

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 IF-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, SHAMP, 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. CHAPURA, ANTHONY G. CHAPURA & 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, SCALE: 1 INCH = 80 FEET, DATED: 27 AUGUST 1992, LAST REVISED: 18 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 HIRES
	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.)

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 10, Sections 22a-36 through 22a-45 as amended.

Jan T. Cole
Jan 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. Rossman
James V. Rossman, P.L.S. #70181

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.



RECEIVED
3rd
SEP 16 2021
9:55
TOWN CLERKS OFFICE
TOWN OF LISBON
Rachel Welch

N/F
Joy Passmore
245 PAPER MILL ROAD
MAP 5, BLOCK 7, LOT 1
VOL 174 - PG 561

ABBREVIATIONS

N/F	NOW OR FORMERLY
VOL	VOLUME
PG	PAGE
M/F	MOOD FRAME
B/M	BRICK & MORTAR
M/F	METAL FRAME
TBS	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
REB	REBAR
PP	PINCH PIPE
RR	RAILROAD
REC	RECOVERED
PVC	POLYVINYL CHLORIDE PIPE
C/CONC	CONCRETE
P/INT	PAVEMENT
LF	LINEAR FEET
UTY	UTILITY
WV	WATER VALVE
WT	WATER METER

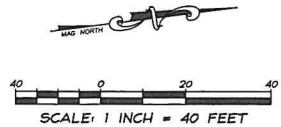
STADIA ENGINEERING ASSOCIATES, INC.
ENGINEERS - ENVIRONMENTAL PLANNERS - SURVEYORS
1115 Vantage Street - Suite 103
New London, CT 06320
(860) 537-2772
Web: www.stadiaeng.com
Email: info@stadiaeng.com

1 INCH = 40 FEET
DWG. NO. D.E. & A.R.
REV. DATE
REV. DATE
REV. DATE
PROJECT NO. 2019-107
DATE 2019-107

IMPROVEMENT LOCATION SURVEY
PROJECT TITLE: 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

REVISIONS
DATE
DESCRIPTION

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



TEST HOLE DATA

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

TEST HOLE #1
0-5" FILL
5-16" TOPSOIL w/SUBSOIL
16-60" COARSE SAND w/PEASTONE

GROUND WATER NOT OBSERVED
MOTTLING NOT OBSERVED
LEDGE NOT OBSERVED

TEST HOLE #2
0-4" TOPSOIL
4-12" TAN SANDY LOAM
12-14" COARSE SAND
15-55" FINE SANDY LOAM
55-60" COARSE SAND
60-103" FINE SANDY LOAM

GROUND WATER NOT OBSERVED
MOTTLING NOT OBSERVED
LEDGE NOT OBSERVED

TEST HOLE #3
0-4" TOPSOIL
4-14" COARSE SAND
14-16" FINE SANDY LOAM

GROUND WATER NOT OBSERVED
MOTTLING NOT OBSERVED
LEDGE NOT OBSERVED

TEST HOLE #4
0-4" TOPSOIL
4-14" FINE SANDY LOAM w/STRIATIONS OF TAN SANDY LOAM

GROUND WATER NOT OBSERVED
MOTTLING NOT OBSERVED
LEDGE NOT OBSERVED

TEST HOLE #5
0-4" TOPSOIL
4-35" BROWN SANDY LOAM w/COARSE SAND
35-16" FINE SANDY LOAM w/COBBLES

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 FEARED 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

PROJECT DATA	
FIELD BOOK	BOOK NO. 12, P. 12-13
DWG FILE	19-107 CC Plan Set.dwg
LAYOUT TAB	Site Layout Plan
SHEET NO.	2 OF 2

SITE DATA: ZONE IP-1 (INDUSTRIAL PARK DISTRICT)			
ITEM	REQUIRED	EXISTING / PROPOSED	
LOT AREA	130,680 SF (3.04 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 (MIN.)	125,234 SF	
BUILDING HEIGHT (PRIMARY STRUCTURE)	40 FT	35± FT	
PARKING SPACES	19	6** (INCLUDING 1 HC)	

TOWN OF LISBON ZONING REGULATION VARIANCES REQUESTED FOR THE PROPOSED COMMERCIAL DEVELOPMENT INCLUDE THE FOLLOWING:

SECTION 0.5 - YARD REQUIREMENTS

* VARIANCE IS REQUESTED TO ACCOMMODATE THE CONSTRUCTION OF THE PROPOSED BUILDING IN THE LIMITED PHYSICAL FOOTPRINT AREA AVAILABLE, TO ALLOW THE LOCATION OF PARKING SPACES IN THE FRONT YARD SETBACK, AND TO ALLOW THE BULK STORAGE BINS TO BE LOCATED 2 FT FROM A BOUNDARY.

SECTION 1.3 - PARKING AND LOADING

** VARIANCE IS REQUESTED TO REDUCE THE REQUIRED PARKING SPACES PROPOSED DUE TO THE NON-RETAIL ASPECT OF THE BUILDING AND LIMITED NUMBER OF DAILY CONTRACTORS ON-SITE.

SECTION 1.4 - LANDSCAPING

VARIANCE IS REQUESTED TO MINIMIZE THE AMOUNT OF STREET TREES AND LANDSCAPING REQUIRED DUE TO THE LIMITED PHYSICAL AREA AVAILABLE.

N/F
Sprague Paperboard, Inc.
126 INLAND ROAD

LANDSCAPE PLANT TABLE

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

1 STY 1/2" INDUSTRIAL BUILDING

1 STY 1/2" INDUSTRIAL BUILDING

SITE BENCHMARK
201 Ring Nail Set in Bituminous Pavement
Elevation = 217.04 (Assumed)

SITE BENCHMARK
Top Operating Nut of Hydrant
Elevation = 207.29 (Assumed)

PAPER MILL ROAD
(PUBLIC R.O.W.)

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

4 FT TALL CONCRETE BULK STORAGE FOR CONCRETE, ASPHALT & WOODY DEBRIS TO ACT AS BARRIER TO SPRAGUE PAPERBOARD, INC. PARKING LOT PLACE OF REQUIRED FENCING

BULK STORAGE AREA

GRAVEL SURFACE (BREAKDOWN & STORAGE AREA FOR CONCRETE, ASPHALT & WOODY DEBRIS)

12"X18" CONCRETE PAD FOR TRASH FACILITIES W/ATED CHAIN LINK FENCE ENCLOSURE

N/F
Joy Passmore
246 PAPER MILL ROAD
MAP 5, BLOCK 7, LOT 1
VOL 174 - PG 561

ABBREVIATIONS

N/F NOW OR FORMERLY
VOL VOLUME
PG PAGE
W/F WOOD FRAME
B/M BRICK & MORTAR
I/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
HV WATER VALVE
WM WATER METER
TW TOP OF WALL
BW BOTTOM OF WALL

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



1 INCH = 40 FEET

DESIGNED BY: D.E. & D.E.
CHECKED BY: D.E. & D.E.
DATE: MAY 8, 2021

PROJECT NO.: 2019-107

D-408B

STADIA ENGINEERING ASSOCIATES, INC.

ENGINEERS - ENVIRONMENTAL PLANNERS - SURVEYORS

511 Vaughan Street - Suite 103
Andover, MA 01810
(978) 237-1775

REVISIONS	
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

SHEET NO. 2019-107

DATE 8 SEPTEMBER 2021

C-01

