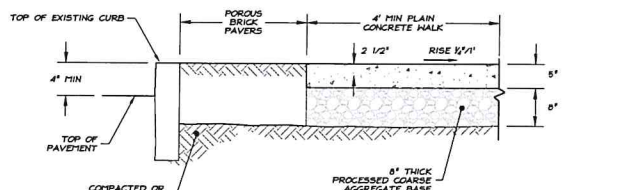
SECTION A-A (ADJACENT TO CONCRETE CURB)
NOT TO SCALE



TYPICAL ROADWAY PAVEMENT DETAIL
NOT TO SCALE

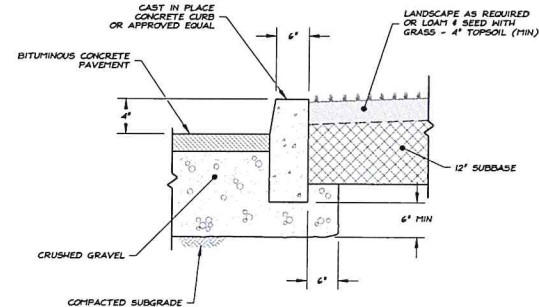


SECTION B-B
NOT TO SCALE

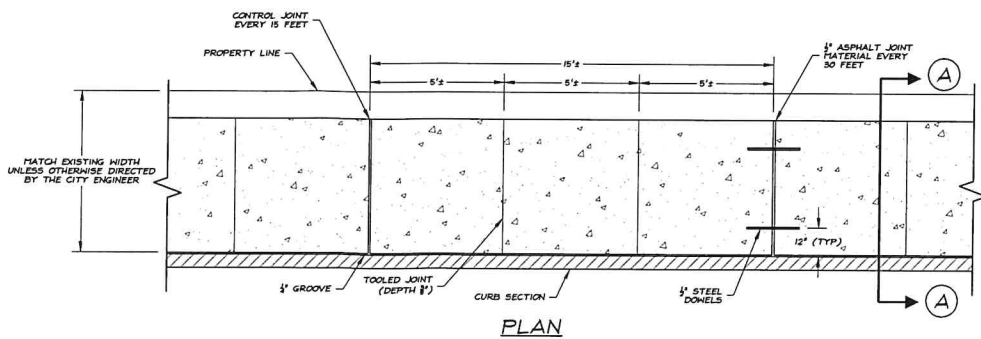


SECTION A-A
NOT TO SCALE

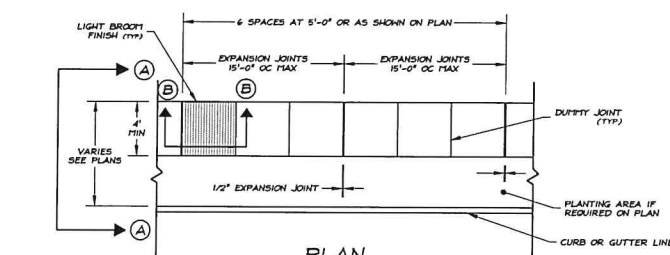
- NOTES:**
1. BUMPER STOPS ARE 6' LONG WITH 1/2" PINS
 2. CONCRETE COMPRESSIVE STRENGTH: 4000 PSI @ 28 DAYS
 3. METHOD OF MANUFACTURE: WET CAST
 4. REINFORCING STEEL DEFORMED BARS CONFORM TO THE LATEST ASTM SPECIFICATION A615
 5. MANUFACTURED TO CONNECTICUT DOT SPECIFICATIONS
 6. UNIT WEIGHT: 300 LBS



CONCRETE CURB WITHOUT WALK
NOT TO SCALE



CONCRETE SIDEWALK ADJACENT TO CURB
NOT TO SCALE



TYPICAL SIDEWALK
NOT TO SCALE

- NOTES:**
1. MATERIALS, METHODS OF INSTALLATION, CURING, TESTING, SHALL CONFORM TO STATE OF CT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FORM B14A OR B15 @1995 OR CURRENT SPECIFICATION FOR SUCH WORK
 2. ANY WALKING SURFACE SHALL BE LIGHTLY BROOMED PERPENDICULAR TO THE WAY OF TRAVEL

PROJECT DATA	
FIELD BOOK	BOOK NO. 12, PG. 13-24
DWG FILE	19-107 CC Plan Set.dwg
LAYOUT TAB	Miscellaneous Details
SHEET No.	4 OF 4

AS NOTED

DATE: 06.08.2021
 DRAWN BY: B.D.E.
 CHECKED BY: B.D.E.
 PROJECT NO.: 2019-107
 SHEET NO.: D-403d

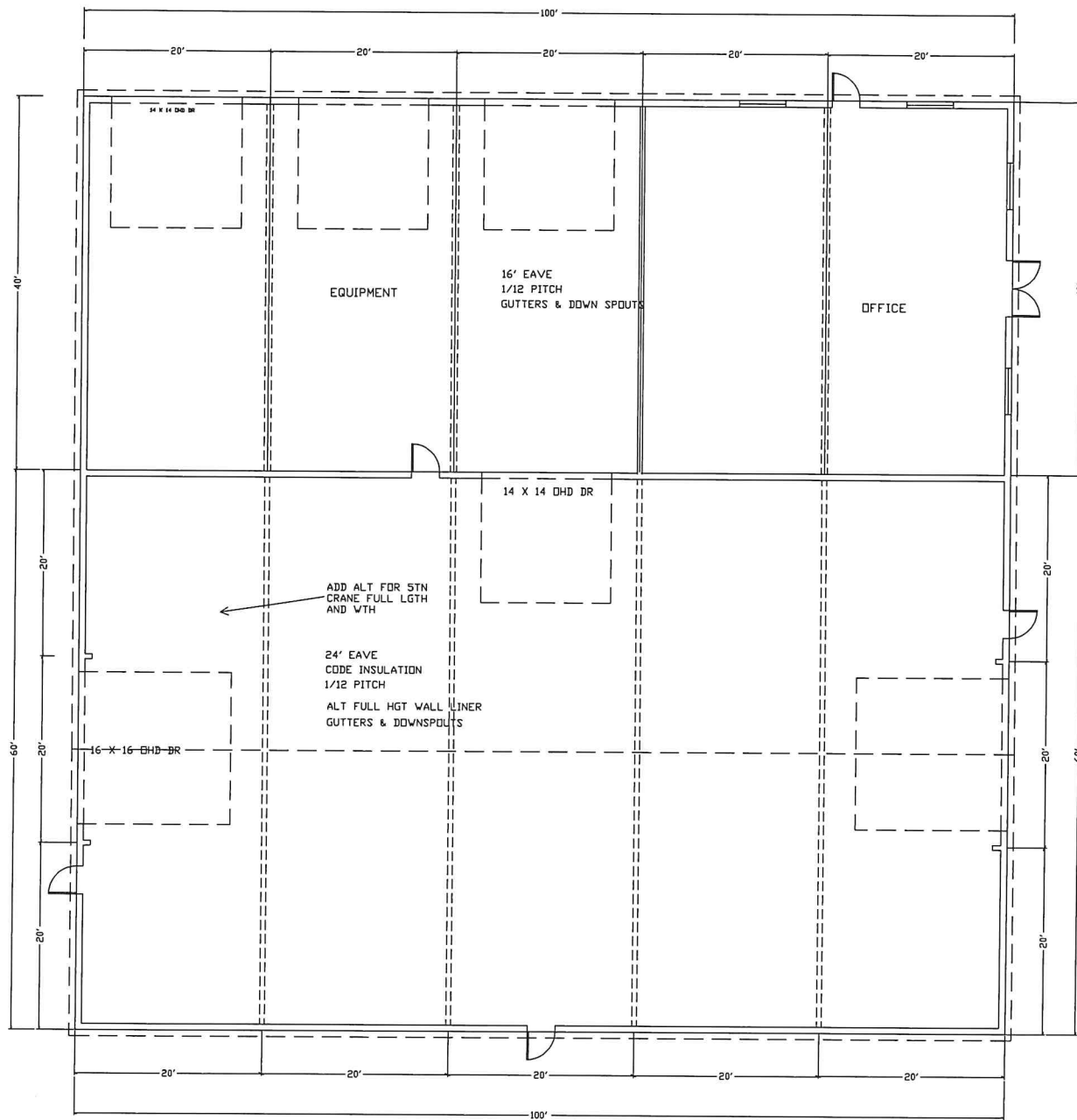
STADIA ENGINEERING ASSOCIATES, INC.
 ENGINEERS - ENVIRONMENTAL PLANNERS - SURVEYORS
 240 PAPER MILL ROAD - LISBON, CONNECTICUT
 (860) 231-1773

MISCELLANEOUS DETAILS
 DEPICTING THE EXISTING SITE CONDITIONS AND TOPOGRAPHIC FEATURES OF PROPERTY OWNED BY TODAY'S REALTY, LLC
 PREPARED FOR KEITH MACKIN

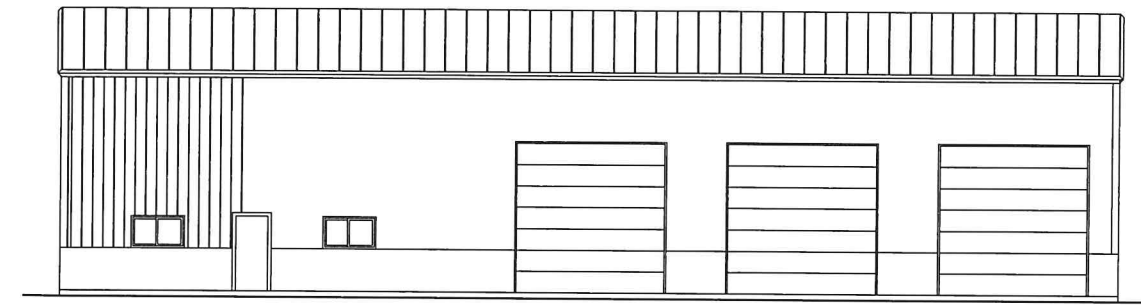
REVISIONS

NO.	DATE	DESCRIPTION

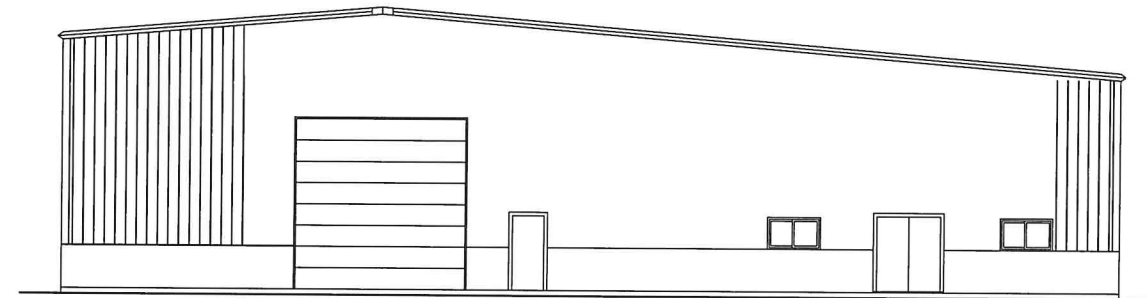
PROJECT NO.: 2019-107
 PLOT DATE: 8 SEPTEMBER 2021
 SHEET NO.: **D-02**



FLOOR PLAN



FRONT ELEVATION



LEFT ELEVATION

REVISIONS

PROPOSED
NEW BUILDING
for
TODAYS CONSTRUCTION

C.E.D.S.
PO BOX 363
CENTRAL VILLAGE, CT. 06332
860.564.3742

DATE: 7-11-2021
SCALE: AS NOTED

SHEET
1

OF