

SITE DEVELOPMENT PLAN

PREPARED FOR

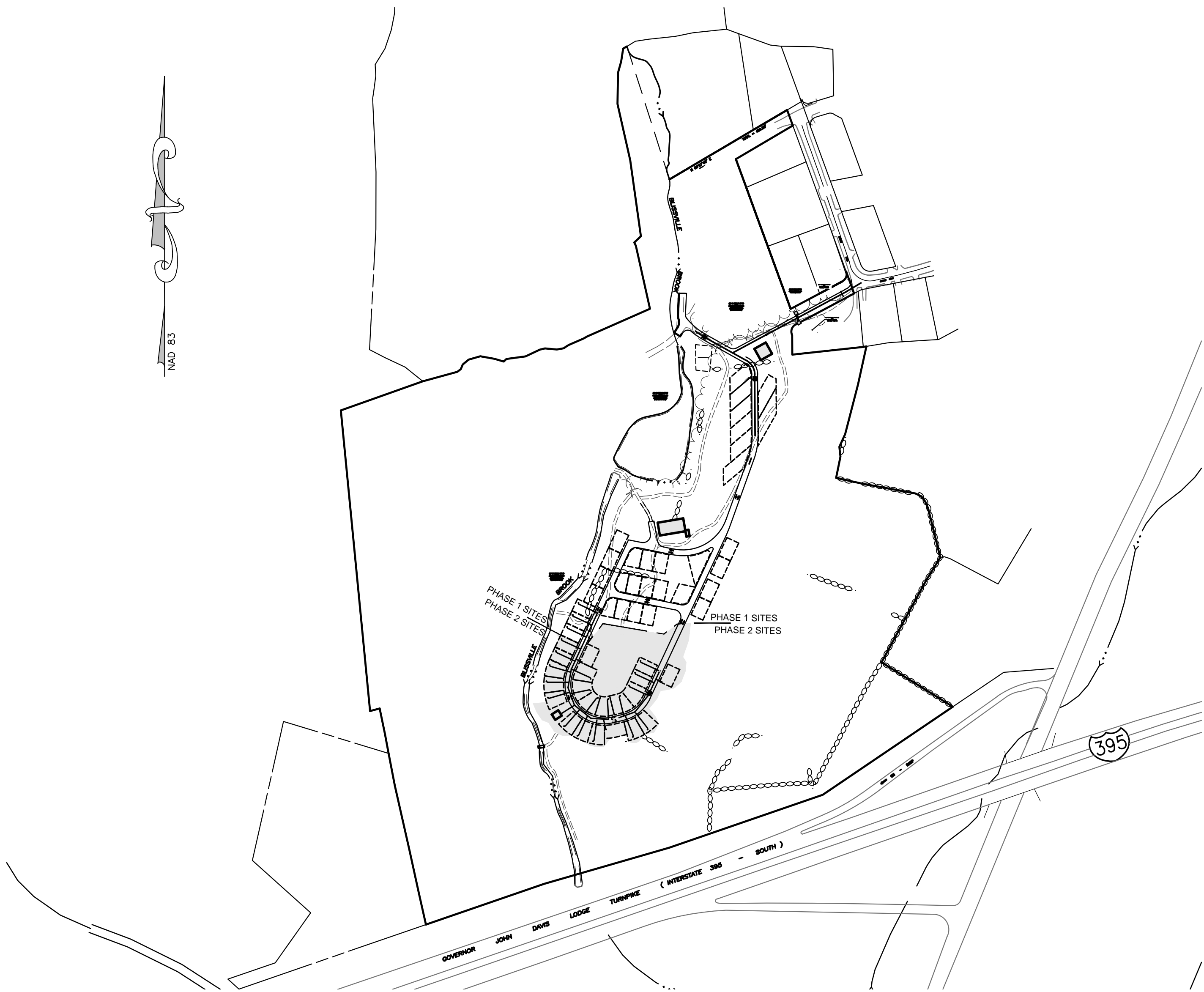
SUNFOX CAMPGROUND, LLC

15 KENYON ROAD

LISBON, CONNECTICUT

NOVEMBER 20, 2020

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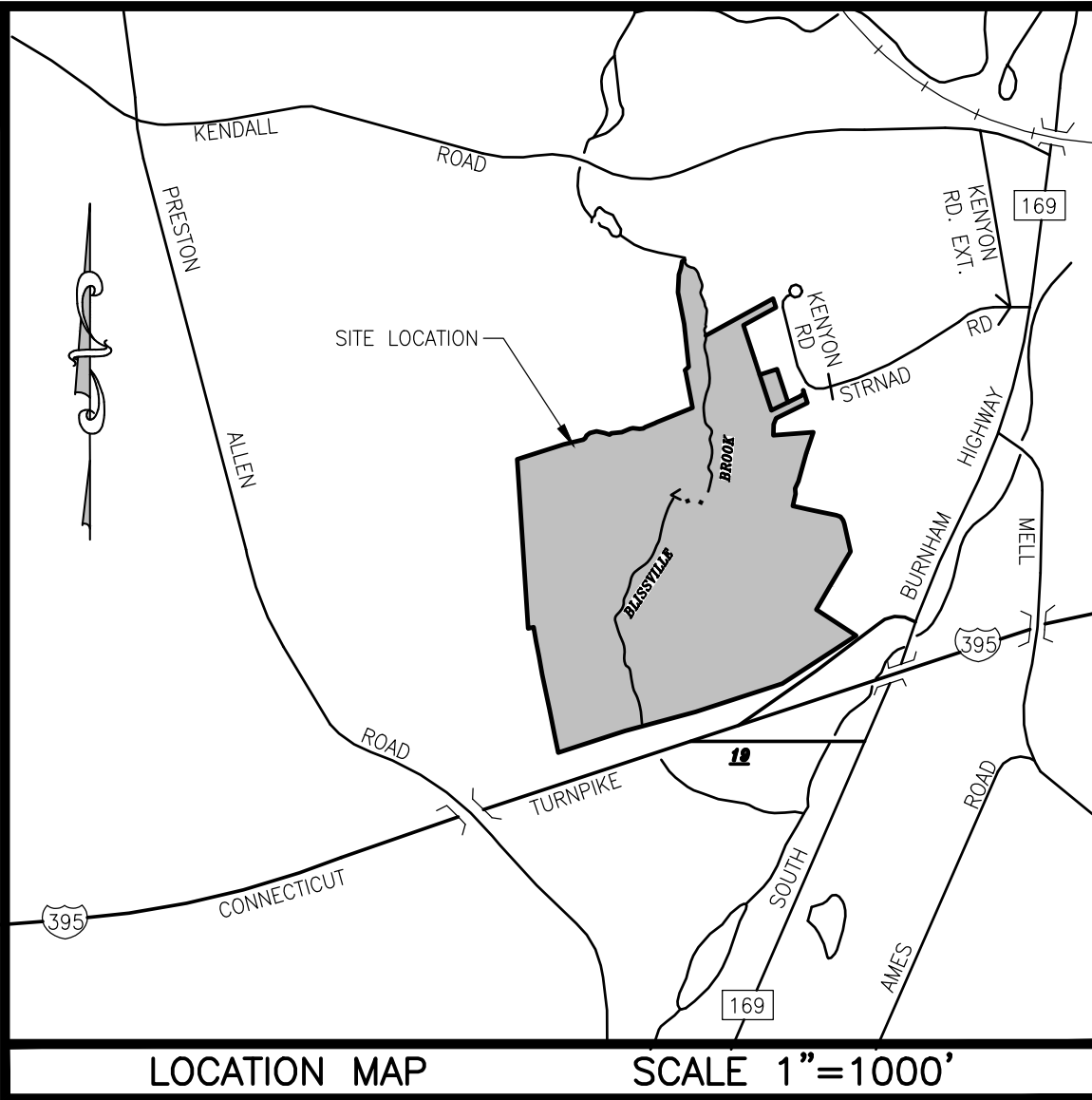
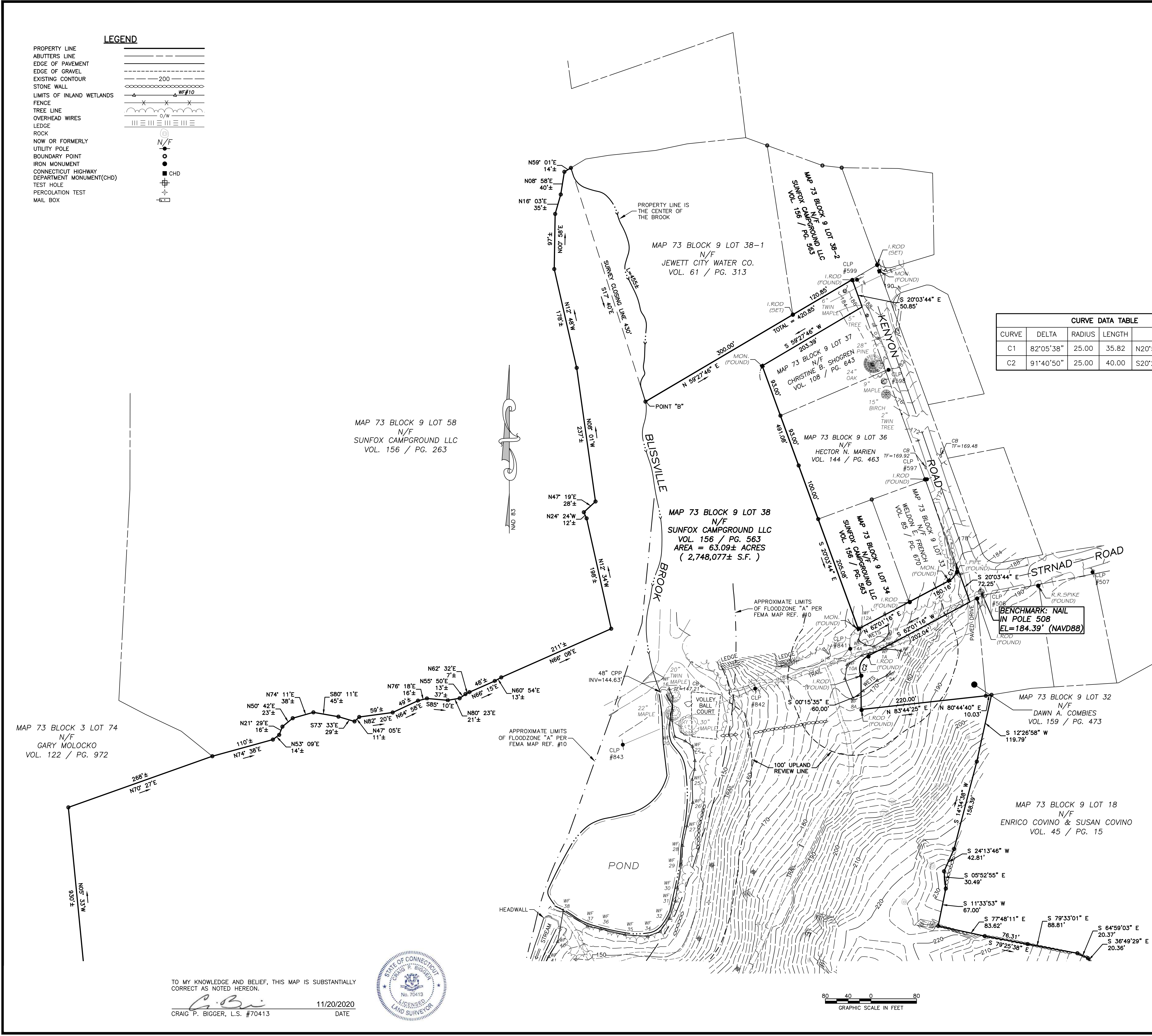
PROPERTY OWNER: SUNFOX CAMPGROUND, LLC
15 KENYON ROAD
LISBON, CONNECTICUT 06351

APPLICANT: SUNFOX CAMPGROUND, LLC
15 KENYON ROAD
LISBON, CONNECTICUT 0635

ZONING DISTRICT: R-60

EXISTING USE: CAMPGROUND

PROPOSED USES: CAMPGROUND



- MAP REFERENCES**
- "SITE DEVELOPMENT PLAN PREPARED FOR SUNFOX CAMPGROUND, LLC, 15 KENYON ROAD, LISBON, CONNECTICUT, COMPILATION MAP," SCALE: 1"=150', DATE: MAY, 25, 2016, REVISED 08/26/2016, BY CME ASSOCIATES, INC.
 - "PROPERTY SURVEY: LAND OF JOHN JOSEPH BELLIVEAU & MARY ETHEL BELLIVEAU, 33 STRNAD ROAD LISBON, CONNECTICUT" Scale: 1"=20' Dated: July 22, 1998 By: WEILER ASSOCIATES
 - "BOUNDARY MAP, PREPARED FOR EUGENE & MAUREN JABLONSKI, ROUTE 169 LISBON, CONNECTICUT" Scale: 1"=50' Dated: September 15, 1992. Map # 200 By: ROB HELLSTROM LAND SURVEYING
 - "SUBDIVISION MAP & SITE PLAN PREPARED FOR GENE JABLONSKI, RTE 169 LISBON, CONNECTICUT" Scale: 1"=20' Dated: JUNE 12, 1986 By: FRANSEN CONSULTANTS
 - "SUBDIVISION PLAN: PROPERTY OF PAULINE ALLEN & BETTY JANE KNOX, TO BE DEVELOPED BY MARLIN ENTERPRISES INC. PRESTON ALLEN ROAD LISBON, CONNECTICUT" Scale 1"=50' Dated: November 2, 1983 By: OLAND J. HARRIS & ASSOCIATES.
 - "PLAN SHOWING PROPERTY OF EDWARD STRNAD TOWN OF LISBON CONNECTICUT" Scale: 1"=100' Dated: January 14, 1962 Survey By: GEO PITCHER Subdivision By: THOS. PETERSON
 - "SEDIMENT & EROSION CONTROL PLAN & DETAILS FOR GENE JABLONSKI SITE PLAN ROUTE 169 LISBON, CONNECTICUT" Scale: 1"=30' Dated: MARCH 21, 1986
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF LISBON, CONNECTICUT TURNPIKE, FROM THE NORWICH TOWN LINE NORTHEASTERLY TO THE GRISWOLD TOWN LINE" Scale: 1"=80' Dated: DECEMBER 14, 1960
 - "SKETCH MAP OF DEERHAVEN," SCALE: 1"=1"0" DATE: 7-11-1997, BY R & J PAWLIKOWSKI, REVISED 7-15-1997
 - "FIRM: FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS" Scale 1"=500' Dated: JULY 18, 2011 MAP # 09011C0209G

- 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 AND AS AMENDED ON OCTOBER 26, 2018.
 - THE TYPE OF SURVEY PERFORMED IS A TOPOGRAPHIC AND LIMITED BOUNDARY SURVEY. THE EASTERLY BOUNDARY CONFORMS TO THE HORIZONTAL CLASS A-2, THE WESTERLY BOUNDARY INFORMATION CONFORMS TO HORIZONTAL CLASS D, VERTICAL DATUM CONFORMS TO CLASS T-2.
 - THIS SURVEY WAS PREPARED TO DEPICT THE EXISTING CONDITIONS OF A PORTION OF THE SUBJECT PROPERTY.
 - THE SUBJECT PARCEL WAS CONVEYED TO SUNFOX CAMPGROUND, LLC, THROUGH A CONVEYANCE DATED ON 2/26/2014, AND IS RECORDED IN VOLUME 156, PAGE 563 OF THE LISBON LAND RECORDS.
 - THE SUBJECT PROPERTY IS SHOWN ON THE LISBON TAX ASSESSOR MAP No. 73 AS LOT 38 OF BLOCK 9 AND HAS BEEN ASSIGNED ADDRESS OF 15 KENYON ROAD, LISBON, CONNECTICUT.
 - TOTAL AREA OF PROPERTY = 63.09± ACRES (2,748,077± SQUARE FEET).
 - SITE IS LOCATED IN ZONE R-60.
 - WETLANDS WERE FLAGGED BY JAMES SIPPERLY ON 1/18/2020.
 - ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
 - HORIZONTAL DATUM IS BASED ON NAD83 COORDINATES.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CME ASSOCIATES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

33 Wilbur Cross Way, Mansfield, CT 06288
101 East River Drive, 1st Floor
East Hartford, CT 06105
860-885-1055 | www.cma.com

CMA

SITE DEVELOPMENT PLAN
PREPARED FOR
DAVID NOWAKOWSKI
15 KENYON ROAD
LISBON, CONNECTICUT

EXISTING CONDITIONS

JOB DATA		REVISIONS	
PROJECT	BOOK NO.	NO.	DATE
2019160	192		
DESIGNED			
DRAWN			
CHECKED			
CODING			
FILE			

DATE: 11/20/2020

SCALE: 1" = 80'

PROJECT: #2019160

SHEET
2 OF 11

MAP 73 BLOCK 3 LOT 74
N/F
GARY MOLOCKO
VOL. 122 / PG. 972

MAP 73 BLOCK 9 LOT 38
N/F
SUNFOX CAMPGROUND LLC
VOL. 156 / PG. 563
AREA = 63.09± ACRES
(2,748,077± S.F.)

MAP 73 BLOCK 9 LOT 18
N/F
ENRICO COVINO & SUSAN COVINO
VOL. 45 / PG. 15

MAP 73 BLOCK 9 LOT 17
N/F
THE PERFECT PROPERTY LLC
VOL. 137 / PG. 342

MAP 73 BLOCK 3 LOT 79-1
N/F
ROBERT T. & LOUISE E. BROWNE
VOL. 46 / PG. 28

APPROXIMATE LIMITS
OF FLOODZONE "A" PER
FEMA MAP REF. #10

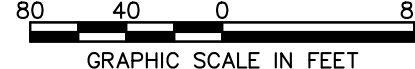
BENCHMARK: I. ROD
EL=220.31' (NAVD88)

LEGEND

- PROPERTY LINE
- ABUTTERS LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONTOUR
- STONE WALL
- LIMITS OF INLAND WETLANDS
- FENCE
- TREE LINE
- OVERHEAD WIRES
- LEDGE
- ROCK
- NOW OR FORMERLY
- UTILITY POLE
- BOUNDARY POINT
- IRON MONUMENT
- CONNECTICUT HIGHWAY
- DEPARTMENT MONUMENT(CHD)
- TEST HOLE
- PERCOLATION TEST
- MAIL BOX



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.
C. B. BIGGER
CRAIG P. BIGGER, L.S. #70413
11/20/2020
DATE



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101 East River Drive, 1st Floor
East Hartford, CT 06105
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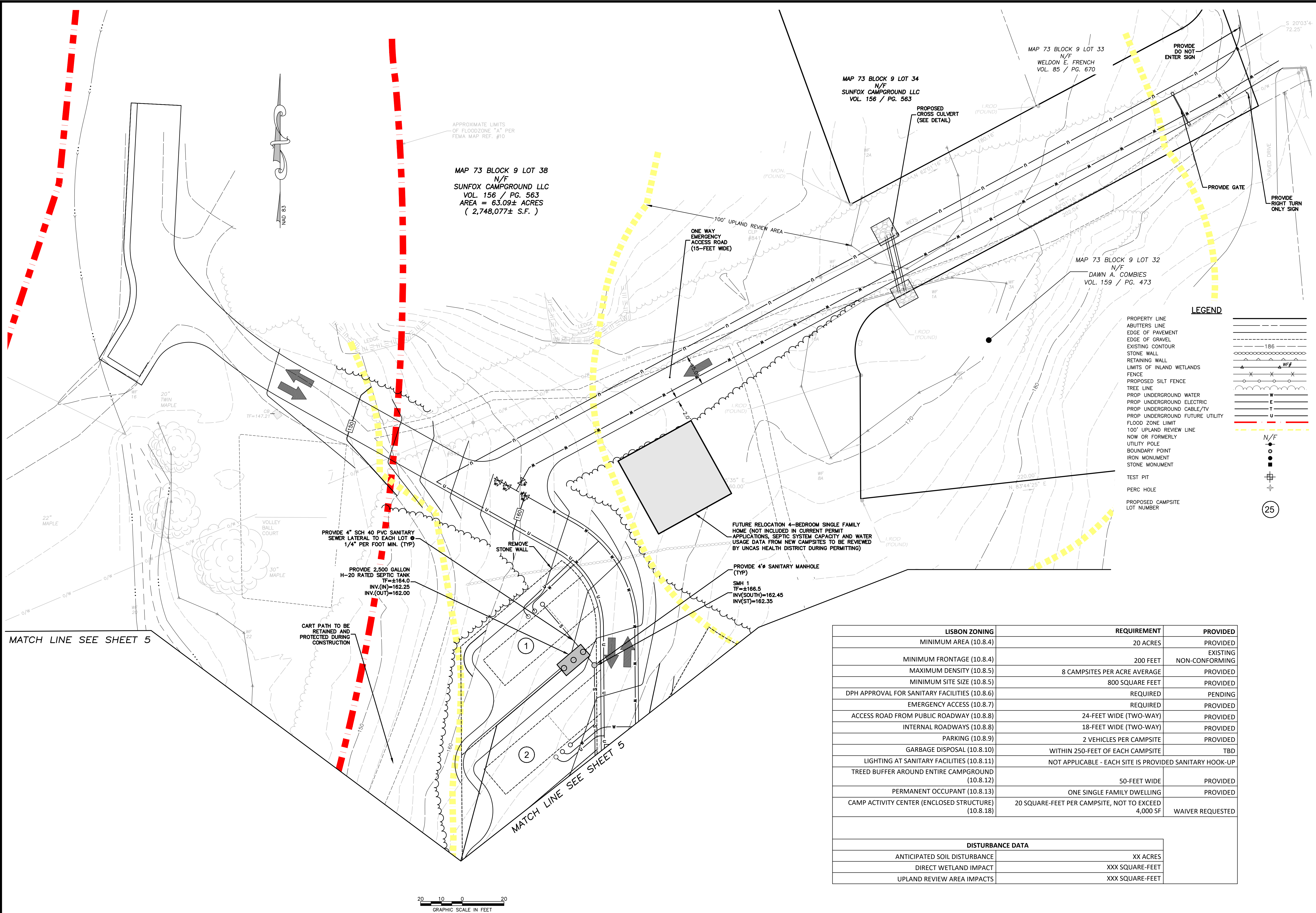
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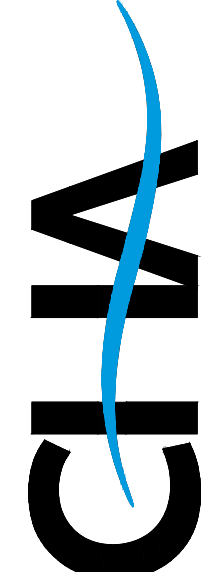
EXISTING CONDITIONS

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DRAWN			
CHECKED			
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FILE			

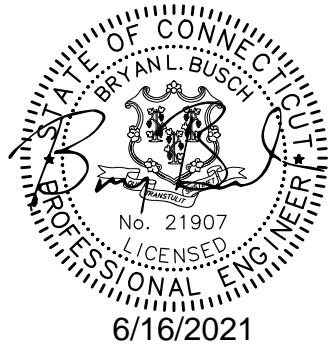
DATE: 11/20/2020
SCALE: 1" = 80'
PROJECT: #2019160

SHEET
3 OF 11





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6/16/2021

SITE DEVELOPMENT PLAN
PREPARED FOR

DAVID NOWAKOWSKI
15 KENYON ROAD
LISBON, CONNECTICUT

SITE PLAN

REVISIONS				
NO.	DATE	DESCRIPTION	BY	RAC
1	02/10/2021	HEALTH COMMENTS	RAC	
2	04/02/2021	CT DPH COMMENTS	PMP	
3	06/15/2021	CT DPH COMMENTS	RAC	

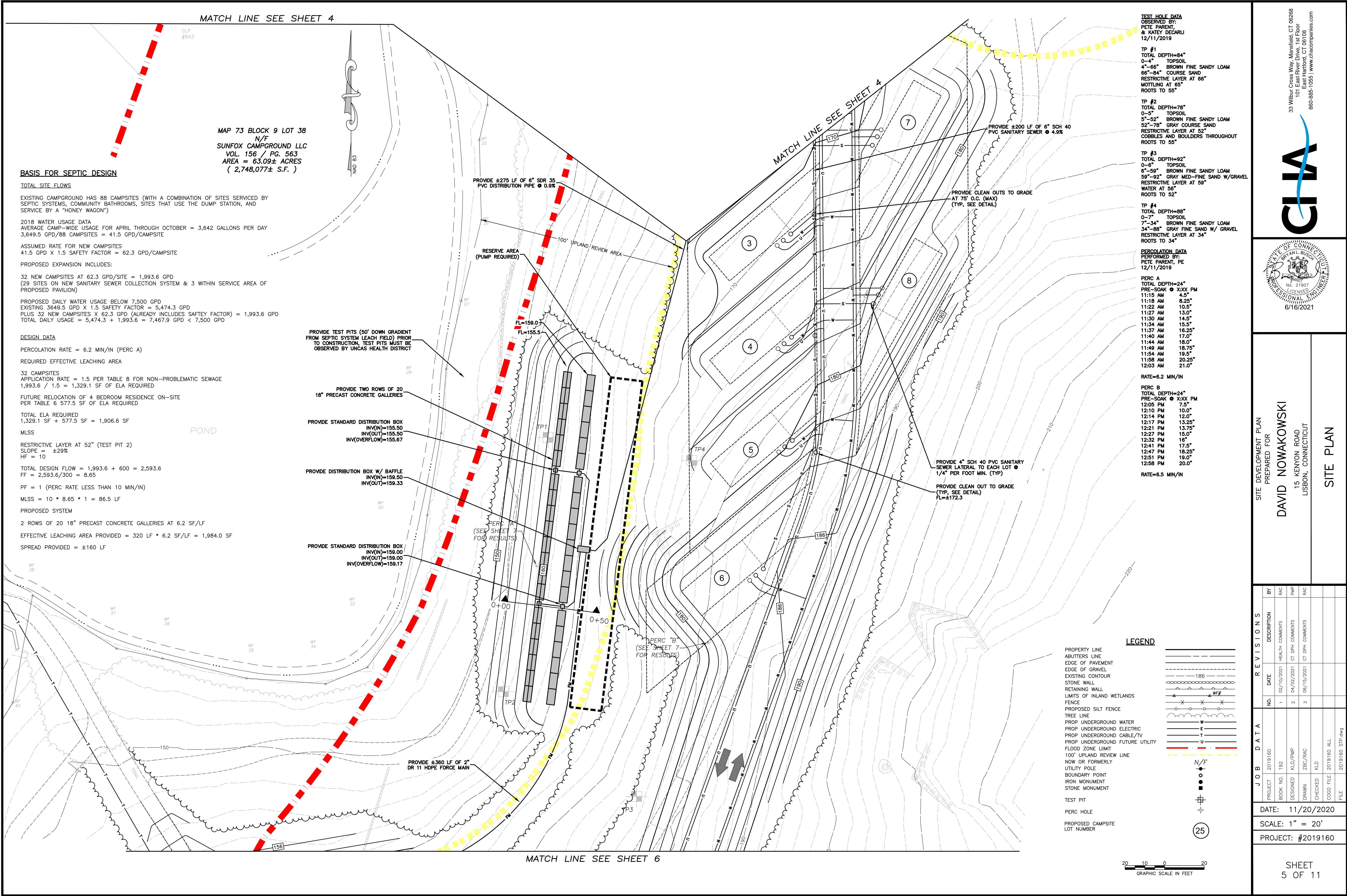
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BOOK NO.	192
DESIGNED	KLD/PMP
DRAWN	ZBC/RAC
CHECKED	KLD
CDDO FILE	2019160 ALL
FILE	2019160 STD.dwg

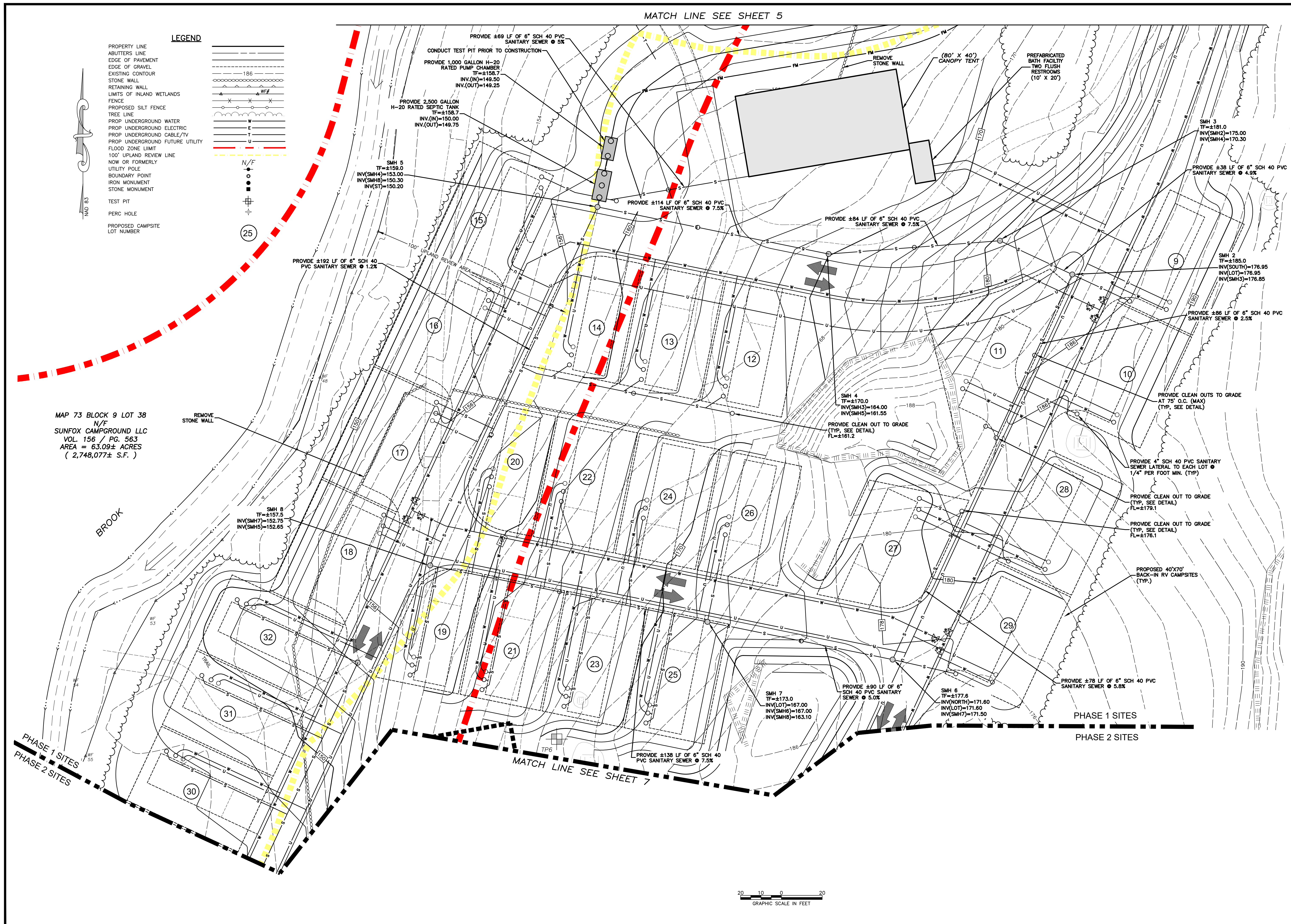
DATE: 11/20/2020

SCALE: 1" = 20'

PROJECT: #2019160

SHEET
4 OF 11







TEST HOLE DATA
OBSERVED BY:
PETE PARENT,
& KATEY DECARLI
12/11/2019

TP #5
TOTAL DEPTH=90"
0-7" TOPSOIL
7"-45" BROWN FINE SANDY LOAM
45"-90" GRAY FINE SAND W/GRAVEL
RESTRICTIVE LAYER AT 45"
ROOTS TO 45"

TP #6
TOTAL DEPTH=61"
0-6" TOPSOIL
6"-35" BROWN FINE SANDY LOAM
35"-61" GRAY MEDIUM SAND W/GRAVEL
RESTRICTIVE LAYER AT 35"
ROOTS TO 35"
LEDGE POSSIBLE AT 54"

TP #7
TOTAL DEPTH=86"
0-4" TOPSOIL
4"-28" BROWN FINE SANDY LOAM
28"-86" GRAY FINE SANDY GRAVEL
RESTRICTIVE LAYER AT 28"
ROOTS TO 28"

TP #8
TOTAL DEPTH=80+"
0-4" TOPSOIL
4"-84" BROWN FINE SANDY LOAM
NO RESTRICTIVE LAYER
ROOTS TO 35"

PERCOLATION DATA
PERFORMED BY:
PETE PARENT, PE
12/11/2019

PERC C
TOTAL DEPTH=24"
PRE-SOAK @ X:XX PM
1:04 PM 4.0"
1:09 PM 9.5"
1:17 PM 12.0"
1:25 PM 13.0"
1:30 PM 14.25"
1:38 PM 15.0"
1:46 PM 16.25"
1:52 PM 17.0"
1:58 PM 17.75"
2:04 PM 18.25"

RATE=8.0 MIN/IN

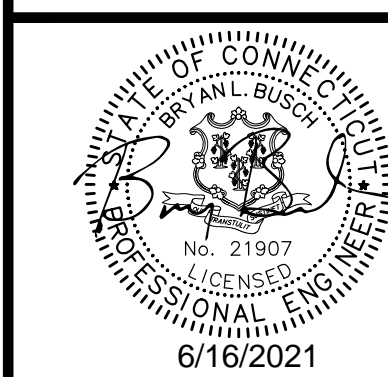
PERC D
TOTAL DEPTH=24"
PRE-SOAK @ X:XX PM
1:02 PM 6.5"
1:07 PM 11.0"
1:16 PM 14.5"
1:23 PM 16.75"
1:29 PM 18.25"
1:37 PM 20.5"
1:45 PM 22.0"
1:50 PM 22.75"

RATE=5 MIN/IN

LEGEND

PROPERTY LINE	---
ABUTTERS LINE	---
EDGE OF PAVEMENT	---
EDGE OF GRAVEL	---
EXISTING CONTOUR	---
STONE WALL	---
RETAINING WALL	---
LIMITS OF INLAND WETLANDS	---
FENCE	---
PROPOSED SILT FENCE	---
TREE LINE	---
PROP UNDERGROUND WATER	---
PROP UNDERGROUND ELECTRIC	---
PROP UNDERGROUND CABLE/TV	---
PROP UNDERGROUND FUTURE UTILITY	---
FLOOD ZONE LIMIT	---
100' UPLAND REVIEW LINE	---
NOW OR FORMERLY UTILITY POLE	---
BOUNDARY POINT	---
IRON MONUMENT	---
STONE MONUMENT	---
TEST PIT	---
PERC HOLE	---
PROPOSED CAMPSITE	---
LOT NUMBER	---

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860-885-1055 | www.ciacompanies.com



SITE DEVELOPMENT PLAN
PREPARED FOR

DAVID NOWAKOWSKI

15 KENYON ROAD
LISBON, CONNECTICUT

SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	02/10/2021	HEALTH COMMENTS
2	04/02/2021	CT DPH COMMENTS
3	06/15/2021	CT DPH COMMENTS

JOB DATA

PROJECT	2019160
BOOK NO.	192
DESIGNED	KLD/PMP
DRAWN	ZBC/RAC
CHECKED	KLD
CDDO FILE	2019160 ALL
FILE	2019160 STD.dwg

DATE: 11/20/2020

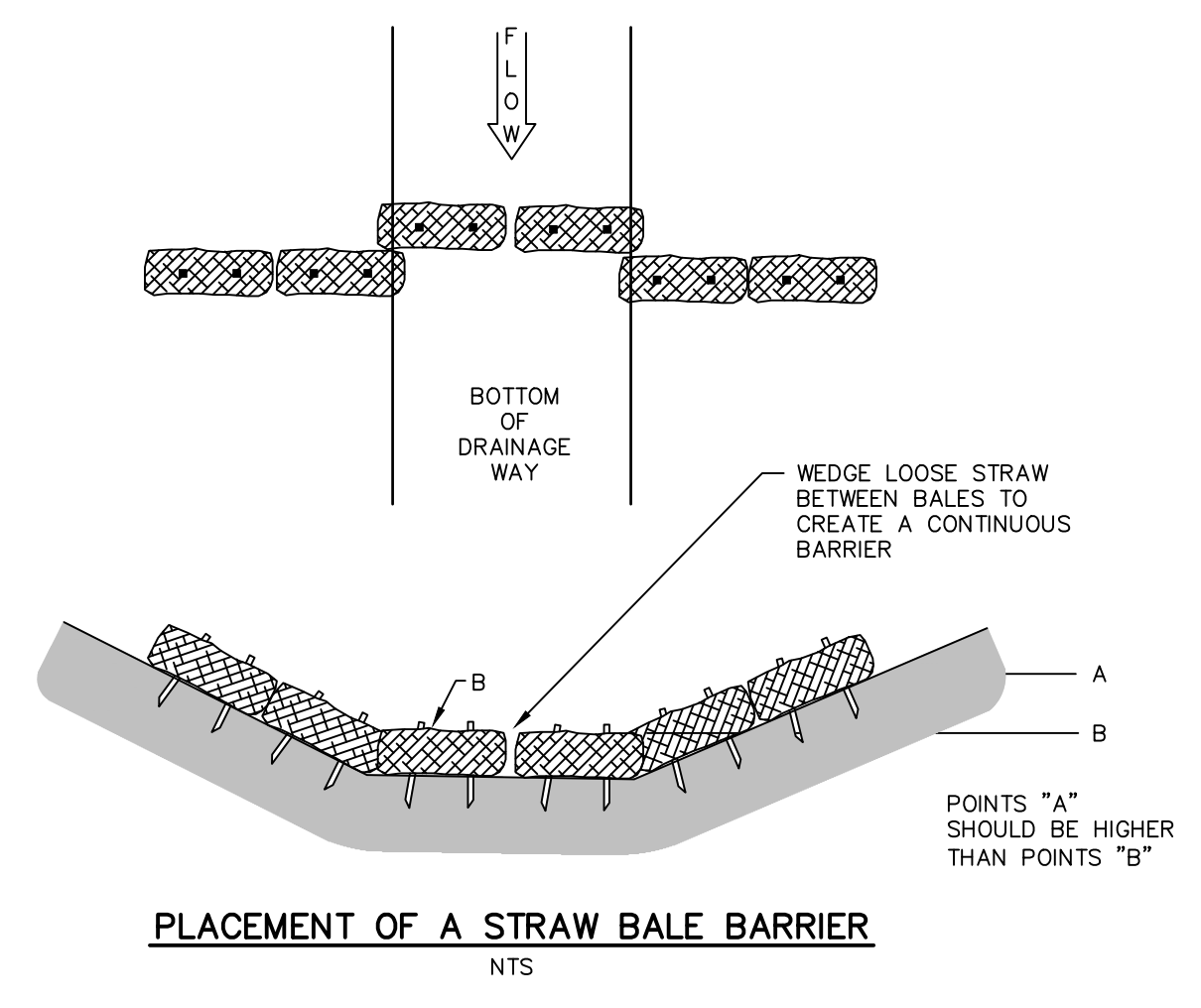
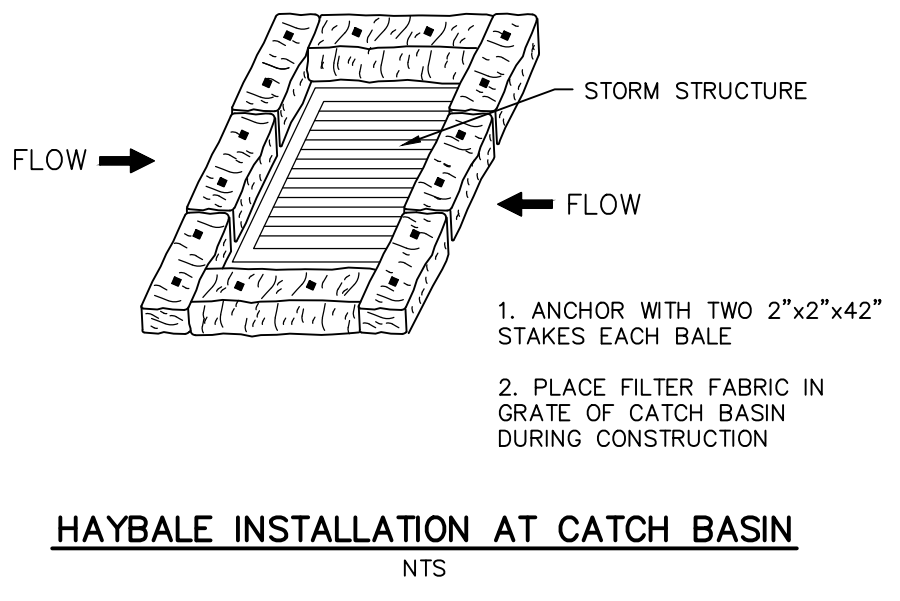
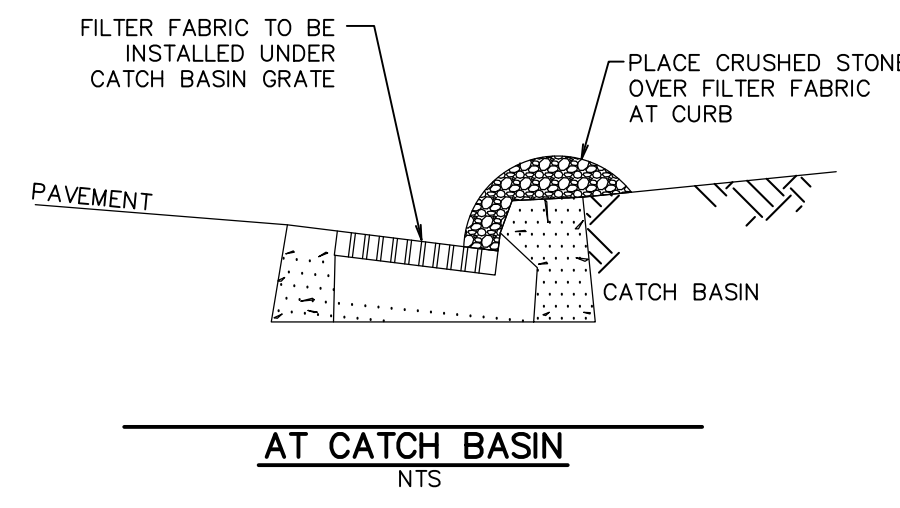
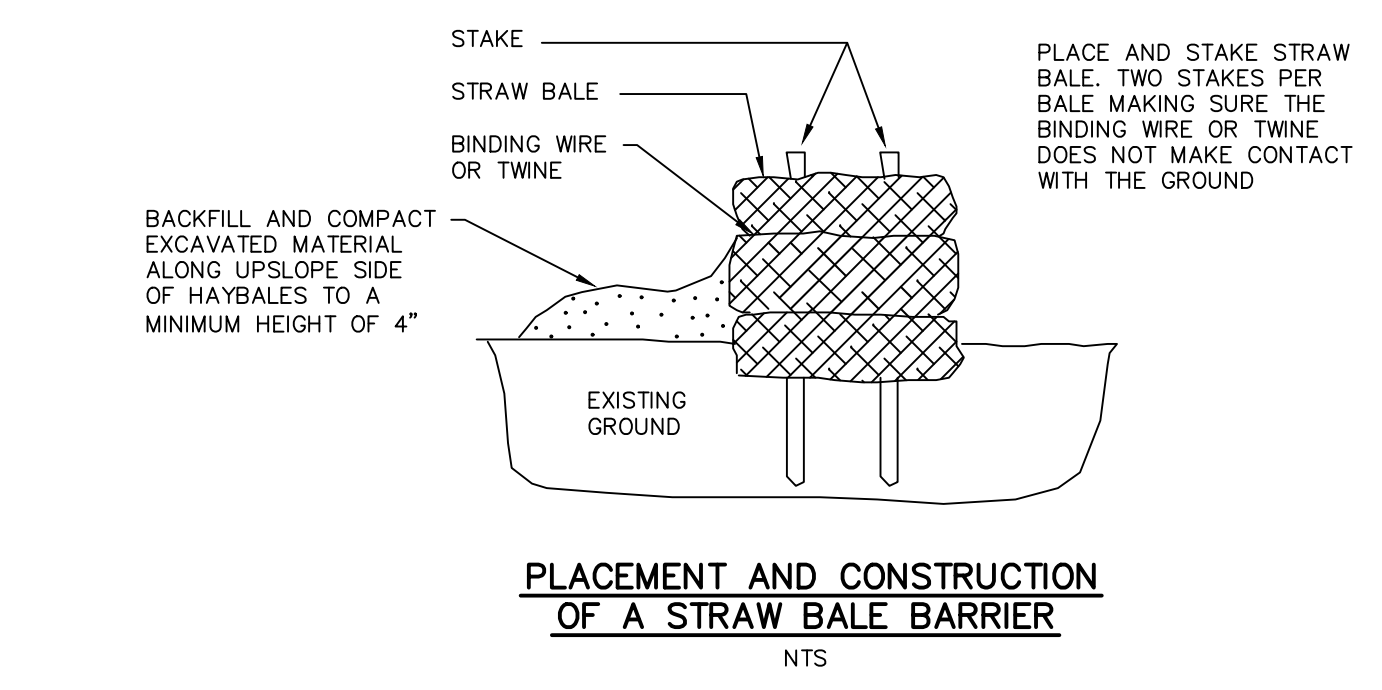
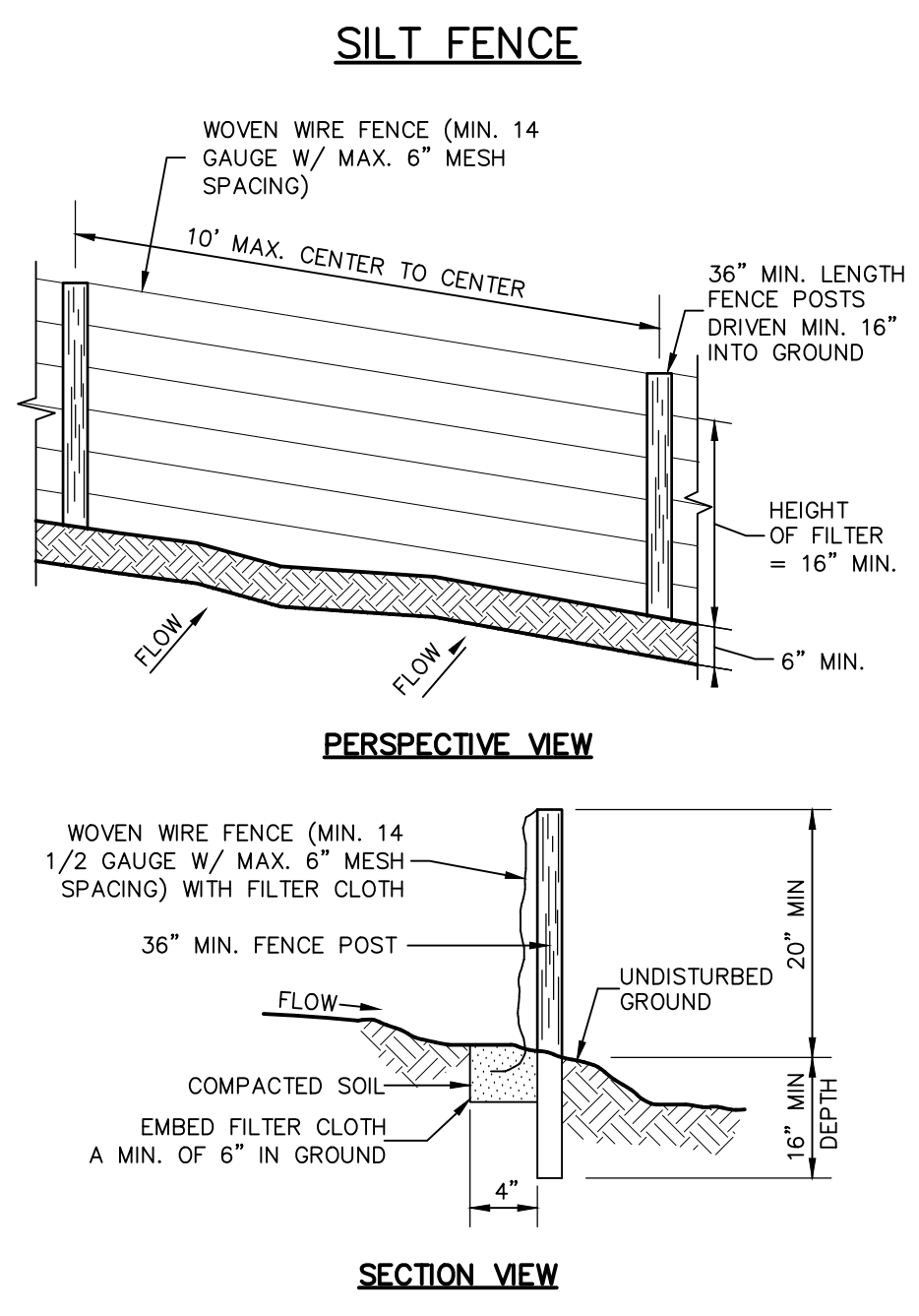
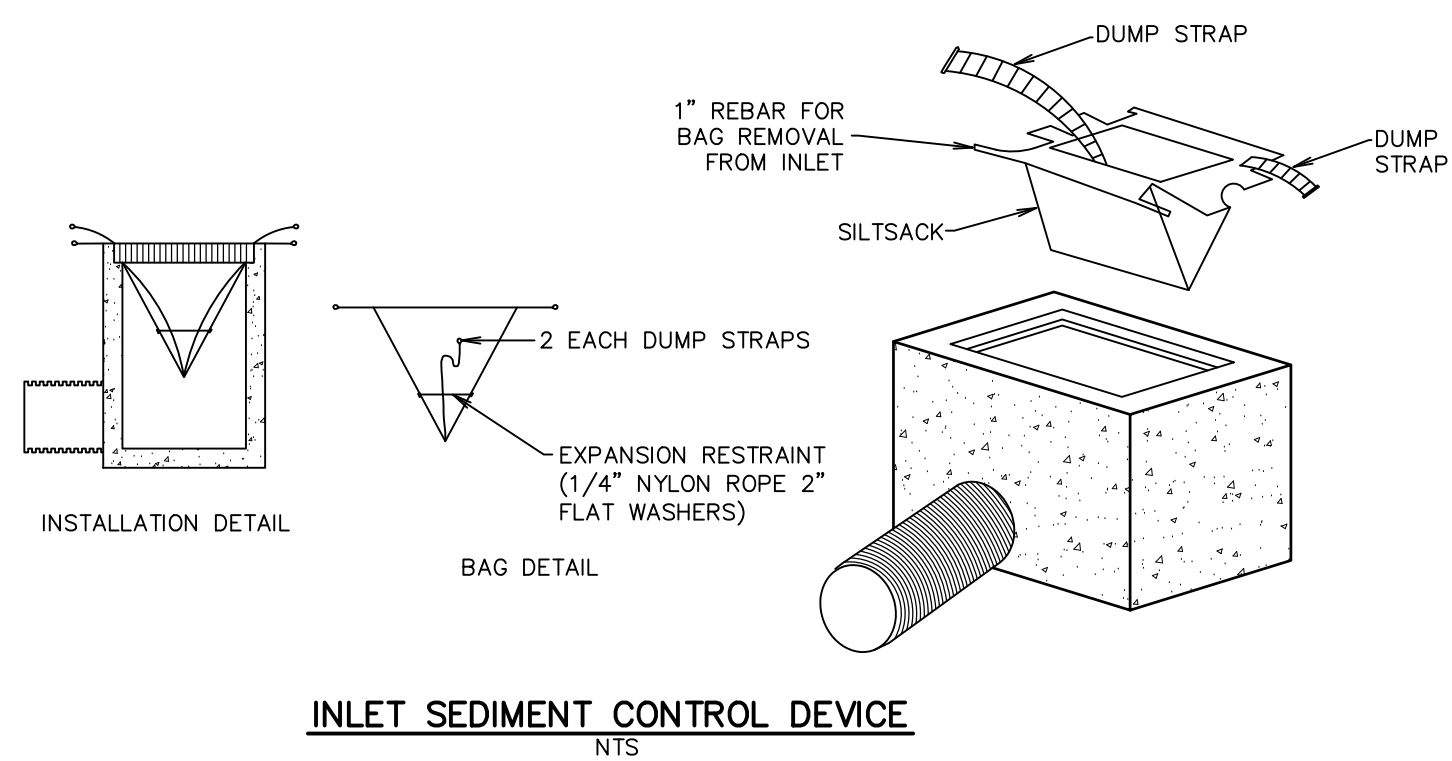
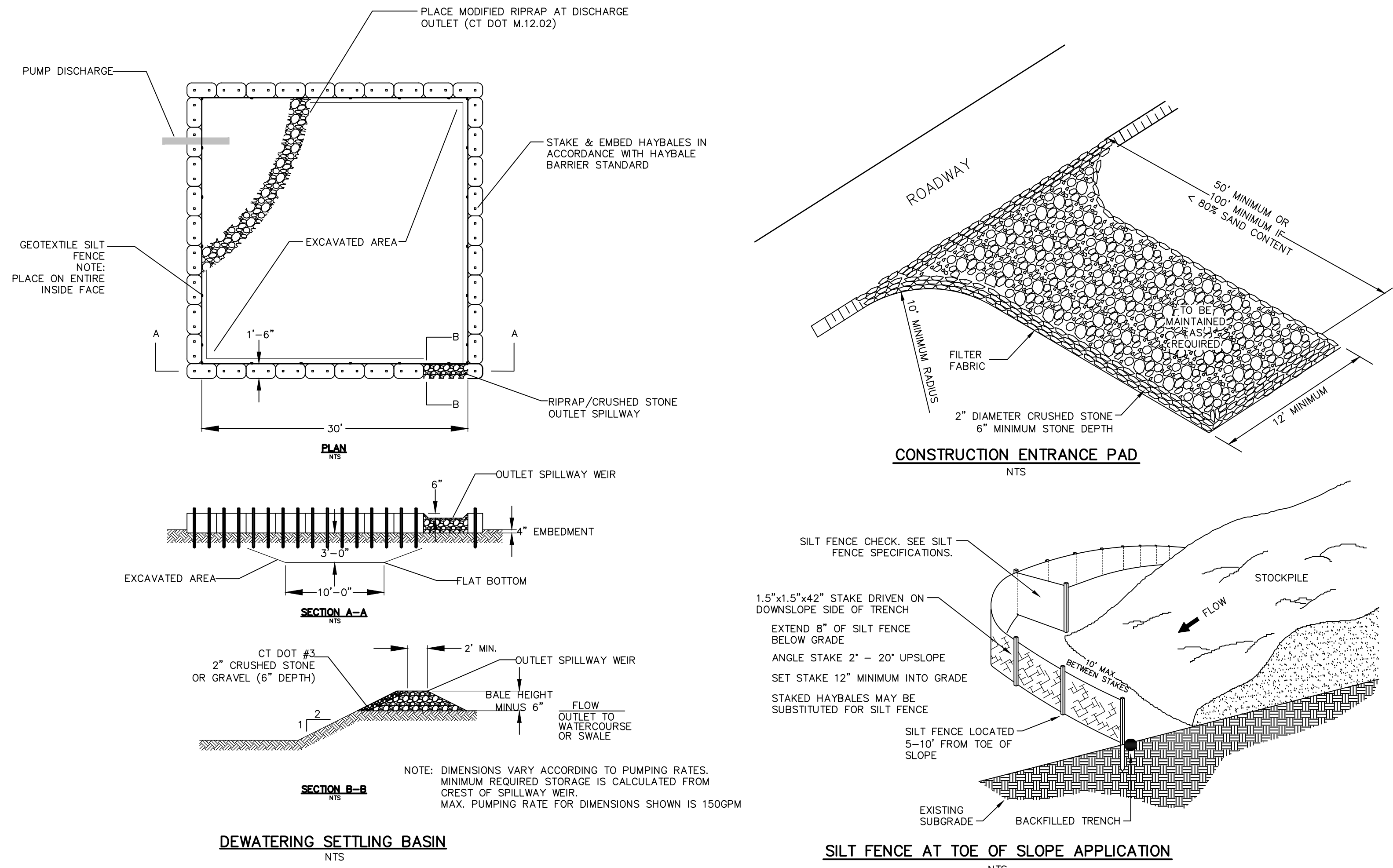
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PROJECT: #2019160

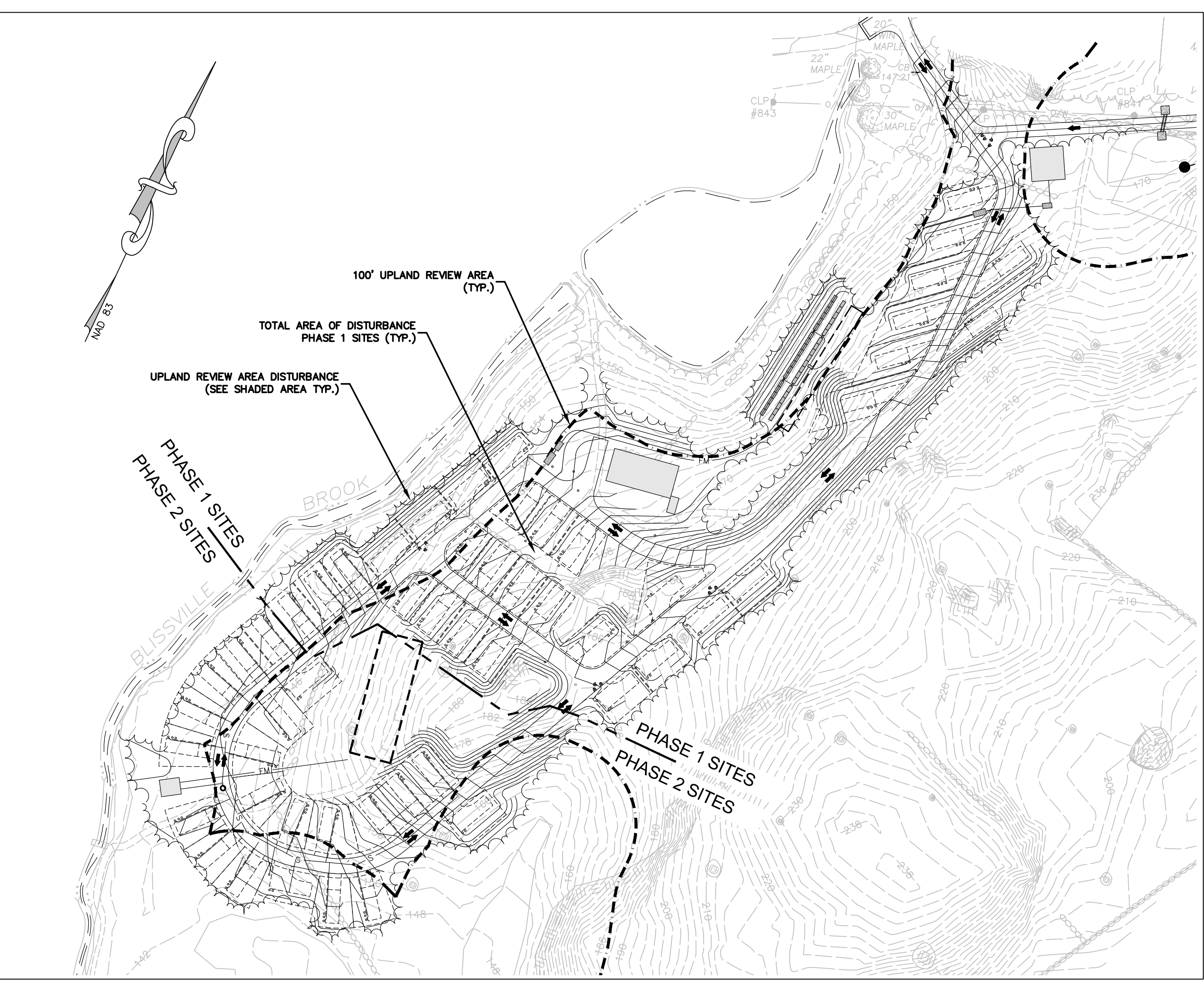
SHEET
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EROSION AND SEDIMENTATION CONTROL DETAILS



- STORM WATER OPERATION & MAINTENANCE**
- CATCH BASINS SHALL BE INSPECTED BI-ANNUALLY AND CLEANED AT LEAST ANNUALLY, AFTER THE SNOW AND ICE SEASON, AND AS SOON AS POSSIBLE BEFORE SPRING RAINS. IN GENERAL, A CATCH BASIN SHOULD BE CLEANED IF THE DEPTH OF DEPOSITS IS GREATER THAN ONE HALF THE SUMP DEPTH. IF A CATCH BASIN SIGNIFICANTLY EXCEEDS THIS STANDARD THEN MORE FREQUENT CLEANINGS SHOULD BE SCHEDULED.
 - THE FOREBAY AND INFILTRATION BASIN SHOULD BE INSPECTED ON A SEMI-ANNUAL BASIS. THEY SHOULD BE INSPECTED FOR SLOPE INTEGRITY, SOIL MOISTURE, VEGETATIVE HEALTH, SOIL STABILITY, SOIL EROSION, PONDING AND SEDIMENTATION. MAINTENANCE OF THE FOREBAY AND STORMWATER BASIN IS GENERALLY LIMITED TO MOWING AND THE REMOVAL OF SEDIMENT AND DEBRIS. THEY SHOULD BE MOWED AT LEAST ONE PER YEAR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASSOCIATED MOWING DURING THE FIRST YEAR OF CONSTRUCTION. (MOWING SHOULD BE PERFORMED WHEN GROUND IS DRY TO AVOID RUTS AND COMPACTION) THE GRASS SHOULD NOT BE CUT SHORTER THAN FOUR INCHES TO ALLOW IT TO MAINTAIN EFFECTIVENESS AT REMOVING POLLUTANTS AND CONTROLLING VELOCITIES. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE STORMWATER BASIN ONCE PER YEAR, IF REQUIRED, THE CONTRACTOR SHALL CLEAN FOREBAY AFTER SITE IS COMPLETELY STABILIZED AND PRIOR TO TRANSFER TO OWNER. RESEEDING MAY BE NECESSARY TO MAINTAIN A DENSE GROWTH OF GRASS WITHIN THE SYSTEM. THE FOREBAY SHOULD BE INSPECTED FOR SEDIMENT AND DEBRIS MONTHLY AND CLEANED A MINIMUM OF TWO TIMES A YEAR.
 - STREETS AND PARKING LOTS SHOULD BE SWEEPED CLEAN AT LEAST ONCE ANNUALLY, PREFERABLY IMMEDIATELY AFTER WINTER SNOW MELT AND BEFORE SPRING RAINS. SWEEPING DURING THIS PERIOD CAPTURES PEAK SEDIMENT LOADS AND EXTENDS THE SERVICE LIFE OF THE STORM WATER MANAGEMENT SYSTEM.



33 Wilbur Cross Way, Mansfield, CT 06268
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East Hartford, CT 06108
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CIA

STATE OF CONNECTICUT
DEPARTMENT OF CONSTRUCTION
LICENSED PROFESSIONAL ENGINEER
No. 21907
6/16/2021

SITE DEVELOPMENT PLAN
PREPARED FOR
DAVID NOWAKOWSKI
15 KENYON ROAD
LISBON, CONNECTICUT

**EROSION AND SEDIMENTATION
CONTROL DETAILS**

JOB DATA		REVISIONS	
NO.	DATE	DESCRIPTION	BY
1	02/10/2021	HEALTH COMMENTS	RAC
2	04/02/2021	CT DPH COMMENTS	PMP
3	06/15/2021	CT DPH COMMENTS	RAC
COCO FILE 2019160 ALL			
FILE 2019160 STP.dwg			

DATE: 11/20/2020

SCALE: 1" = 20'

PROJECT: #2019160

SHEET
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EROSION AND SEDIMENTATION CONTROL NARRATIVE & NOTES

PROJECT NARRATIVE

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF **THIRTY TWO CAMP SITES WITH ASSOCIATED UTILITIES AND ACCESS ROAD IN LISBON, CONNECTICUT.**

THIS PROJECT REQUIRES THE FOLLOWING PERMITS:
UNCAS HEALTH DISTRICT SSDS

THIS PROJECT REQUIRES THE APPROVAL OF THE FOLLOWING BOARDS/COMMISSIONS
TOWN OF LISBON CONSERVATION COMMISSION
TOWN OF LISBON PLANNING AND ZONING COMMISSION

ESTIMATED CONSTRUCTION SCHEDULE

- A. INSTALL EROSION AND SEDIMENT CONTROL SYSTEMS – **OCTOBER 2021**
- B. ROUGH GRADE SITE – **OCTOBER – DECEMBER 2021**
- C. INSTALL UTILITIES AND SEPTIC SYSTEMS – **MARCH – JUNE 2021**
- D. CONSTRUCT ROADWAY – **JULY 2022**
- F. FINISH GRADE SITE – **AUGUST – OCTOBER 2022**

PROJECT SEQUENCE

- B. STAKEOUT LIMIT OF DISTURBANCE.
- C. HOLD PRECONSTRUCTION MEETING.
- D. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4465 (CT) OR CONTACT "DIG SAFE" AT 1-888-344-7233. (MA) TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- E. INSTALL CONSTRUCTION ENTRANCE.
- F. INSTALL TOE OF SLOPE PERIMETER FILTER (SILT FENCE OR HAYBALES) DOWN GRADIENT FROM ALL AREAS OF LAND CLEARING AND CONSTRUCTION ACTIVITY.
- G. PERFORM ALL NECESSARY CLEARING AND GRUBBING OPERATIONS.
- H. EXCAVATE ALL STUMPS LOCATED AND REMOVE TO A STOCKPILE AREA TO BE CHIPPED.
- I. STRIP AND STOCKPILE TOPSOIL IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS.
- J. ROUGH GRADE PROPOSED ROADWAY.
- K. CONSTRUCT SEPTIC SYSTEM.
- L. GRADE CAMP SITES.
- M. INSTALL UTILITIES.
- N. INSTALL AND GRADE ROADWAY SUBBASE.
- O. INSTALL PROCESSED AGGREGATE IN CAMP SITES.
- P. FINISH GRADE ROADWAY.
- Q. COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS.
- R. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

NOTE: SEVERAL OF THE ABOVE ACTIVITIES MAY BE DONE SIMULTANEOUSLY

SEEDING SPECIFICATIONS

- A. IF GROUND HAS BEEN PREVIOUSLY MULCHED, MULCH MUST BE REMOVED OR ADDITIONAL NITROGEN MUST BE ADDED.
- B. REMOVE ALL SURFACE STONES 2" OR LARGER AS WELL AS ALL DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, CLUMPS, OR OTHER UNSUITABLE MATERIAL.
- C. APPLY FERTILIZER AT 7.5 POUNDS PER 1,000 SQUARE FEET AND LIME AT 200 POUNDS PER 1,000 SQUARE FEET UNLESS SOIL TESTING FOR REQUIREMENTS IS PERFORMED.
- D. NO MOWING IS TO BE UNDERTAKEN UNTIL THE MAJORITY OF THE VEGETATION IS AT LEAST 6" HIGH. MOWING SHOULD CUT THE TOP 1/3 OF VEGETATION. DO NOT UNDER ANY CIRCUMSTANCES CUT VEGETATION BELOW 3".
- E. DO NOT APPLY ANY FORM OF WEED CONTROL UNTIL GRASS HAS BEEN MOWED AT LEAST 4 TIMES.
- F. THESE SEEDING MEASURES ARE NOT TO BE USED ON SLOPES IN EXCESS OF 2:1 GRADING.
- G. PERMANENT SEEDING MEASURES ARE TO BE USED INSTEAD OF TEMPORARY SEEDING MEASURES WHERE WORK IS TO BE SUSPENDED FOR A PERIOD OF TIME LONGER THAN 1 YEAR.
- H. IF THERE IS NO EROSION, BUT SEED SURVIVAL IS LESS THAN 100 PLANTS PER SQUARE FOOT AFTER 4 WEEKS OF GROWTH, RE-SEED AS PLANTING SEASON ALLOWS.
- I. ALL DISTURBED AREAS OUTSIDE THE PAVEMENT AREA, WITHIN AND OUTSIDE THE ROAD RIGHT OF WAY, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY/TOWN SUBDIVISION REGULATIONS.

EROSION & SEDIMENT CONTROL OPERATIONS AND MAINTENANCE

- A. EROSION AND SEDIMENTATION CONTROL AND RESTORATION MEASURES SHALL CONFORM TO THE **"2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL"**, PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION, AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION AND TO TOWN REGULATIONS.
- B. INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAYBALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES.
- C. ALL STOCKPILED MATERIAL SHALL BE RINGED WITH HAYBALES OR SILT FENCES. ANY MATERIAL TO BE STOCKPILED LONGER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR JUTE NETTING.
- D. HAYBALE FILTERS OR SILT FENCE SHALL BE PLACED 5-10 FEET FROM THE TOE OF ALL CRITICAL SLOPES AS SHOWN ON THE PLAN. THESE SHALL BE CHECKED BY THE CONTRACTOR REGULARLY AND REPAIRED WHENEVER THEY FAIL TO INSURE CLEAN RUN-OFF FROM THE SITE.
- E. ADDITIONAL CONTROL MEASURES IF REQUESTED BY THE TOWN SHALL BE INSTALLED IMMEDIATELY UPON REQUEST.
- F. ALL DISTURBED AREAS SHALL BE PROTECTED WITH A MINIMUM VEGETATION COVER AS SHOWN IN ACCOMPANYING CHART.
- G. THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF THE DISTURBED AREAS.
- H. THE CONTRACTOR SHALL MAKE DAILY INSPECTIONS OF THE SITE TO INSURE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES AND WILL IMMEDIATELY MAKE NECESSARY REPAIRS IF REQUIRED BY THE CITY/TOWN.
- I. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.1 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS.
- J. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REPLACED WITHIN 24 HOURS OF AN OBSERVED FAILURE.
- K. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE BY THE DESIGNATED ENTRANCE. THIS ENTRANCE SHALL BE CONSTRUCTED OF CRUSHED STONE TO HELD SOIL TIRES FROM LEAVING THE SITE. THE CONTRACTOR SHALL INSTRUCT ALL VEHICLE DRIVERS TO CLEAN SOIL MATERIAL FROM TIRES IN FRONT OF THE SITE. ALL SOIL, MISCELLANEOUS DEBRIS, OR OTHER MATERIAL SPILLED, DUMPED OR OTHERWISE DEPOSITED ON PUBLIC STREETS, HIGHWAYS, SIDEWALKS OR OTHER PUBLIC THOROUGHFARES DURING TRANSIT TO OR FROM THE SITE SHALL BE REMOVED PROMPTLY.
- L. THE CONTRACTOR HEREBY ACKNOWLEDGES HIS RESPONSIBILITY TO INSTALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ON THIS SITE AND THAT HIS FAILURE TO INSTALL AND MAINTAIN THESE DEVICES COULD RESULT IN FINES OR SUSPENSION OF WORK BY THE CITY/TOWN.
- M. MINIMIZE OR ELIMINATE ANY UNNECESSARY LAND DISTURBANCE OR CLEARING.

HAYBALE SPECIFICATIONS

- A. ALL HAYBALES SHALL BE EITHER WIRE OR STRING BOUND. HAYBALES SHALL BE INSTALLED SO THAT BINDINGS ARE ORIENTED ALONG THE SIDE RATHER THAN ALONG THE TOP AND BOTTOM OF THE BALES TO PREVENT DETERIORATION OF THE BINDINGS.
- B. GAPS BETWEEN HAYBALES SHALL BE CHINKED WITH STRAW TO PREVENT WATER FROM ESCAPING BETWEEN BALES.
- C. ON SLOPES WHERE SURFACE FLOW FOLLOWS THE HAYBALE LINE, PERPENDICULAR HAYBALE CHECKS SHALL BE INSTALLED AT 50 FOOT INTERVALS.
- D. HAYBALES SHOULD NEVER BE USED FOR ANY APPLICATION WHERE SEDIMENT AND EROSION PROTECTION IS REQUIRED FOR A PERIOD OF TIME LONGER THAN 3 MONTHS.
- E. HAYBALES SHOULD HAVE A MINIMUM WEIGHT OF 40 POUNDS AND A MAXIMUM WEIGHT OF 120 POUNDS.
- F. LINES OF HAYBALES SHOULD FOLLOW CONTOUR LINES 5-10 FEET DOWN GRADIENT FROM THE SLOPE. WHERE CONTOUR LINES CAN NOT BE FOLLOWED HAYBALES SHOULD BE STAGGERED AND PERPENDICULAR WINGS SHOULD BE PLACED AT 50 FOOT INTERVALS.
- G. HAYBALES SHOULD BE PLACED IN AN EXCAVATED TRENCH AT LEAST 4" DEEP.
- H. HAYBALE STAKES ARE TO BE MADE OUT OF HARDWOOD WITH A MINIMUM CROSS SECTION AREA OF 1.5 SQUARE INCHES OR STEEL POSTS WITH A MINIMUM WEIGHT OF 0.5 POUNDS PER LINEAR FOOT.

SILT FENCE SPECIFICATIONS

- SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, ETHYLENE, OR SIMILAR FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING MINIMUM REQUIREMENTS:
- | | |
|------------------------------------|--|
| 1. FILTERING EFFICIENCY | 75 PERCENT (MIN) |
| 2. GRAB TENSILE STRENGTH | 100 POUNDS |
| 3. ELONGATION AT FAILURE | 15 PERCENT |
| 4. MULLEN BURST STRENGTH | 250 POUNDS PER SQUARE INCH |
| 5. PUNCTURE STRENGTH | 50 POUNDS |
| 6. APPARENT OPENING SIZE | 0.60mm< X <0.90mm |
| 7. FLOW RATE | 0.2 GALLONS PER SQUARE FOOT PER MINUTE |
| 8. PERMITTIVITY | 0.05 PER SECOND (MIN) |
| 9. ULTRAVIOLET RADIATION STABILITY | 70 PERCENT AFTER 500 HOURS OF EXPOSURE (MIN) |
- B. STAKES ARE TO BE MADE OUT OF HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 1.5 SQUARE INCHES OR STEEL POSTS WITH A MINIMUM WEIGHT OF 0.5 POUNDS PER LINEAR FOOT.
- C. TORN OR PUNCTURED GEOTEXTILES SHALL NOT BE USED.
- D. ON SLOPES WHERE SURFACE FLOW FOLLOWS THE SILT FENCE LINE, PERPENDICULAR SILT FENCE CHECKS SHALL BE INSTALLED AT 50 FOOT INTERVALS.
- E. LINES OF SILT FENCE SHOULD FOLLOW CONTOUR LINES 5-10 FEET DOWN GRADIENT FROM THE SLOPE. WHERE CONTOUR LINES CAN NOT BE FOLLOWED PERPENDICULAR WINGS SHOULD BE PLACED AT 50 FOOT INTERVALS.

GENERAL NOTES

1. ALL UTILITIES SHALL BE APPROVED BY LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION; ALL UTILITIES SHALL BE CONSTRUCTED TO UTILITY COMPANY SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE TO TOWN SPECIFICATIONS & REGULATIONS.
3. NO CHANGES CAN BE MADE TO THESE PLANS WITHOUT THE DESIGN ENGINEER'S APPROVAL. FIELD CHANGES SHALL HAVE PRIOR APPROVAL OF THE ENGINEER.
4. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF CONSTRUCTION SCHEDULE SO THAT INSPECTION MAY BE PROVIDED.
5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED ON PLANS HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY, FIELD MEASUREMENTS AND FROM OTHER SOURCES. THESE LOCATIONS MAY BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONAL OTHER FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE CONTRACTOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
7. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4465 (CT) OR CONTACT "D6 SAFE" AT 1-888-444-7233 (MA) TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

SUGGESTED SEEDING MIXTURES AND PRACTICES

AREAS WHERE SEED MIX APPLIES	SEEDING MIXTURES BY WEIGHT	RATE PER 1,000 SQ. FT.	SEEDING DATES
ALL LAWN AREAS	RED FESCUES 45% KENTUCKY BLUEGRASS 45% PERENNIAL RYEGRASS 10%	1 LBS.	APRIL 1 – JUNE 15 OR AUG. 15 – OCT. 1
ROAD CUTS, FILLS, DIVERSION DITCHES, & STORMWATER BASINS	KENTUCKY TALL FESCUE 47% REDTOP 6% CREEPING RED FESCUE 47%	0.95 LBS.	APRIL 1 – JUNE 15 OR AUG. 15 – OCT. 1
WHERE TREES ARE TO BE RETAINED, THE SEED MIXTURE SHOULD BE ADAPTED FOR SHADY CONDITIONS.			
TEMPORARY SEEDING	ANNUAL RYEGRASS OR PERENNIAL RYEGRASS	1-1/2 LBS.	WITHIN 7 DAYS AFTER SUSPENSION OF GRADING WORK

PERSON RESPONSIBLE FOR MAINTAINING
CONTROL MEASURES DURING CONSTRUCTION.

DAVID NOWAKOWSKI

15 KENYON ROAD, LISBON, CT

(866)-376-1081

MAINTENANCE LOG

[illegible]

DATE	INITIALS
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PROJECT GROUNDBREAKING

FINAL STABILIZATION



**SITE DEVELOPMENT PLAN
PREPARED FOR**

PREPARED FOR
DAVID NOWAKOWSKI

15 KENTON ROAD
LISBON, CONNECTICUT

EROSION AND SEDIMENTATION
CONTROL NARRATIVE & NOTES

REVISIONS

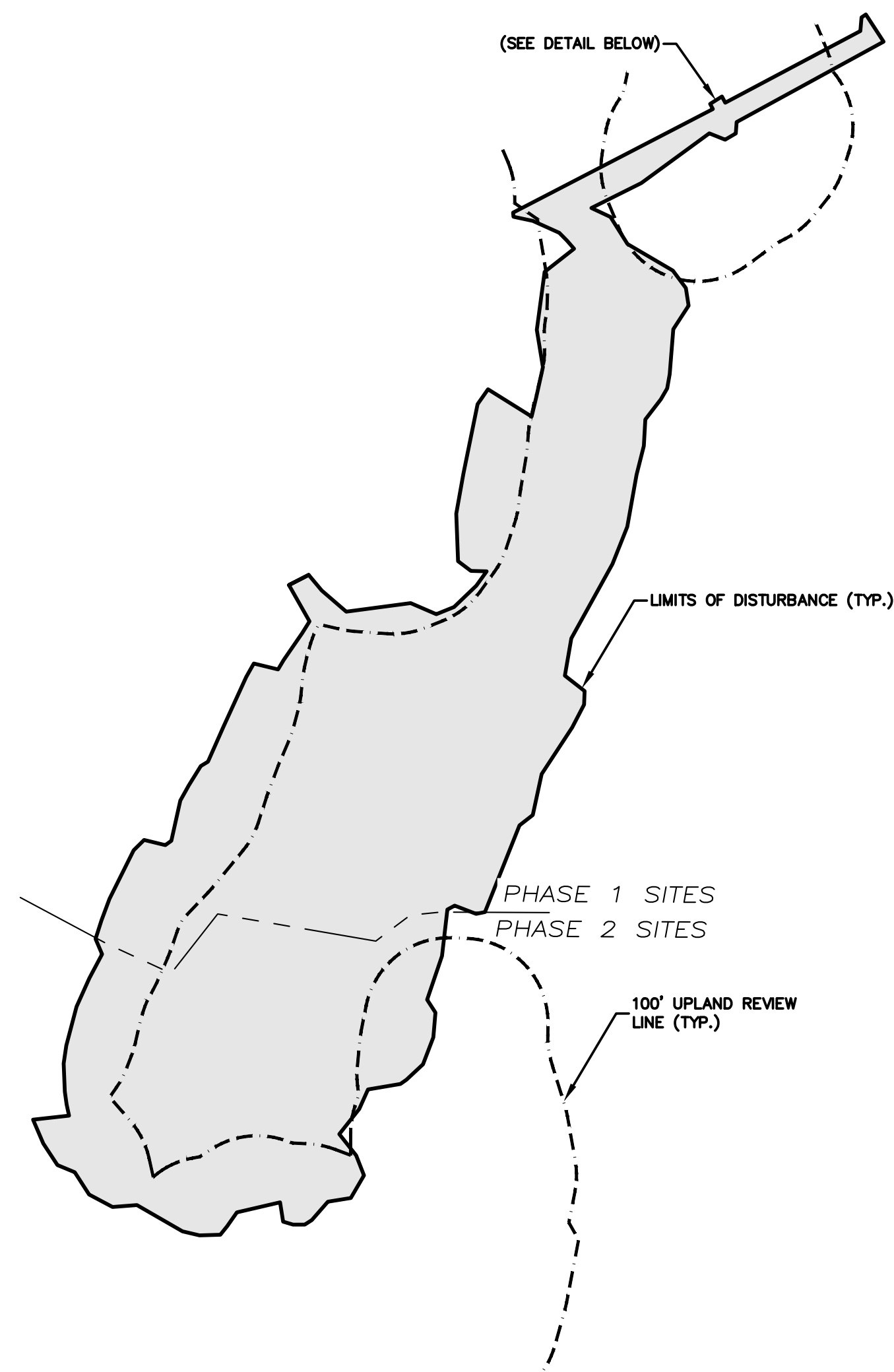
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DRAWN	ZBC/RAC	3	06/15/2021	CT DPH COMMENTS	RAC
CHECKED	KLD				
CORO FILE	2019160 ALL				
FILE	2019160 SIP.dwg				

DATE: 11/20/2020

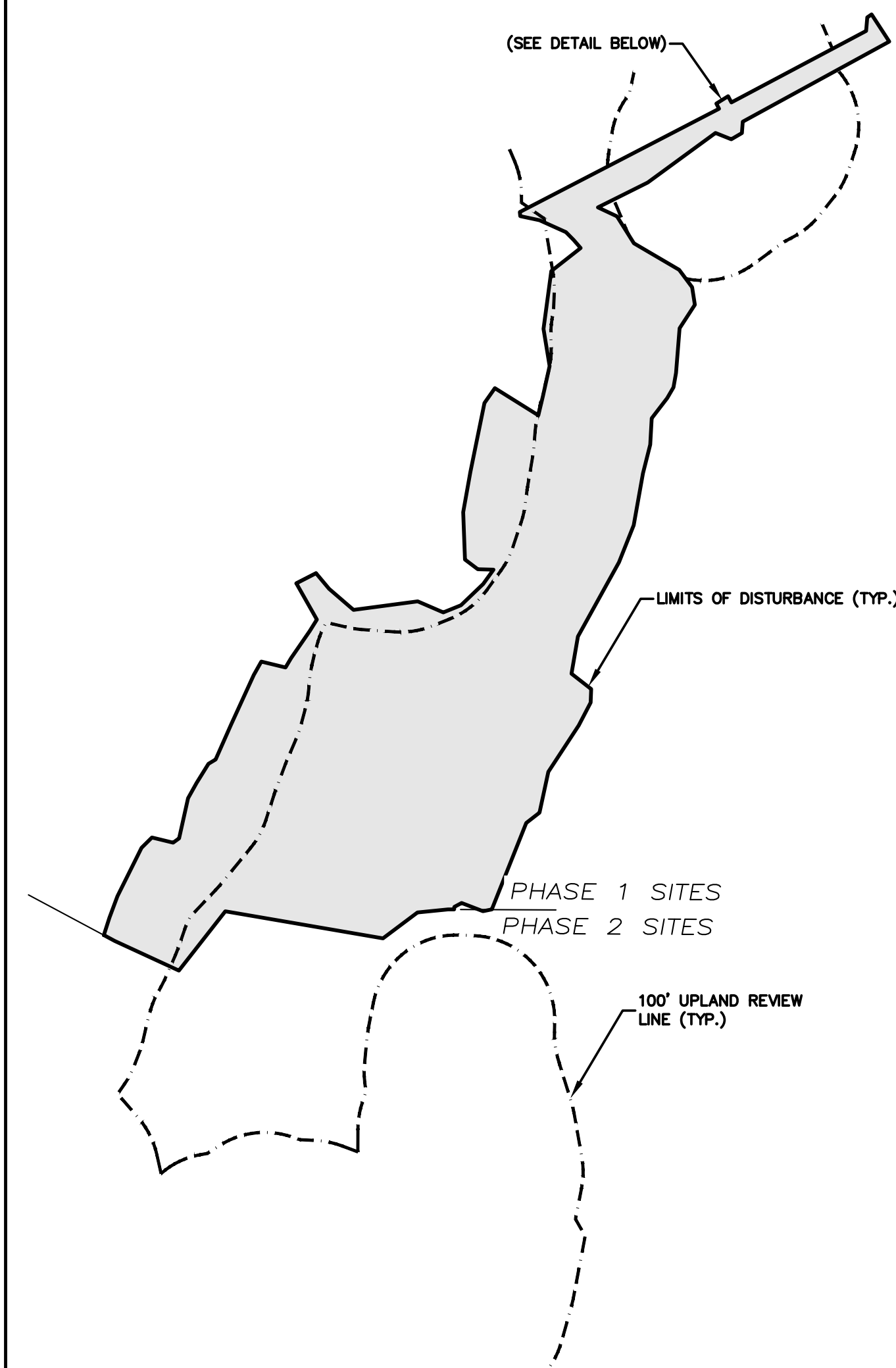
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PROJECT: #2019160

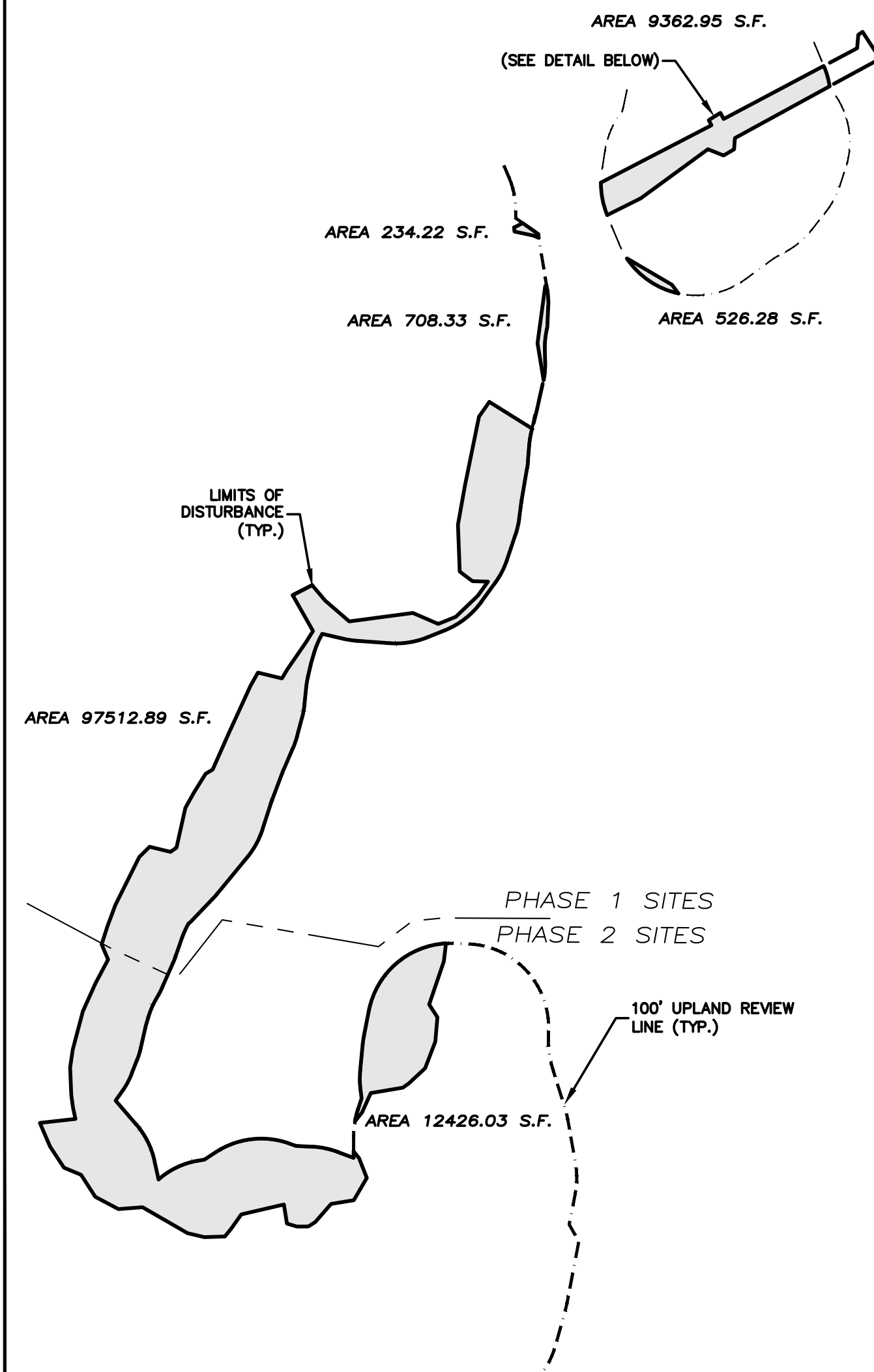
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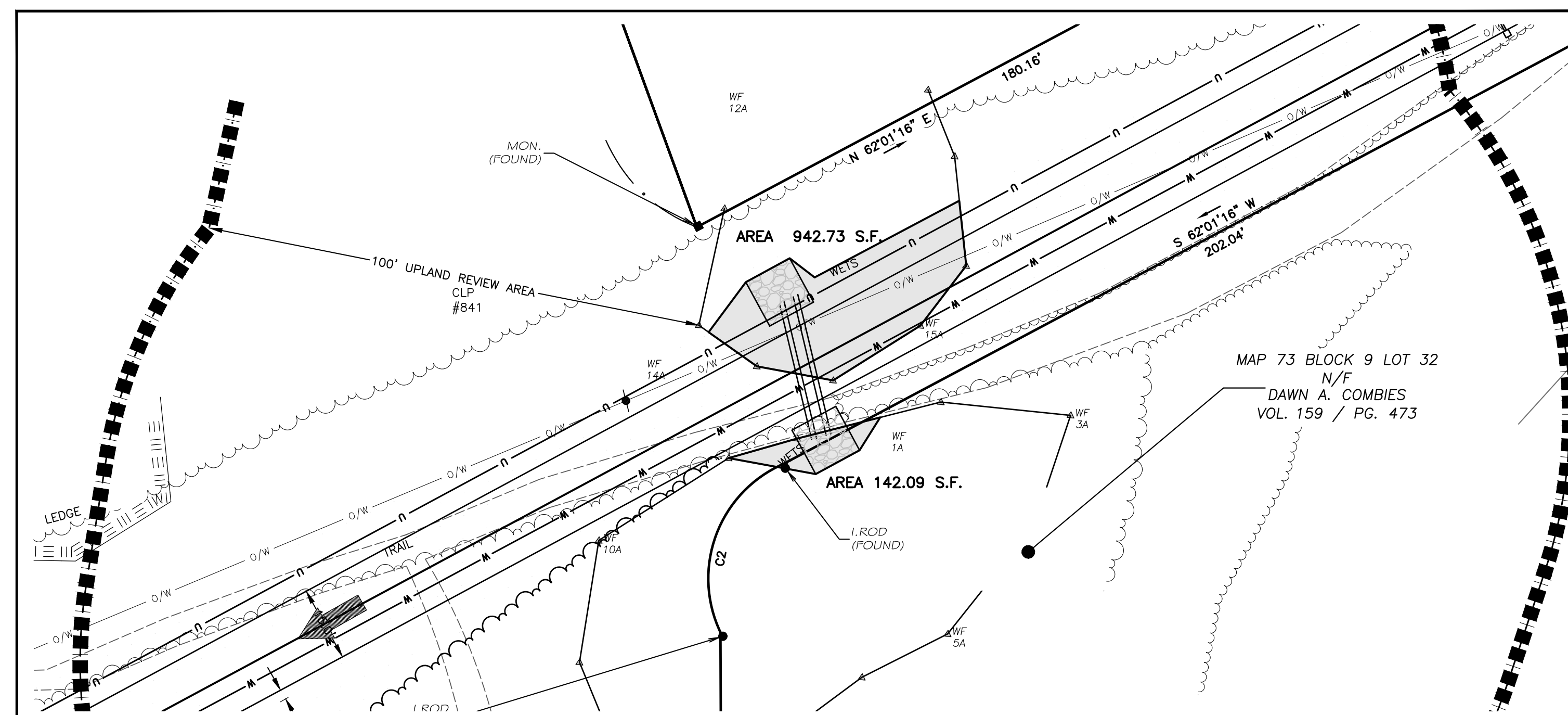
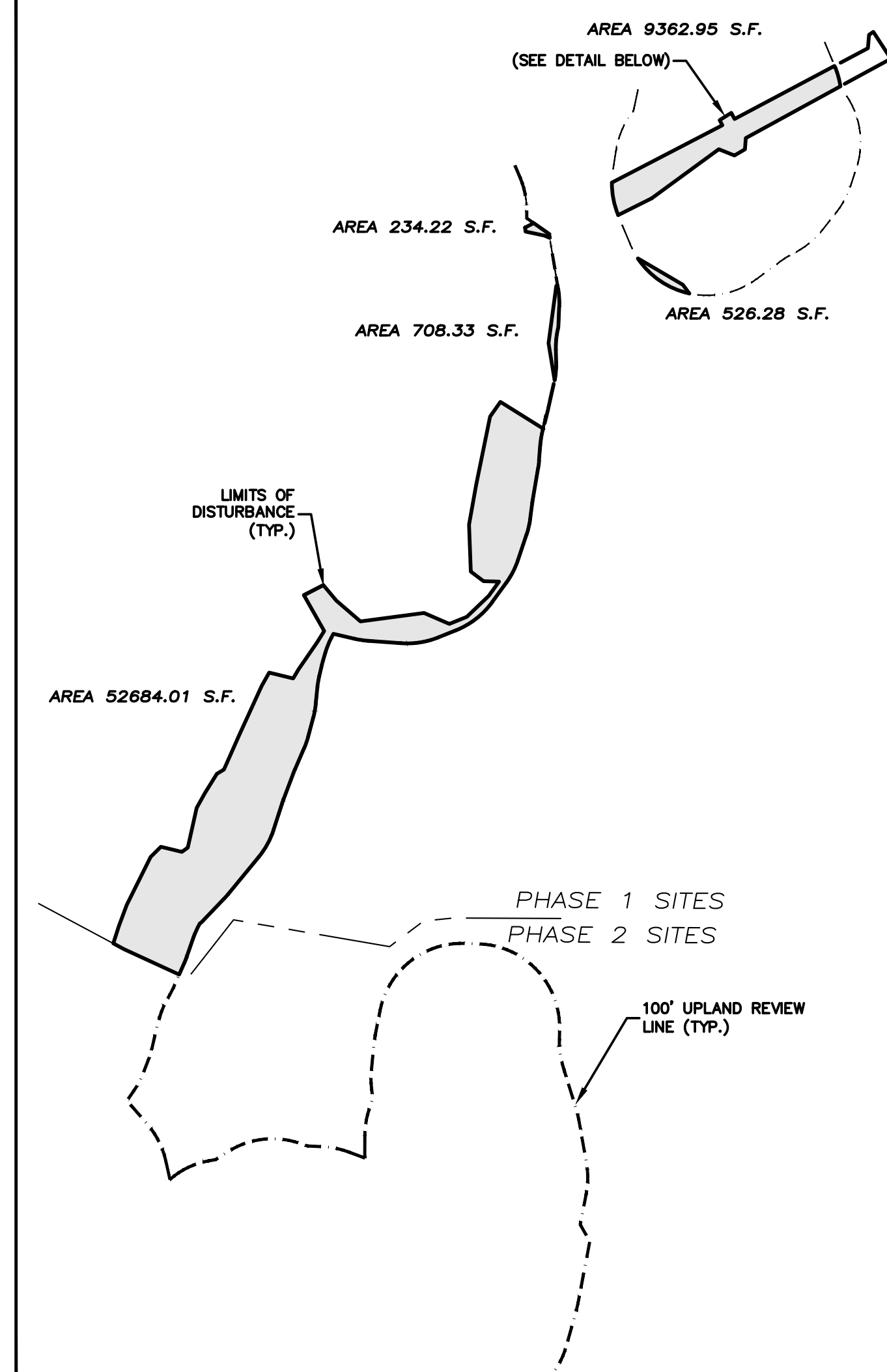
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TOTAL AREA 120770.70 S.F.



TOTAL AREA 63515.79 S.F.



TOTAL AREA 1084.82 S.F.



LEGEND

PROPERTY LINE	
ABUTTERS LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
EXISTING CONTOUR	
STONE WALL	
RETAINING WALL	
LIMITS OF INLAND WETLANDS	
FENCE	
PROPOSED SILT FENCE	
TREE LINE	
PROP UNDERGROUND WATER	
PROP UNDERGROUND ELECTRIC	
PROP UNDERGROUND CABLE/TV	
PROP UNDERGROUND FUTURE UTILITY	
FLOOD ZONE LIMIT	
100' UPLAND REVIEW LINE	
NOW OR FORMERLY	
UTILITY POLE	
BOUNDARY POINT	
IRON MONUMENT	
STONE MONUMENT	
TEST PIT	
PERC HOLE	

J O B D A T A			R E V I S I O N S			
PROJECT	2019160		NO.	DATE	DESCRIPTION	BY
BOOK NO.	192		1	02/10/2021	HEALTH COMMENTS	RAC
DESIGNED	KLD/PMF		2	04/02/2021	CT DPH COMMENTS	PMF
DRAWN	ZBC/RAC		3	06/15/2021	CT DPH COMMENTS	RAC
CHECKED	KLD					
COO30 FILE	2019160 ALL					
FILE	2019160 SIP.dwg					

DATE: 11/20/2020

SCALE: 1" = 80'

PROJECT: #2019160

SHEET
11 OF 11

SITE DEVELOPMENT PLAN
PREPARED FOR
DAVID NOWAKOWSKI
15 KENYON ROAD
LISBON, CONNECTICUT

IMPACT ESTIMATES

**SITE DEVELOPMENT PLAN
PREPARED FOR**

DAVID NOWAKOWSKI

15 KENYON ROAD
SABON, CONNECTICUT

IMPACT ESTIMATES

6/16/2021



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