

SITE DEVELOPMENT PLAN

PREPARED FOR
SUNFOX CAMPGROUND, LLC
 15 KENYON ROAD
 LISBON, CONNECTICUT
 FEBRUARY 14, 2022

CIVIL DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
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11	IMPACT ESTIMATES

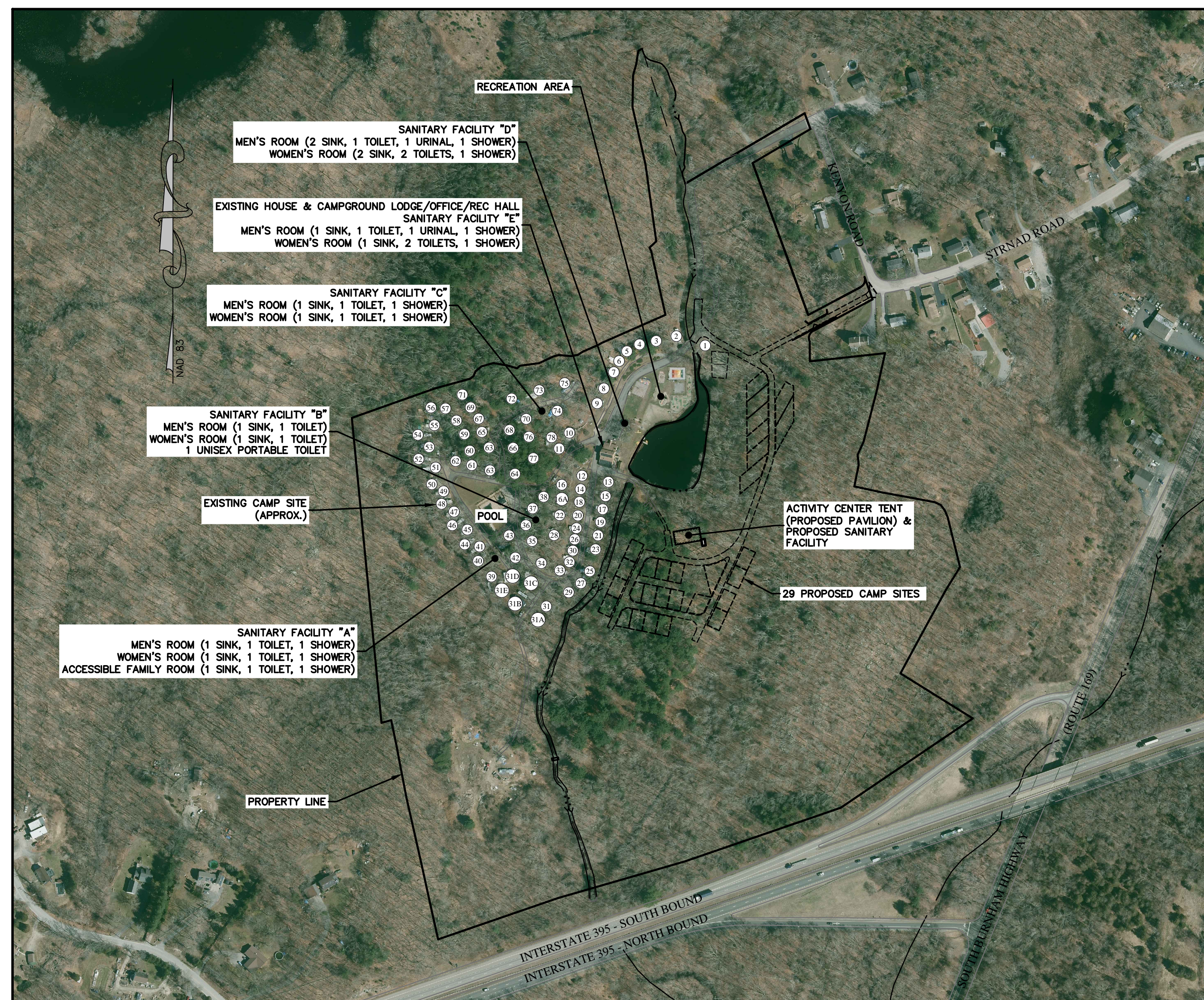
PROPERTY OWNER: SUNFOX CAMPGROUND, LLC
 15 KENYON ROAD
 LISBON, CONNECTICUT 06351

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

ZONING DISTRICT: R-60

EXISTING USE: CAMPGROUND

PROPOSED USES: CAMPGROUND



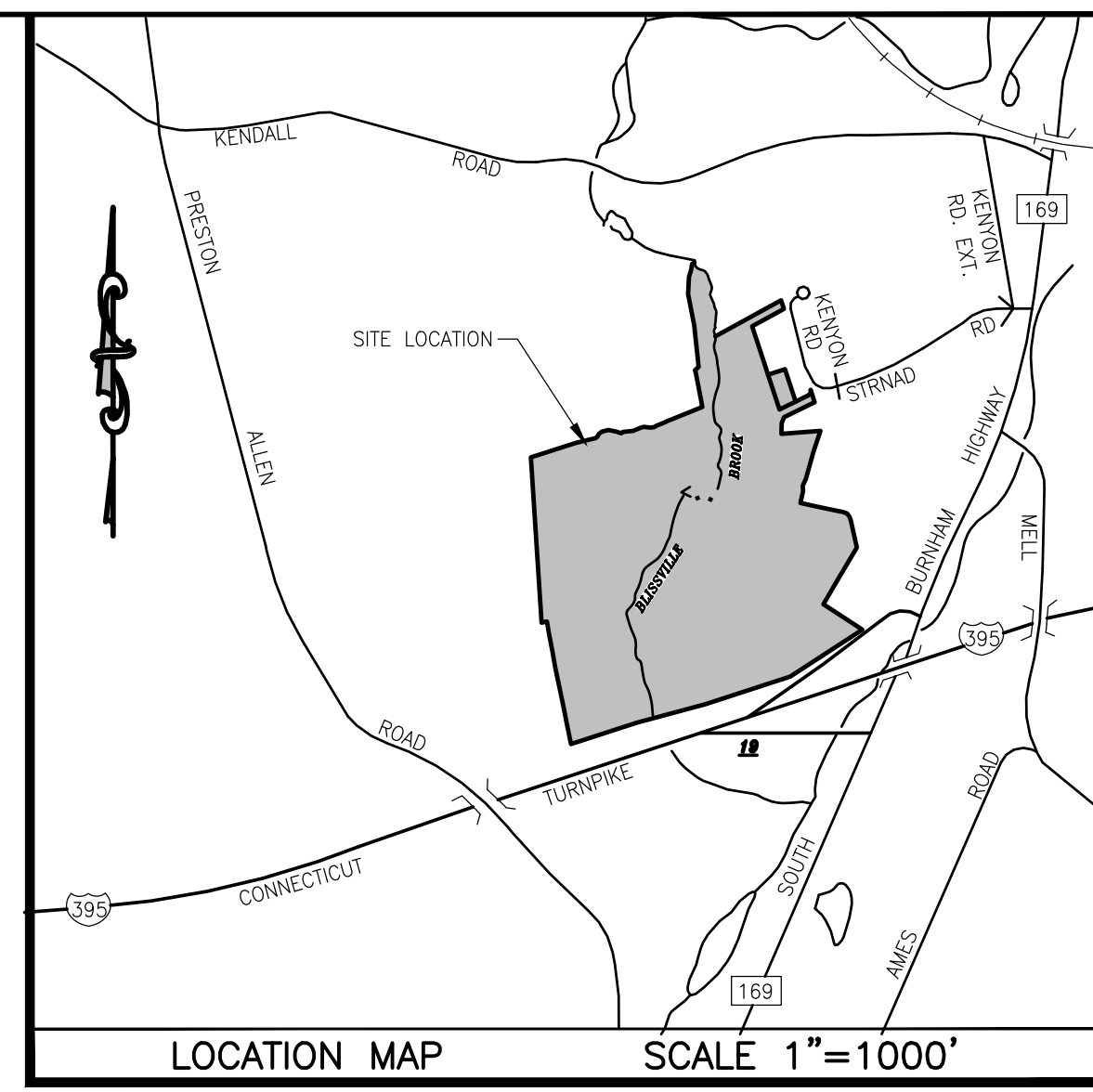
PROPERTIES WITHIN 500'	
ADDRESS	OWNER
0 KENYON RD	JEWETT CITY WATER COMPANY
3 KENYON ROAD	WELDON E FRENCH
5 KENYON ROAD	SUNFOX CAMPGROUND LLC
9 KENYON ROAD	HECTOR N MARIEN
10 KENYON RD	PETER G PISOWLOSKI
13 KENYON RD	CHRISTINE BRANCO HEALY
19 KENYON ROAD	JEFFREY T RECK
20 KENYON ROAD	JOHN PAUL & DAWN COUGHLIN
22 KENYON ROAD	SUNFOX CAMPGROUND LLC
23 KENYON ROAD	ROBERT RICHMAN
20 STRNAD ROAD	JEFFREY T BUCKRIDGE
21 STRNAD ROAD	DAVID L SCOTT
24 STRNAD ROAD	MICHAEL P THOMAS
25 STRNAD ROAD	PAMELA COTE
26 STRNAD ROAD	MICHAEL F HYDE
27 STRNAD ROAD	DANIELLE BERRIOS
29 STRNAD ROAD	MAHLON D CURRIER Jr.
30 STRNAD ROAD	AMANDA CARON
31 STRNAD ROAD	TIMOTHY R PHILBRICK
32 STRNAD ROAD	KENNETH A LU WOHLLEBEN, BRIAN K WOHLLEBEN, & WENDY A SNAY
33 STRNAD ROAD	DAWN A COMBES
117 SOUTH BURNHAM HIGHWAY	STILLY'S HOLDINGS LLC
125 SOUTH BURNHAM HIGHWAY	ENRICO & SUSAN COVINO
129 SOUTH BURNHAM HIGHWAY	ENRICO & SUSAN S COVINO
143 SOUTH BURNHAM HIGHWAY	PERFECT PROPERTY LLC
174 SOUTH BURNHAM HIGHWAY	RICHARD M CZIKOWSKY
215 SOUTH BURNHAM HIGHWAY	RICHARD ALLEN STRNAD
29 KENDALL ROAD	WILLIAM C SURFUS
37 KENDALL ROAD	DONNA M & STEPHEN E JOHN
49 KENDALL ROAD	SALLY A KNOLHOFF
55 KENDALL ROAD	ROBERT L LACHAPELLE
77 KENDALL ROAD	SUNFOX CAMPGROUND LLC
78 KENDALL ROAD	TOWN OF LISBON
72 PRESTON ALLEN ROAD	MACY L MERRY & CAITLIN E MONTELLA
84 PRESTON ALLEN ROAD	ROBERT T BROWN
86 PRESTON ALLEN ROAD	MICHAEL W ROLFE
90 PRESTON ALLEN ROAD	CHRISTINE KNOGHT
94 PRESTON ALLEN ROAD	SHARON K LU GLEASON
128 PRESTON ALLEN ROAD	SANDRA L EDMOND
144 PRESTON ALLEN ROAD	GARY MOLOCHKO
23 MELL ROAD	JOHN F ALGERIE

APPROVED BY THE LISBON
 PLANNING & ZONING COMMISSION

APPLICATION: _____

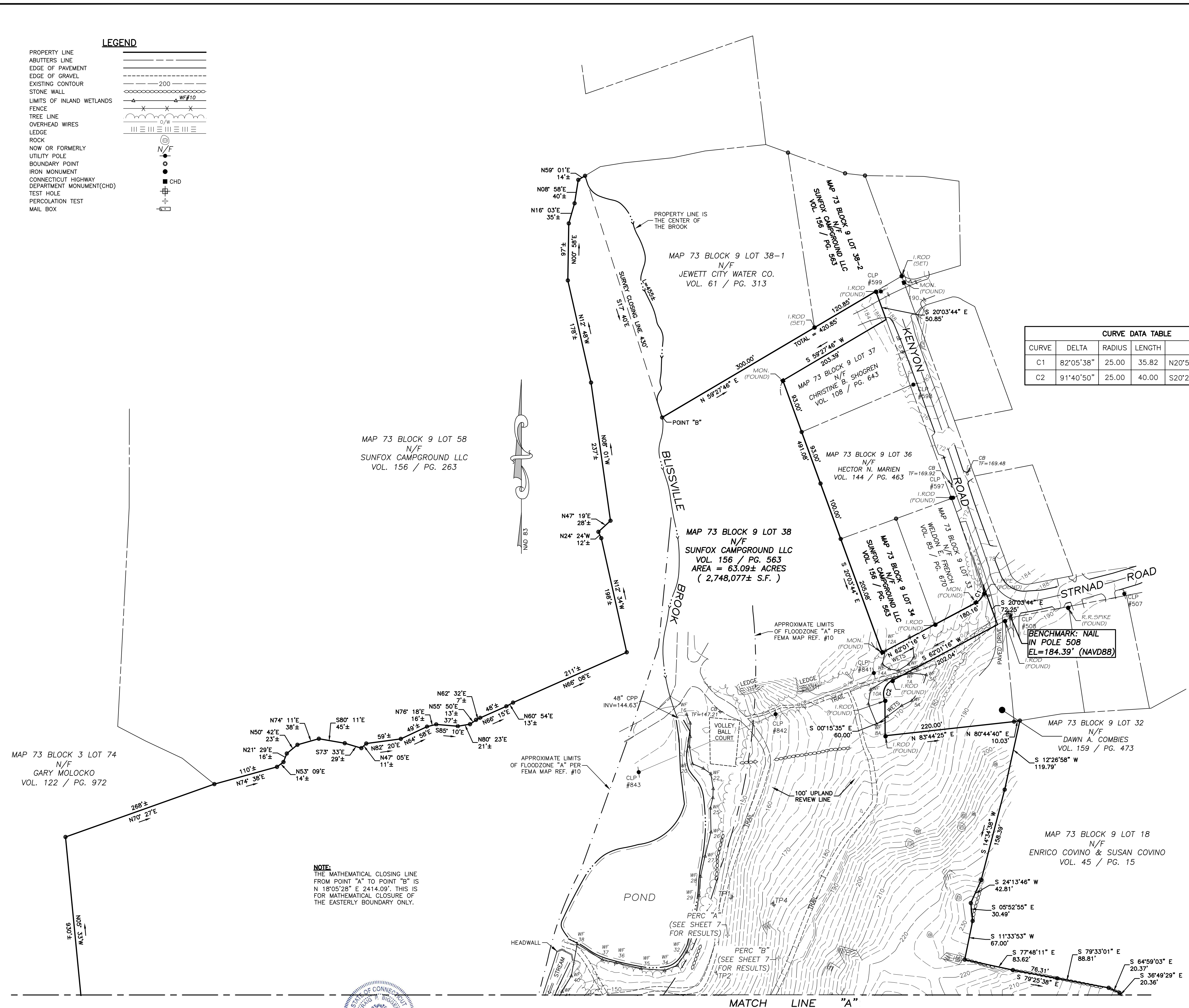
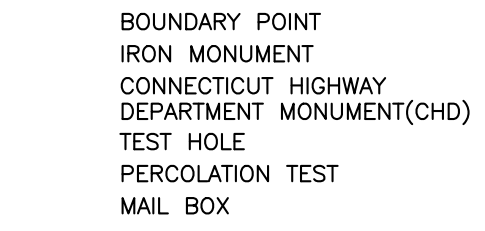
APPROVED ON: _____

CHAIRMAN OR SECRETARY SIGNATURE _____ DATE _____



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



CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	82°05'38"	25.00	35.82	N20°58'29"E 32.83'
C2	91°40'50"	25.00	40.00	S20°23'15"W 35.87'

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: 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 PAWLKOWSKI, REVISED 7-15-1997
- "FIRM: FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS" Scale 1"=500' Dated: JULY 18, 2011 MAP # 090110209G

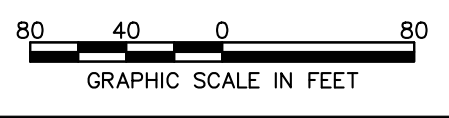
NOTES

- 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 HORIZONTAL CLASS A-2, THE WESTERLY BOUNDARY INFORMATION CONFORMS TO HORIZONTAL CLASS D. VERTICAL DATUM CONFORMS TO CLASS 1-2.
- 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 CONNECTICUT STATE PLANE COORDINATES NAD83 (2011 EPOCH)
- 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.

NOTE:
 THE MATHEMATICAL CLOSING LINE FROM POINT "A" TO POINT "B" IS N 18°05'28" E 2414.09'. THIS IS FOR MATHEMATICAL CLOSURE OF THE EASTERLY BOUNDARY ONLY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

 CRAIG P. BIGGER, L.S. #70413
 DATE 2/14/2022



EXISTING CONDITIONS

Designed By:	Drawn By:	Checked By:
KLD/PMP	ZBC/RAC	
Issue Date:	Project No:	Scale:
02/14/2022	063591	1" = 80'

File: V:\PROJECTS\HECHT05\PROJECTS\PRIVATE_N_S\NOWAKOWSKI\DAVID_SUNFOX\CAMPGROUND\DWG\SUNFOX\CAMPGROUND_DWG\2019160_TPO.DWG

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

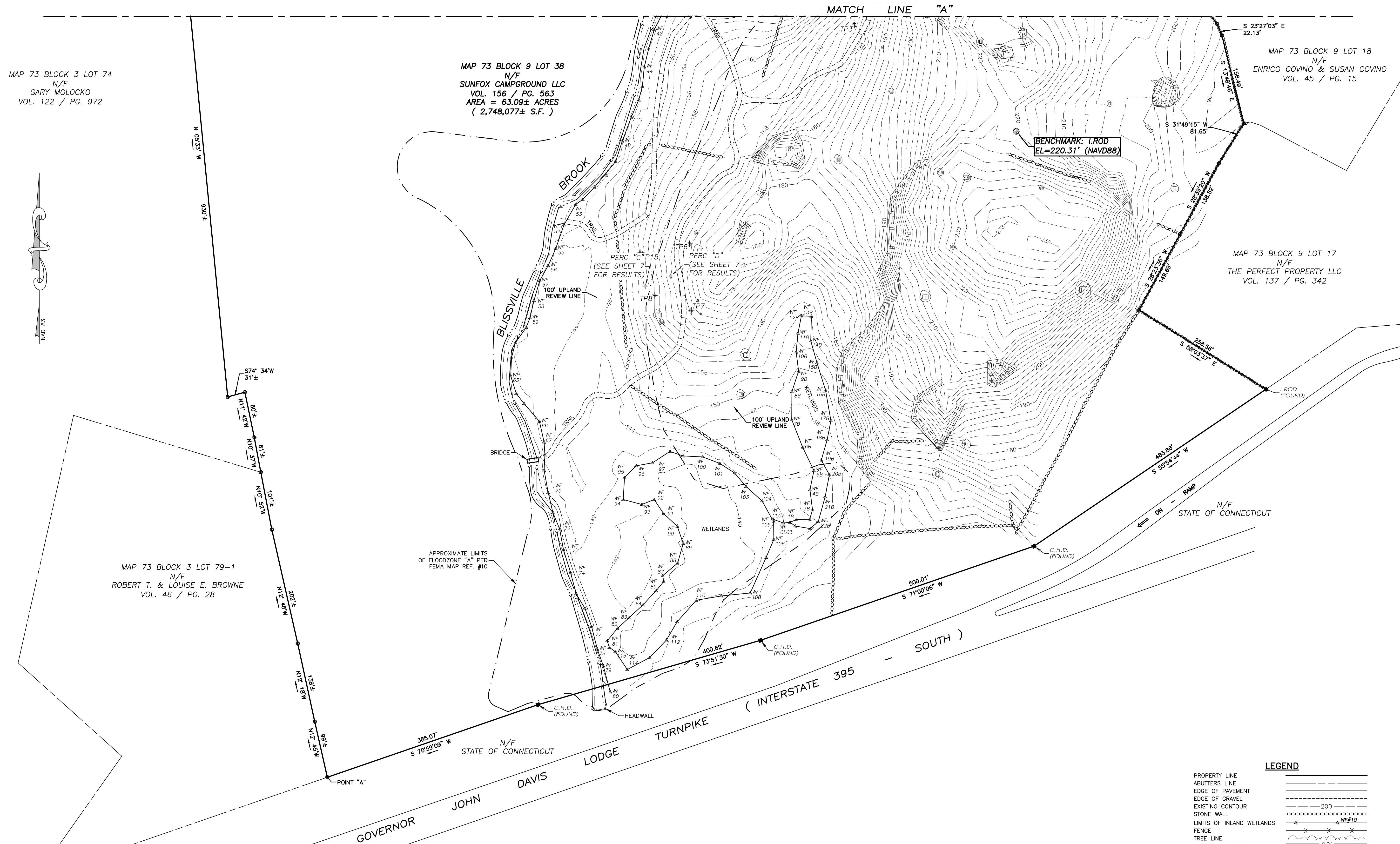
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE
 ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
 ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
 SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE
 STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING
 ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
 SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
 NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE, THE
 DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION
 OF THE ALTERATION."

No.	Submitted / Revision	App'd.	By	Date

EXISTING
 CONDITIONS

Designed By: KLD/PMP	Drawn By: ZBC/RAC	Checked By:
Issue Date: 02/14/2022	Project No: 063591	Scale: 1" = 80'

Drawing No.:
 SHEET 3



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

NOTE:
 THE MATHEMATICAL CLOSING LINE
 FROM POINT "A" TO POINT "B" IS
 N 18°05'28" E 2414.09'. THIS IS
 FOR MATHEMATICAL CLOSURE OF
 THE EASTERLY BOUNDARY ONLY.

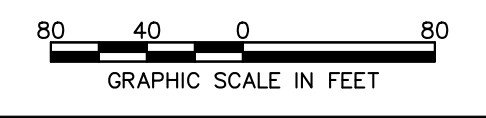
LEGEND

PROPERTY LINE	---
ABUTTERS LINE	- - - - -
EDGE OF PAVEMENT	=====
EDGE OF GRAVEL	=====
EXISTING CONTOUR	200
STONE WALL	=====
LIMITS OF INLAND WETLANDS	WF#10
FENCE	X X X X
TREE LINE	o o o o
OVERHEAD WIRES	o/w
LEDGE	III III III III
ROCK	(R)
NOW OR FORMERLY	N/F
UTILITY POLE	o
BOUNDARY POINT	o
IRON MONUMENT	o
CONNECTICUT HIGHWAY	o
DEPARTMENT MONUMENT(CHD)	o
TEST HOLE	+
PERCOLATION TEST	+
MAIL BOX	+

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
 CORRECT AS NOTED HEREON.

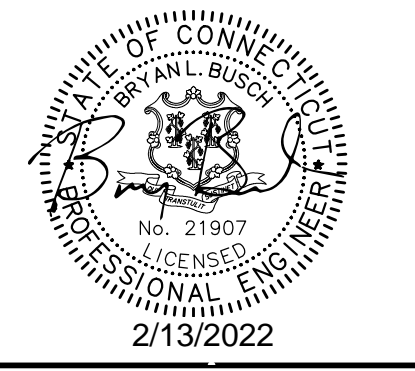
C. P. Bigger
 CRAIG P. BIGGER, L.S. #70413

2/14/2022
 DATE

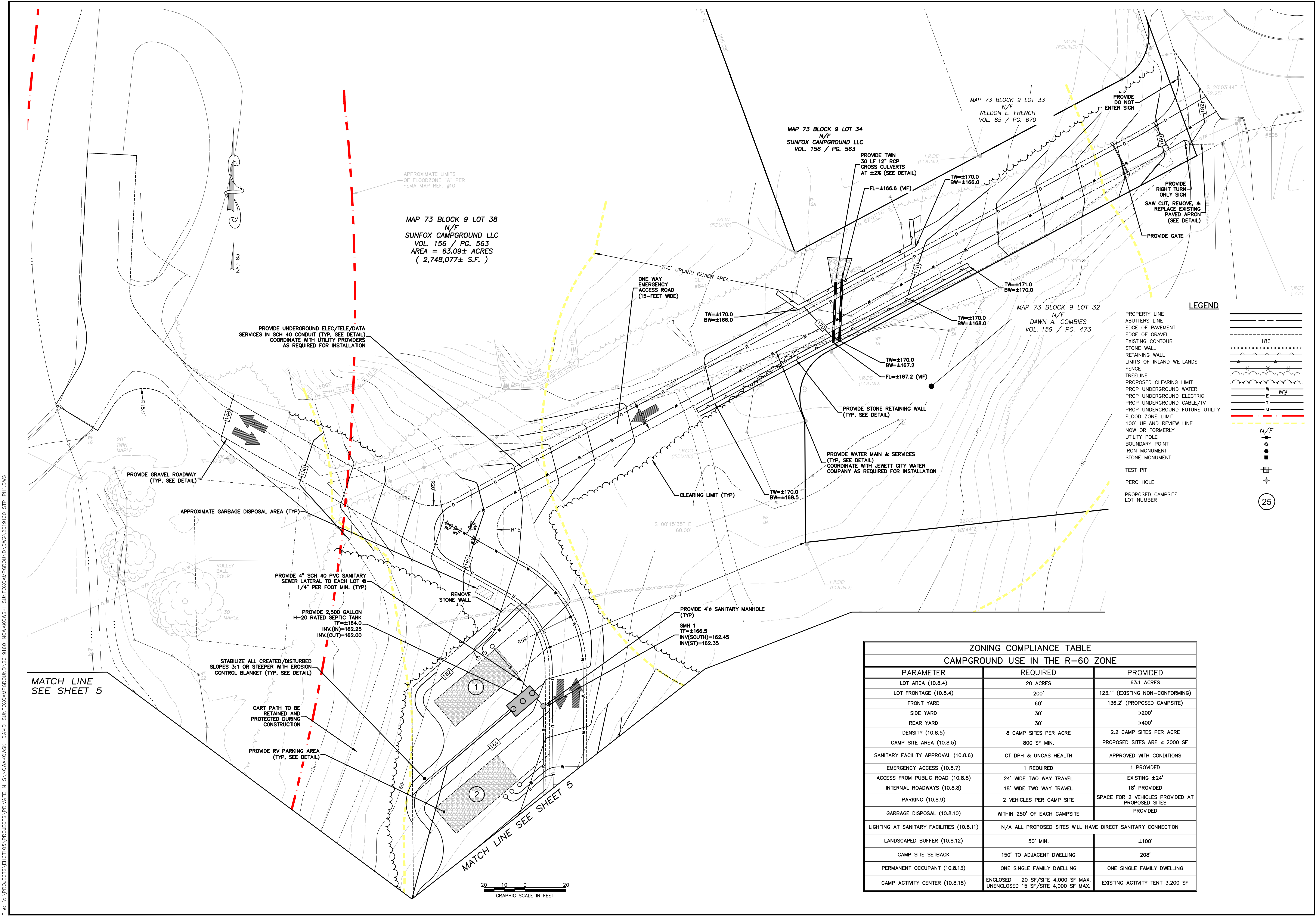


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SITE DEVELOPMENT PLAN
 PREPARED FOR:
 DAVID NOWAKOWSKI
 SUNFOX CAMPGROUND
 15 KENYON ROAD
 LISBON, CONNECTICUT



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



ZONING COMPLIANCE TABLE		
CAMPGROUND USE IN THE R-60 ZONE		
PARAMETER	REQUIRED	PROVIDED
LOT AREA (10.8.4)	20 ACRES	63.1 ACRES
LOT FRONTAGE (10.8.4)	200'	123.1' (EXISTING NON-CONFORMING)
FRONT YARD	60'	136.2' (PROPOSED CAMPSITE)
SIDE YARD	30'	>200'
REAR YARD	30'	>400'
DENSITY (10.8.5)	8 CAMP SITES PER ACRE	2.2 CAMP SITES PER ACRE
CAMP SITE AREA (10.8.5)	800 SF MIN.	PROPOSED SITES ARE ≈ 2000 SF
SANITARY FACILITY APPROVAL (10.8.6)	CT DPH & UNCAS HEALTH	APPROVED WITH CONDITIONS
EMERGENCY ACCESS (10.8.7)	1 REQUIRED	1 PROVIDED
ACCESS FROM PUBLIC ROAD (10.8.8)	24' WIDE TWO WAY TRAVEL	EXISTING ±24'
INTERNAL ROADWAYS (10.8.8)	18' WIDE TWO WAY TRAVEL	18' PROVIDED
PARKING (10.8.9)	2 VEHICLES PER CAMP SITE	SPACE FOR 2 VEHICLES PROVIDED AT PROPOSED SITES
GARBAGE DISPOSAL (10.8.10)	WITHIN 250' OF EACH CAMPSITE	PROVIDED
LIGHTING AT SANITARY FACILITIES (10.8.11)	N/A ALL PROPOSED SITES WILL HAVE DIRECT SANITARY CONNECTION	
LANDSCAPED BUFFER (10.8.12)	50' MIN.	±100'
CAMP SITE SETBACK	150' TO ADJACENT DWELLING	208'
PERMANENT OCCUPANT (10.8.13)	ONE SINGLE FAMILY DWELLING	ONE SINGLE FAMILY DWELLING
CAMP ACTIVITY CENTER (10.8.18)	ENCLOSED - 20 SF/SITE 4,000 SF MAX. UNENCLOSED 15 SF/SITE 4,000 SF MAX.	EXISTING ACTIVITY TENT 3,200 SF

SITE PLAN

Designed By: KLD/PMP
 Drawn By: ZBC/RAC
 Issue Date: 02/14/2022
 Project No: 063591
 Scale: 1" = 20'

Drawing No.:
SHEET 4

FILE: V:\PROJECTS\VEHICLES\PROJECTS\PRIVATE_N_S\NOWAKOWSKI\DAVID_SUNFOXCAMPGROUND\2019160_NOWAKOWSKI_SUNFOXCAMPGROUND.VMG, 2019160_STP_PJI.DWG

MATCH LINE SEE SHEET 4

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

BASIS FOR SEPTIC DESIGN

TOTAL SITE FLOWS

EXISTING CAMPGROUND HAS 88 CAMPSITES (WITH A COMBINATION OF SITES SERVICED BY SEPTIC SYSTEMS, COMMUNITY BATHROOMS, SITES THAT USE THE DUMP STATION, AND SERVICE BY A "HONEY WAGON")

2018 WATER USAGE DATA
AVERAGE CAMP-WIDE USAGE FOR APRIL THROUGH OCTOBER = 3,642 GALLONS PER DAY
3,649.5 GPD/88 CAMPSITES = 41.5 GPD/CAMPSITE

ASSUMED RATE FOR NEW CAMPSITES
41.5 GPD X 1.5 SAFETY FACTOR = 62.3 GPD/CAMPSITE

PROPOSED EXPANSION INCLUDES:

32 NEW CAMPSITES AT 62.3 GPD/SITE = 1,993.6 GPD
(29 SITES ON NEW SANITARY SEWER COLLECTION SYSTEM & 3 WITHIN SERVICE AREA OF PROPOSED PAVILION)

PROPOSED DAILY WATER USAGE BELOW 7,500 GPD
EXISTING 3649.5 GPD X 1.5 SAFETY FACTOR = 5,474.3 GPD
PLUS 32 NEW CAMPSITES X 62.3 GPD (ALREADY INCLUDES SAFETY FACTOR) = 1,993.6 GPD
TOTAL DAILY USAGE = 5,474.3 + 1,993.6 = 7,467.9 GPD < 7,500 GPD

DESIGN DATA

PERCOLATION RATE = 6.2 MIN/IN (PERC A)

REQUIRED EFFECTIVE LEACHING AREA

32 CAMPSITES
APPLICATION RATE = 1.5 PER TABLE 8 FOR NON-PROBLEMATIC SEWAGE
1,993.6 / 1.5 = 1,329.1 SF OF ELA REQUIRED

FUTURE RELOCATION OF 4 BEDROOM RESIDENCE ON-SITE
PER TABLE 6 577.5 SF OF ELA REQUIRED

TOTAL ELA REQUIRED
1,329.1 SF + 577.5 SF = 1,906.6 SF

MLSS
RESTRICTIVE LAYER AT 52" (TEST PIT 2)
SLOPE = ±29%
HF = 10

TOTAL DESIGN FLOW = 1,993.6 + 600 = 2,593.6
FF = 2,593.6/300 = 8.65

PF = 1 (PERC RATE LESS THAN 10 MIN/IN)

MLSS = 10 * 8.65 * 1 = 86.5 LF

PROPOSED SYSTEM

2 ROWS OF 20 18" PRECAST CONCRETE GALLERIES AT 6.2 SF/LF

EFFECTIVE LEACHING AREA PROVIDED = 320 LF * 6.2 SF/LF = 1,984.0 SF

SPREAD PROVIDED = ±160 LF

PROVIDE TEST PITS (50' DOWN GRADIENT FROM SEPTIC SYSTEM LEACH FIELD) PRIOR TO CONSTRUCTION, TEST PITS MUST BE OBSERVED BY UNCSA HEALTH DISTRICT

PROVIDE TWO ROWS OF 20 18" PRECAST CONCRETE GALLERIES

PROVIDE STANDARD DISTRIBUTION BOX
INV(N)=155.50
INV(OUT)=155.50
INV(OVERFLOW)=155.67

PROVIDE DISTRIBUTION BOX W/ BAFFLE
INV(N)=159.00
INV(OUT)=159.33

PROVIDE STANDARD DISTRIBUTION BOX
INV(N)=159.00
INV(OUT)=159.00
INV(OVERFLOW)=159.17

STABILIZE ALL CREATED/DISTURBED SLOPES 3:1 OR STEEPER WITH EROSION CONTROL BLANKET (TYP. SEE DETAIL)

CLEARING LIMIT (TYP)

PROVIDE ±360 LF OF 2" DR 11 HDPE FORCE MAIN

PROVIDE UNDERGROUND ELEC/TELE/DATA SERVICES IN SCH 40 CONDUIT (TYP. SEE DETAIL) COORDINATE WITH UTILITY PROVIDERS AS REQUIRED FOR INSTALLATION

PROVIDE ±275 LF OF 6" SDR 35 PVC DISTRIBUTION PIPE @ 0.9%

FL=159.0
FL=155.5

PERC A (SEE SHEET 7 FOR RESULTS)

PERC B (SEE SHEET 7 FOR RESULTS)

TP1

TP2

TP3

TP4

PROVIDE ±200 LF OF 6" SCH 40 PVC SANITARY SEWER @ 4.9%

PROVIDE CLEAN OUTS TO GRADE AT 75' O.C. (MAX) (TYP. SEE DETAIL)

PROVIDE RV PARKING AREA (TYP. SEE DETAIL)

PROVIDE 4" SCH 40 PVC SANITARY SEWER LATERAL TO EACH LOT @ 1/4" PER FOOT MIN. (TYP)

PROVIDE CLEAN OUT TO GRADE (TYP. SEE DETAIL) FL=±172.3

PROVIDE GRAVEL ROADWAY (TYP. SEE DETAIL)

PROVIDE WATER MAIN & SERVICES (TYP. SEE DETAIL) COORDINATE WITH JEWETT CITY WATER COMPANY AS REQUIRED FOR INSTALLATION

APPROXIMATE GARBAGE DISPOSAL AREA (TYP)

TEST HOLE DATA

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

TP #1
TOTAL DEPTH=84"
0-4" TOPSOIL
4-66" BROWN FINE SANDY LOAM
66-84" COURSE SAND
RESTRICTIVE LAYER AT 66"
MOTTLING AT 85"
ROOTS TO 55"

TP #2
TOTAL DEPTH=78"
0-5" TOPSOIL
5-52" BROWN FINE SANDY LOAM
52-78" GRAY COURSE SAND
RESTRICTIVE LAYER AT 52"
COBBLES AND BOULDERS THROUGHOUT
ROOTS TO 55"

TP #3
TOTAL DEPTH=92"
0-5" TOPSOIL
5-59" BROWN FINE SANDY LOAM
59-92" GRAY MED-FINE SAND W/ GRAVEL
RESTRICTIVE LAYER AT 59"
WATER AT 56"
ROOTS TO 52"

TP #4
TOTAL DEPTH=88"
0-7" TOPSOIL
7-34" BROWN FINE SANDY LOAM
34-88" GRAY FINE SAND W/ GRAVEL
RESTRICTIVE LAYER AT 34"
ROOTS TO 34"

PERCOLATION DATA

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

PERC A

TOTAL DEPTH=24"
PRE-SOAK @ X:XX PM
11:15 AM 4.5"
11:18 AM 8.25"
11:22 AM 10.5"
11:27 AM 13.0"
11:30 AM 14.5"
11:34 AM 15.5"
11:37 AM 16.25"
11:40 AM 17.0"
11:44 AM 18.0"
11:49 AM 18.75"
11:54 AM 19.5"
11:58 AM 20.25"
12:03 AM 21.0"

RATE=6.2 MIN/IN

PERC B

TOTAL DEPTH=24"
PRE-SOAK @ X:XX PM
12:05 PM 7.5"
12:10 PM 10.0"
12:14 PM 12.0"
12:17 PM 13.25"
12:21 PM 13.75"
12:27 PM 15.0"
12:32 PM 16"
12:41 PM 17.5"
12:47 PM 18.25"
12:51 PM 19.0"
12:58 PM 20.0"

RATE=6.5 MIN/IN

LEGEND

- PROPERTY LINE
- ABUTTERS LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONTOUR
- STONE WALL
- RETAINING WALL
- LIMITS OF INLAND WETLANDS
- FENCE
- TREELINE
- PROPOSED CLEARING LIMIT
- 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

20 0 20
GRAPHIC SCALE IN FEET

Drawing Copyright © 2015

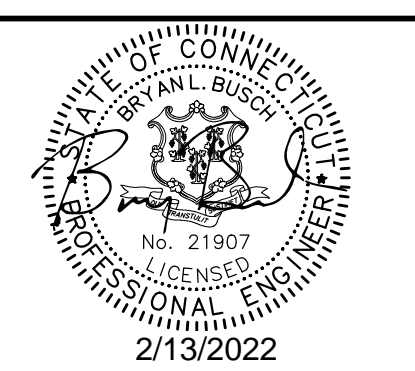


101 East River Drive, 1st Floor
East Hartford, CT 06108
860-885-1055 | www.ciacompanies.com

SITE DEVELOPMENT PLAN
PREPARED FOR:

DAVID NOWAKOWSKI

SUNFOX CAMPGROUND
15 KENYON ROAD
LISBON, CONNECTICUT



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

No.	Submitted / Revision	App'd.	By	Date

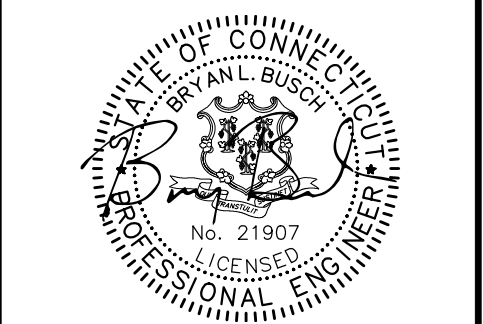
SITE PLAN

Designed By: KLD/PMP
Drawn By: ZBC/RAC
Checked By:
Issue Date: 02/14/2022
Project No: 063591
Scale: 1" = 20'

Drawing No.:

SHEET 5

FILE: V:\PROJECTS\LEH0105\PROJECTS\PRIVATE_M_S\NOWAKOWSKI_DAVID_SUNFOXCAMPGROUND_2019160_NOWAKOWSKI_SUNFOXCAMPGROUND_2019160_STP_PFI.DWG



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SITE PLAN		
Designed By:	Drawn By:	Checked By:
KLD/PMP	ZBC/RAC	
Issue Date:	Project No:	Scale:
02/14/2022	063591	1" = 20'

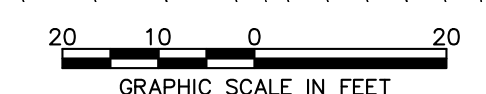
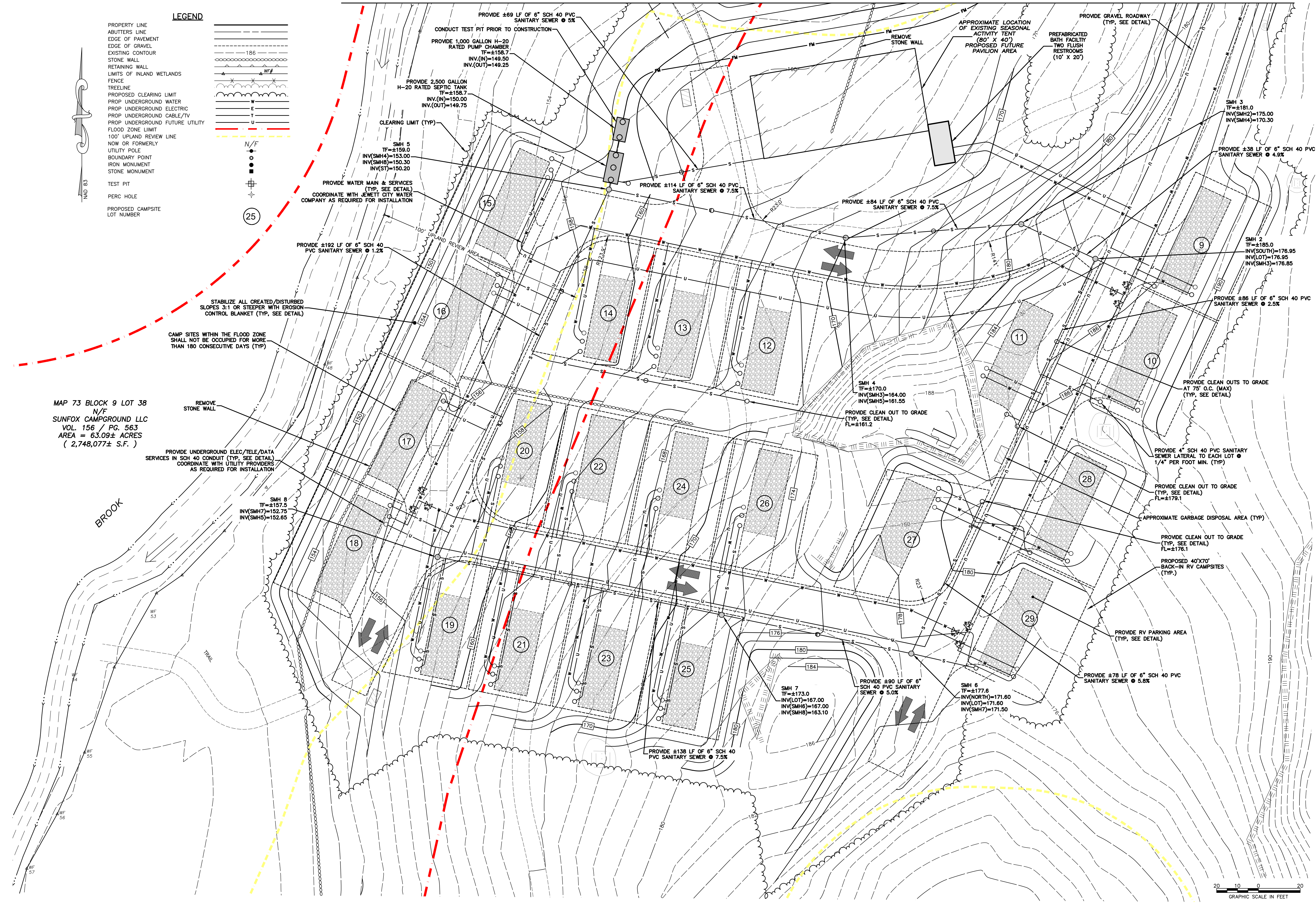
Drawing No.:
SHEET 6

LEGEND

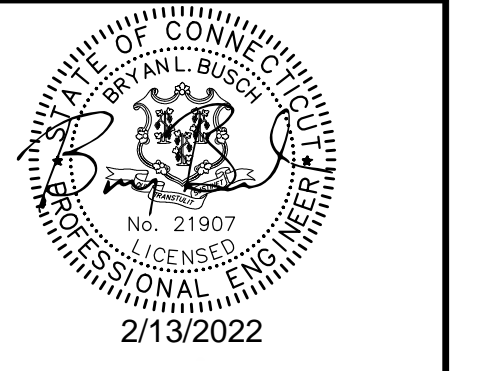
- PROPERTY LINE
- ABUTTERS LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONTOUR
- STONE WALL
- RETAINING WALL
- LIMITS OF INLAND WETLANDS
- FENCE
- TREELINE
- PROPOSED CLEARING LIMIT
- PROP. UNDERGROUND WATER
- PROP. UNDERGROUND ELECTRIC
- PROP. UNDERGROUND CABLE/TV
- PROP. UNDERGROUND FUTURE 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

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

FILE: V:\PROJECTS\LEHOTOS\PROJECTS\PRIVATE_N_S\NOWAKOWSKI_DAVID_SUNFOXCAMPGROUND_2019160_NOWAKOWSKI_SUNFOXCAMPGROUND_VDWG_2019160_STP_PFI.DWG



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

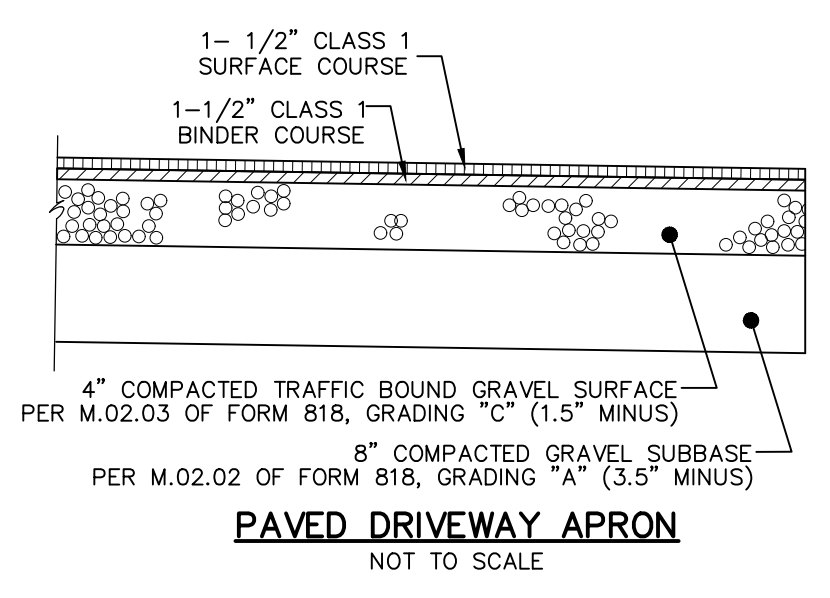


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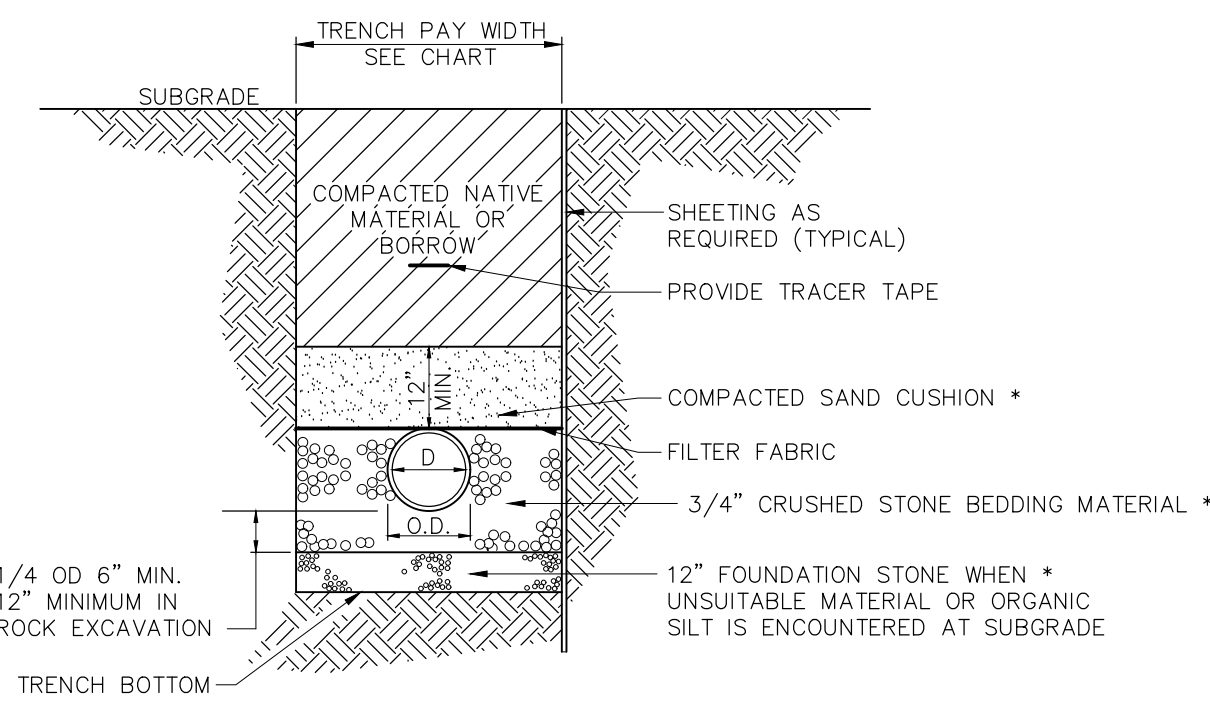
No.	Submittal / Revision	App'd.	By	Date

CONSTRUCTION DETAILS

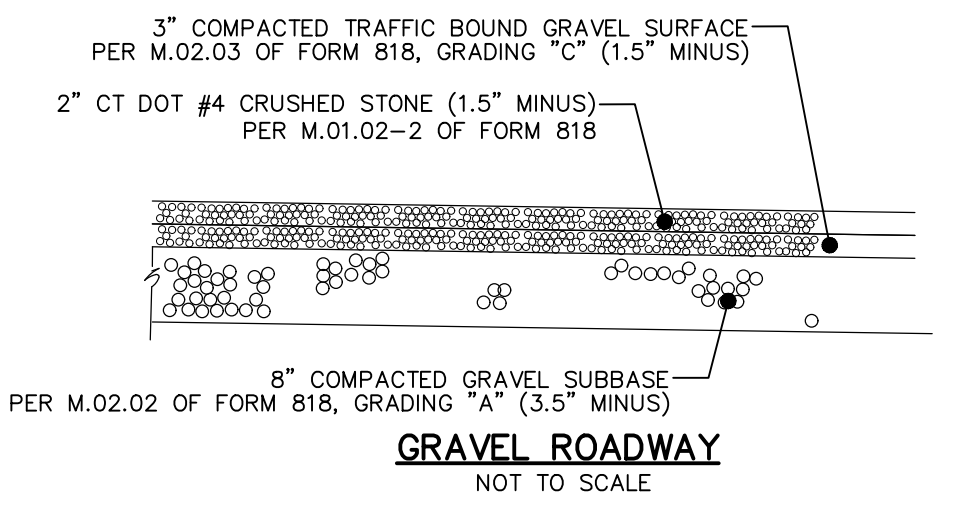
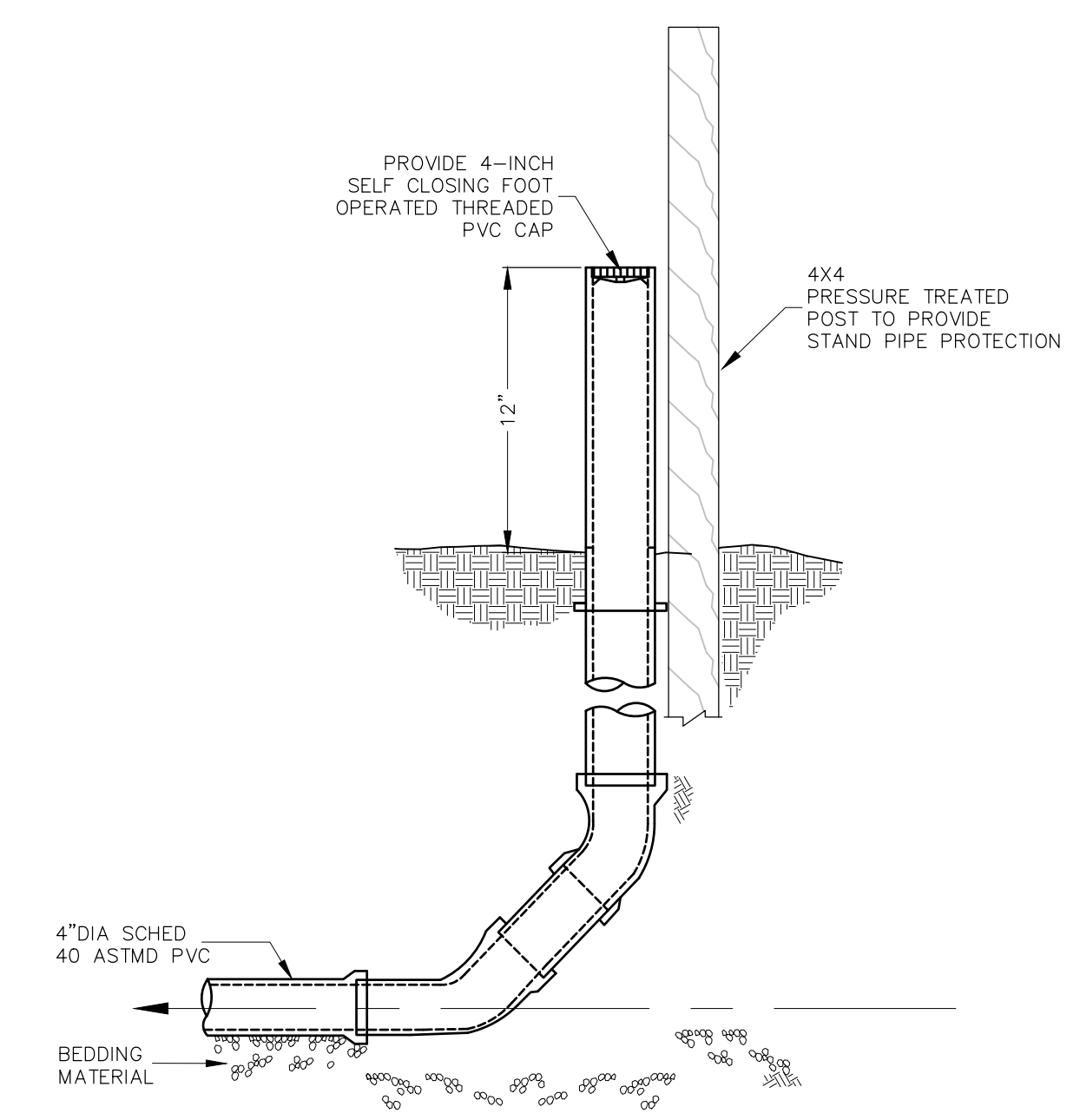
Designed By: KLD/PMP	Drawn By: ZBC/RAC	Checked By:
Issue Date: 02/14/2022	Project No.: 063591	Scale: AS NOTED



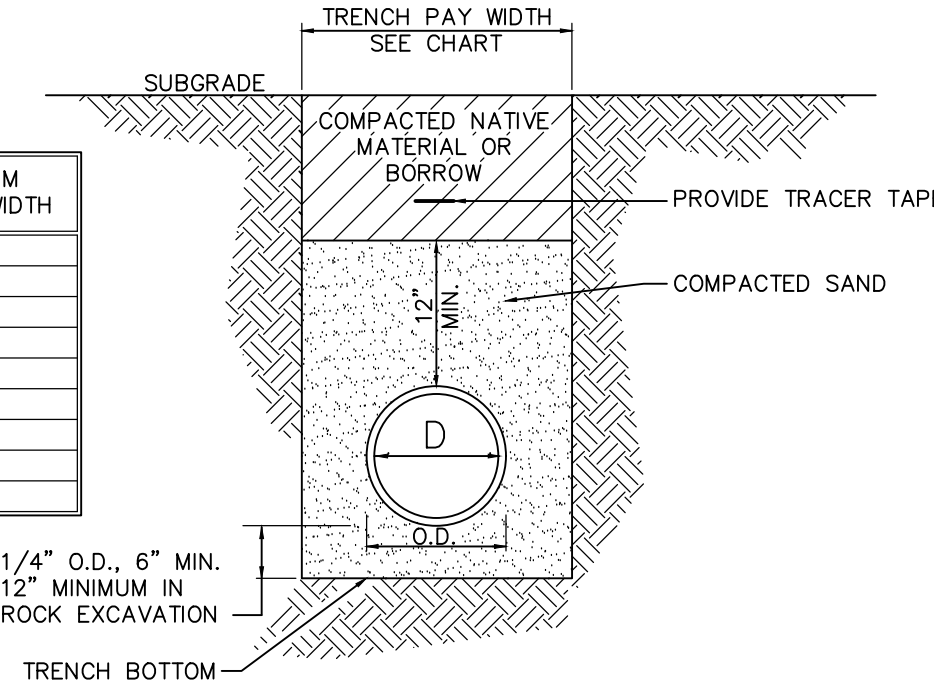
PIPE DIAMETER	MAXIMUM TRENCH WIDTH
≤6"	2'-6"
8"	3'-0"
10"	3'-0"
12"	3'-0"
15"	3'-3"
18"	3'-6"
21"	4'-0"
24"	4'-6"
30"	5'-0"



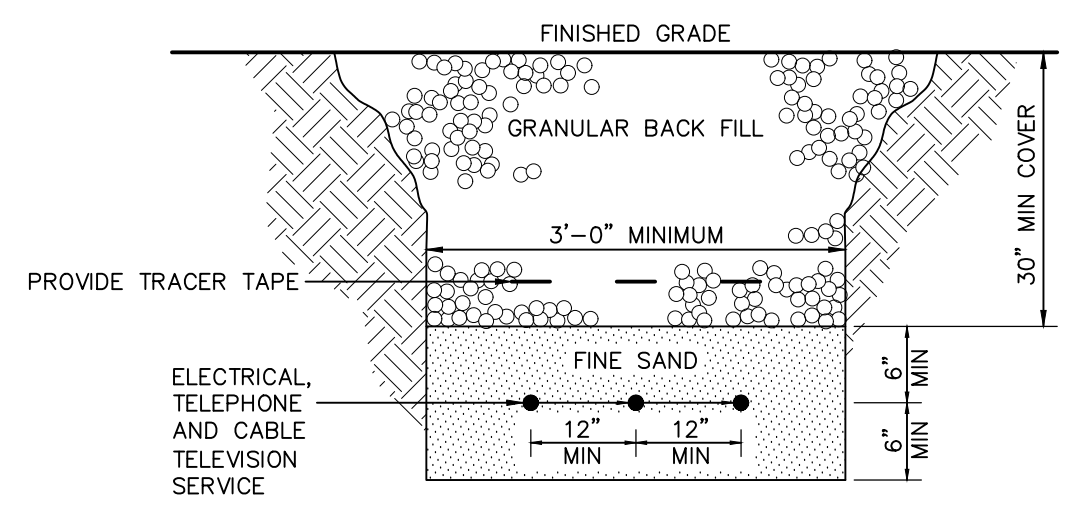
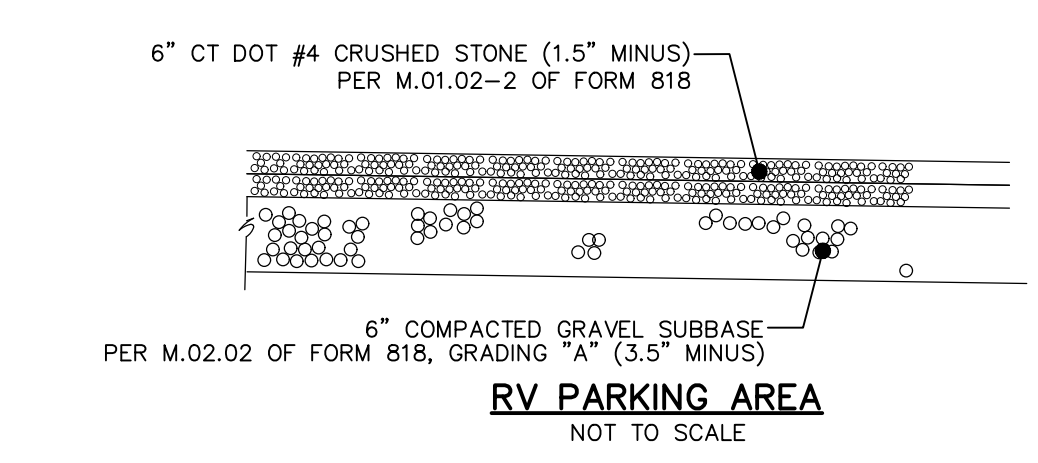
NOTE:
BACKFILL MATERIAL TO BE PLACED IN 12" MAXIMUM LIFTS & COMPACTED TO 95% MAXIMUM DRY DENSITY (AS DETERMINED BY THE MODIFIED PROCTOR METHOD)
* PROVIDE NATIVE MATERIAL WITHIN 50' OF SEPTIC SYSTEM LEACHING FIELDS



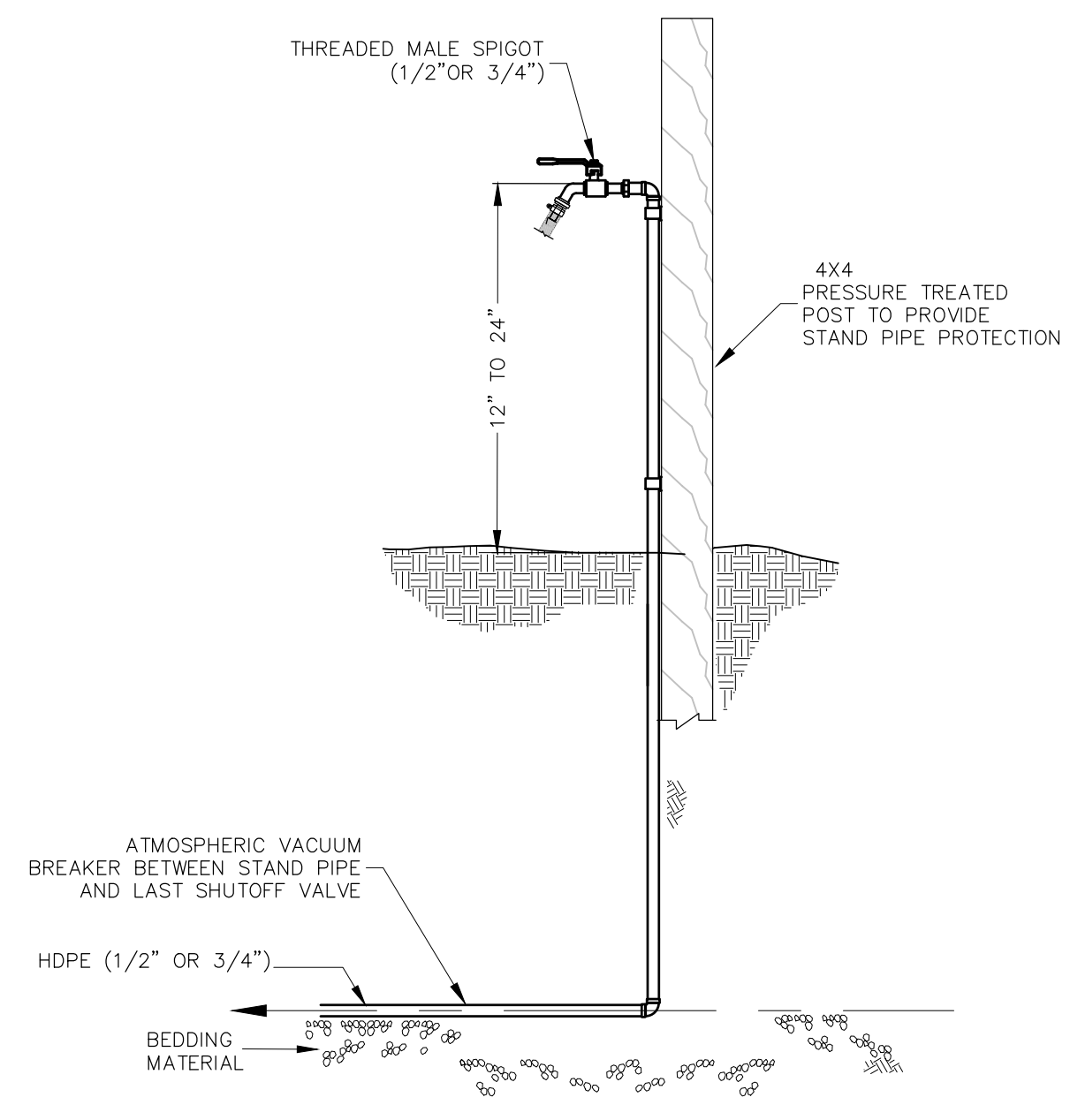
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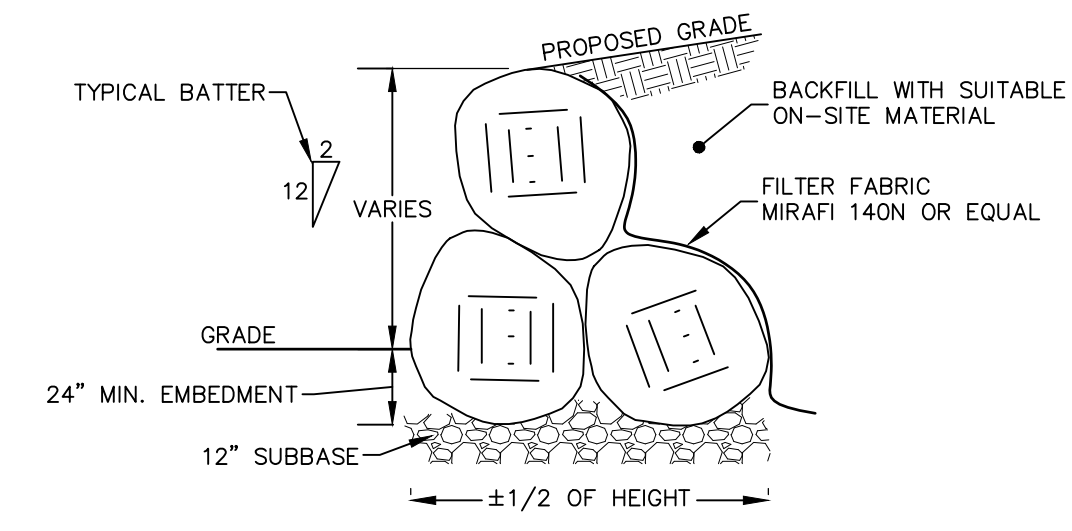
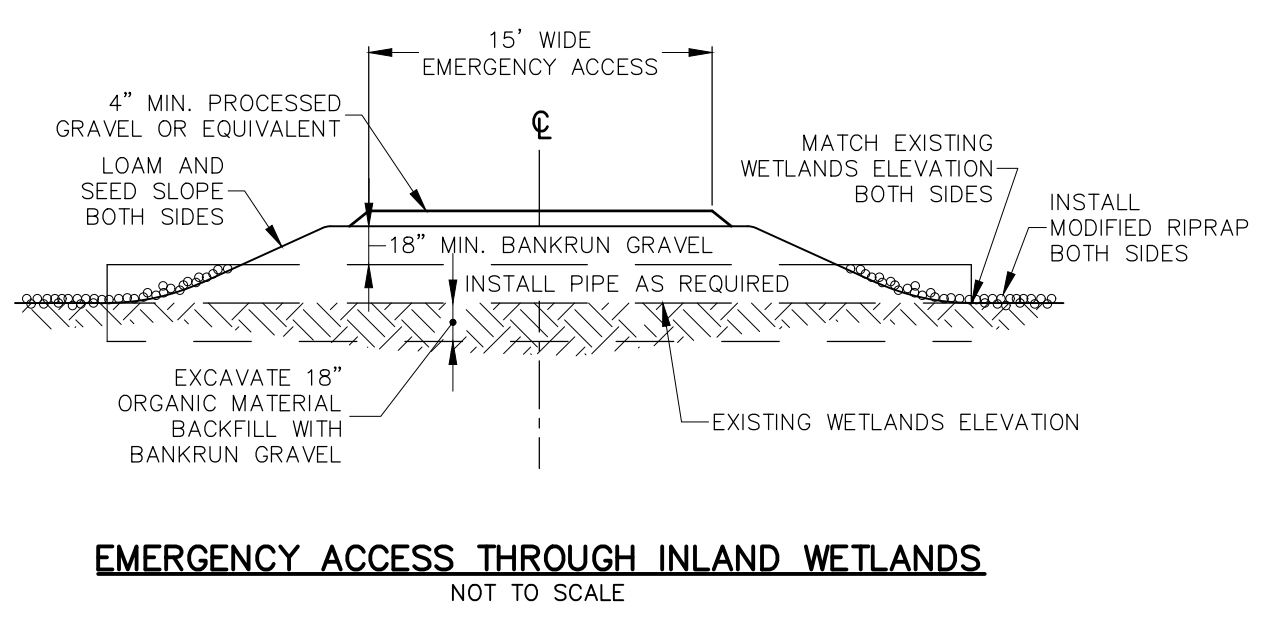
NOTE:
BACKFILL MATERIAL TO BE PLACED IN 12" MAXIMUM LIFTS & COMPACTED TO 95% MAXIMUM DRY DENSITY (AS DETERMINED BY THE MODIFIED PROCTOR METHOD)



BURIED CABLE TRENCH CROSS SECTION



CAMP SITE WATER SERVICE STAND PIPE DETAIL



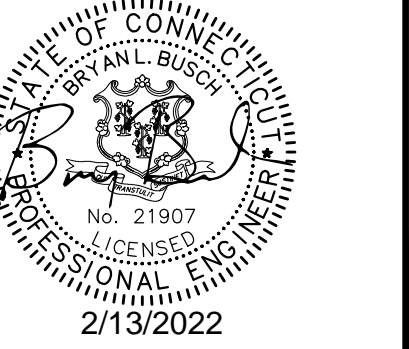
NOTES:
1. BASE ROCKS SHALL BE A MINIMUM OF 2' IN DIAMETER AND HAVE AN APPROX. WEIGHT OF AT LEAST 1,500 LBS.
2. CONSECUTIVE TIERS OF ROCKS SHALL BECOME PROGRESSIVELY SMALLER, WITH THE FINAL ROW BEING COMPRISED OF ROCKS NO SMALLER THAN 12" IN DIAMETER OR LESS THAN 150 LBS. SMALLER ROCKS MAY BE USED TO FILL VOID SPACES BETWEEN PROPERLY PLACED LARGER ROCKS.
3. EACH PROPERLY PLACED ROCK WILL BEAR ON AT LEAST TWO ADJACENT STONES.
4. CARE MUST BE TAKEN TO AVOID CONTINUOUS VERTICAL OR HORIZONTAL JOINTS WITHIN THE STONE FACE.

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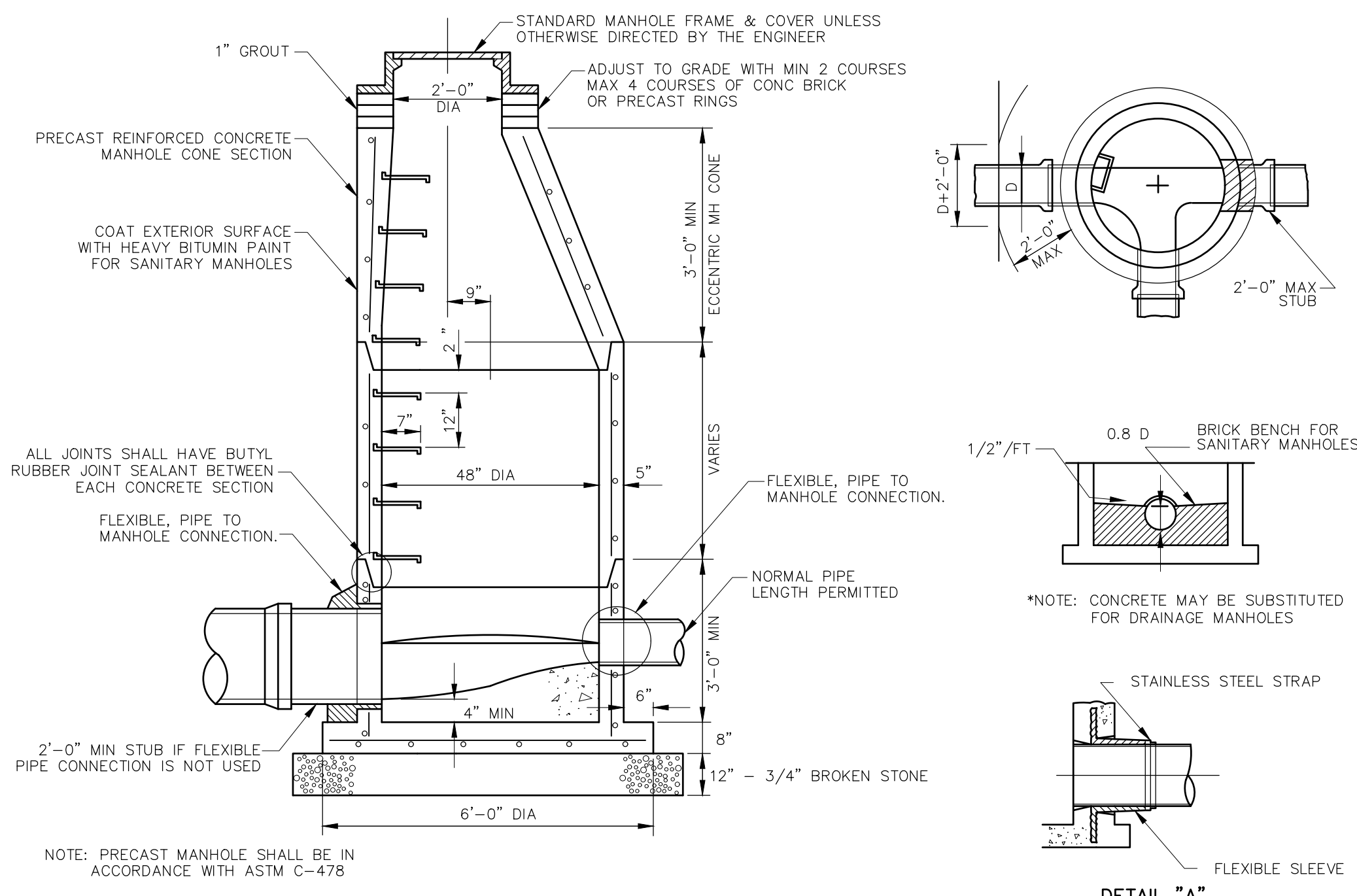
SITE DEVELOPMENT PLAN
PREPARED FOR:

DAVID NOWAKOWSKI

SUNFOX CAMPGROUND
15 KENYON ROAD
LISBON, CONNECTICUT

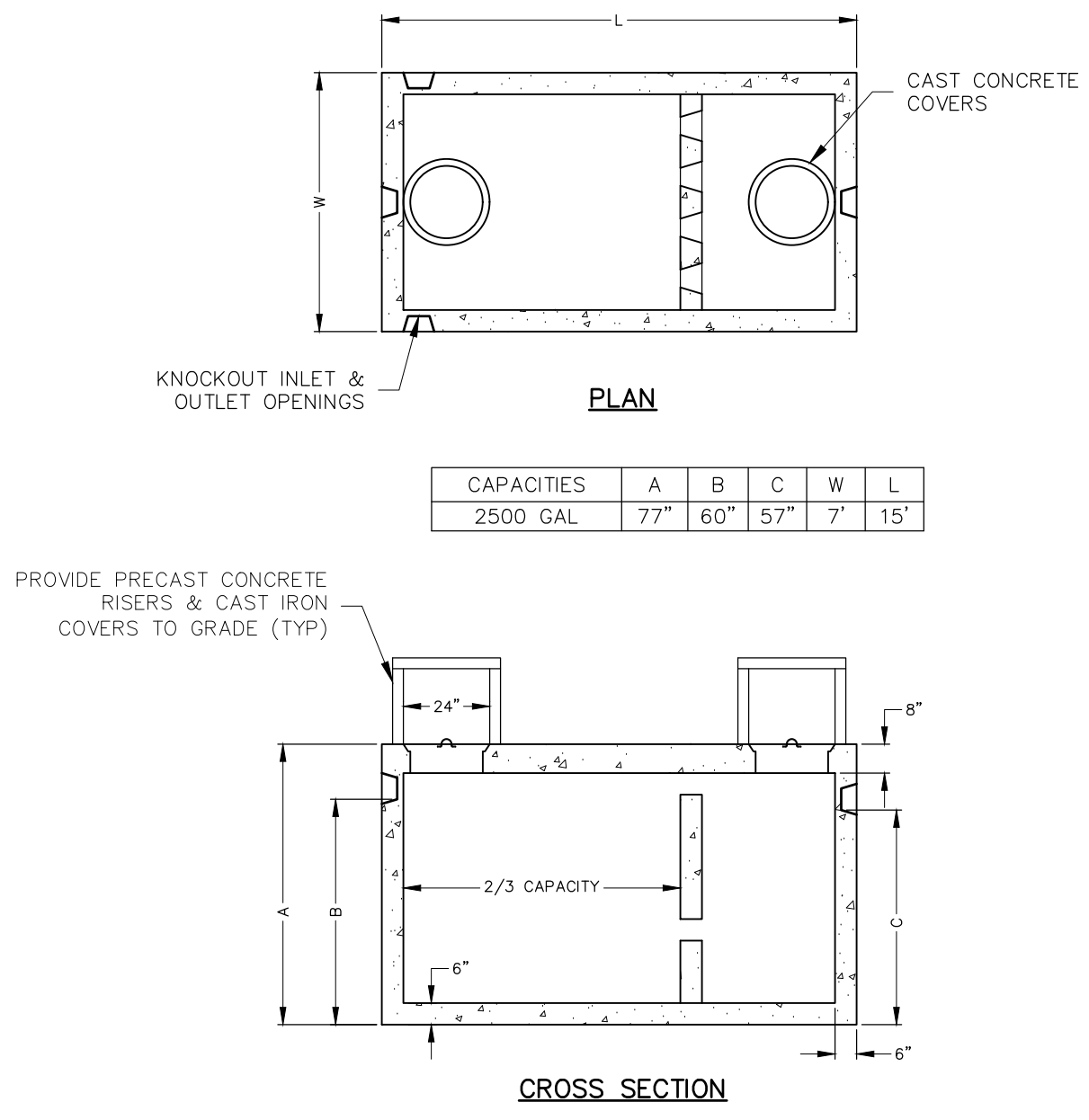


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STANDARD SANITARY MANHOLE DETAIL
NOT TO SCALE

NOTE: PRECAST MANHOLE SHALL BE IN ACCORDANCE WITH ASTM C-478

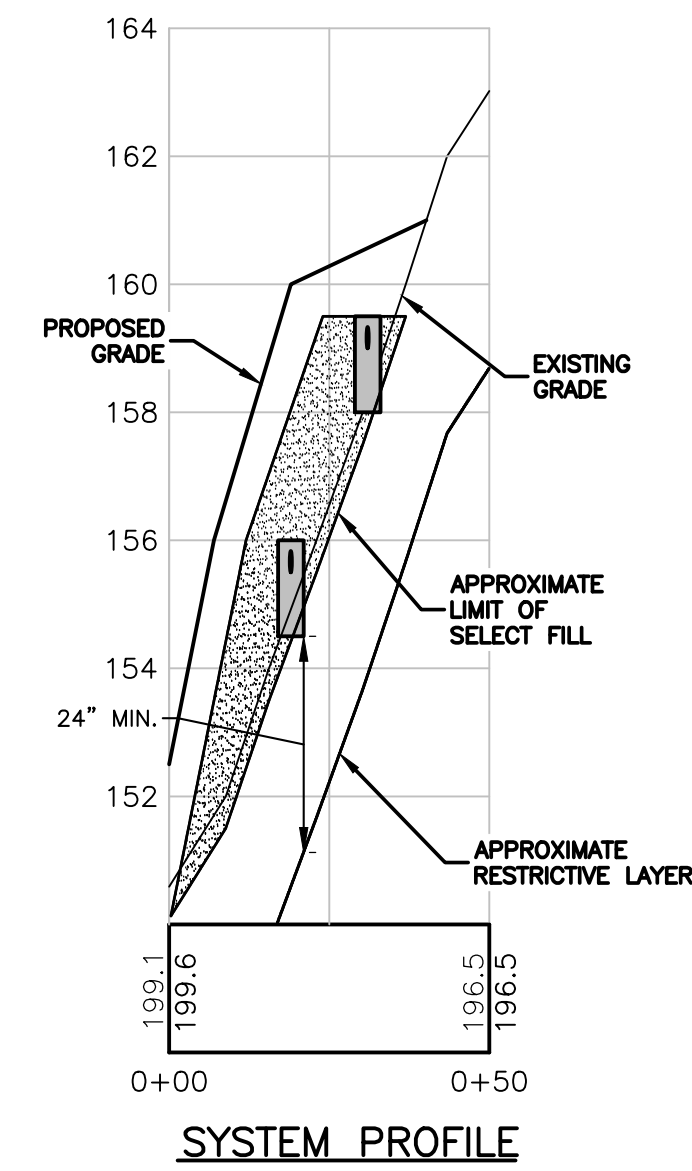


2 COMPARTMENT H2O RATED SEPTIC TANK
NOT TO SCALE

NOTE: PROVIDE INLET BAFFLE & OUTLET FILTER AS REQUIRED BY HEALTH CODE

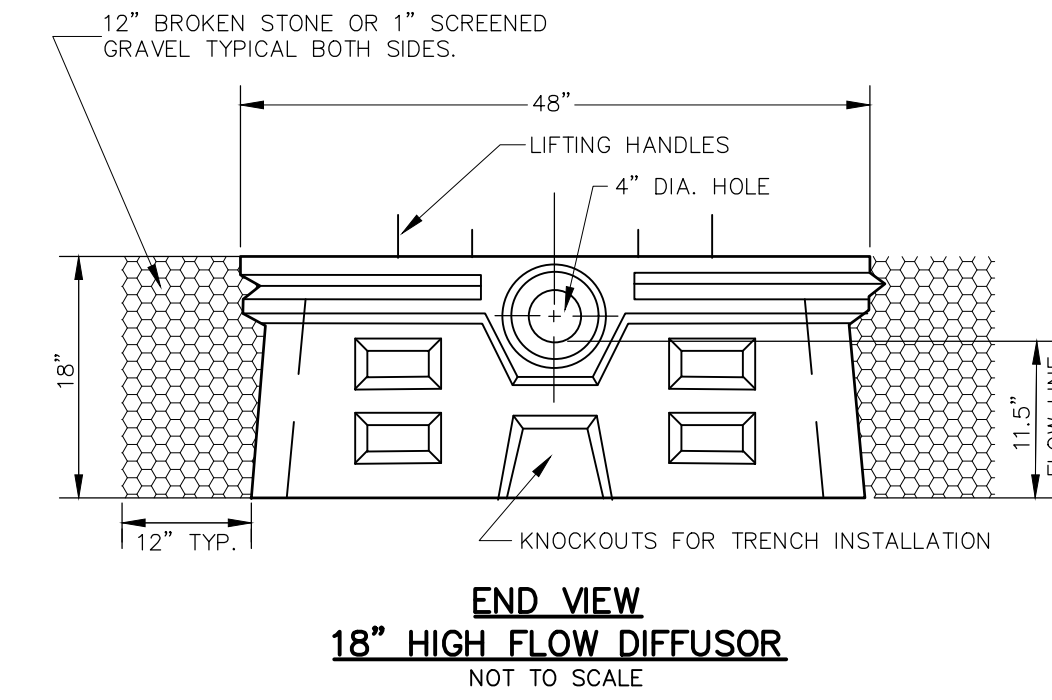
CAPACITIES

	A	B	C	W	L
2500 GAL	77"	60"	57"	7"	15"

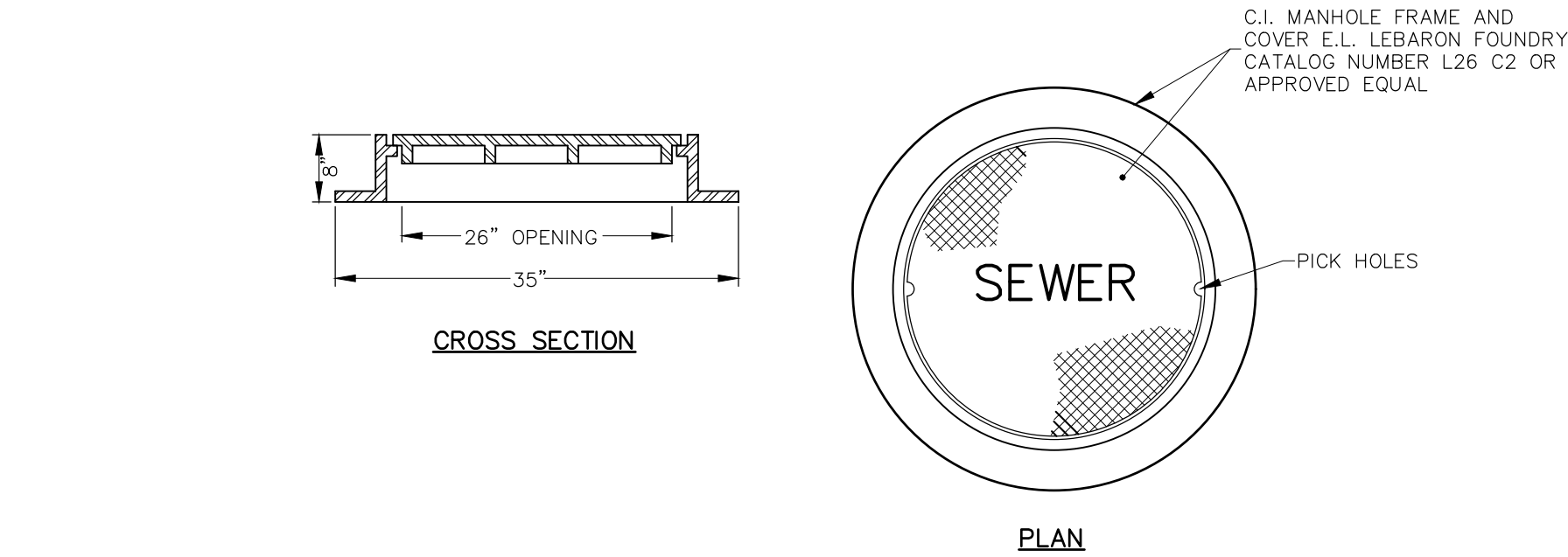


SYSTEM PROFILE

SCALE:
HOR. 1"=30'
VERT. 1"=3'

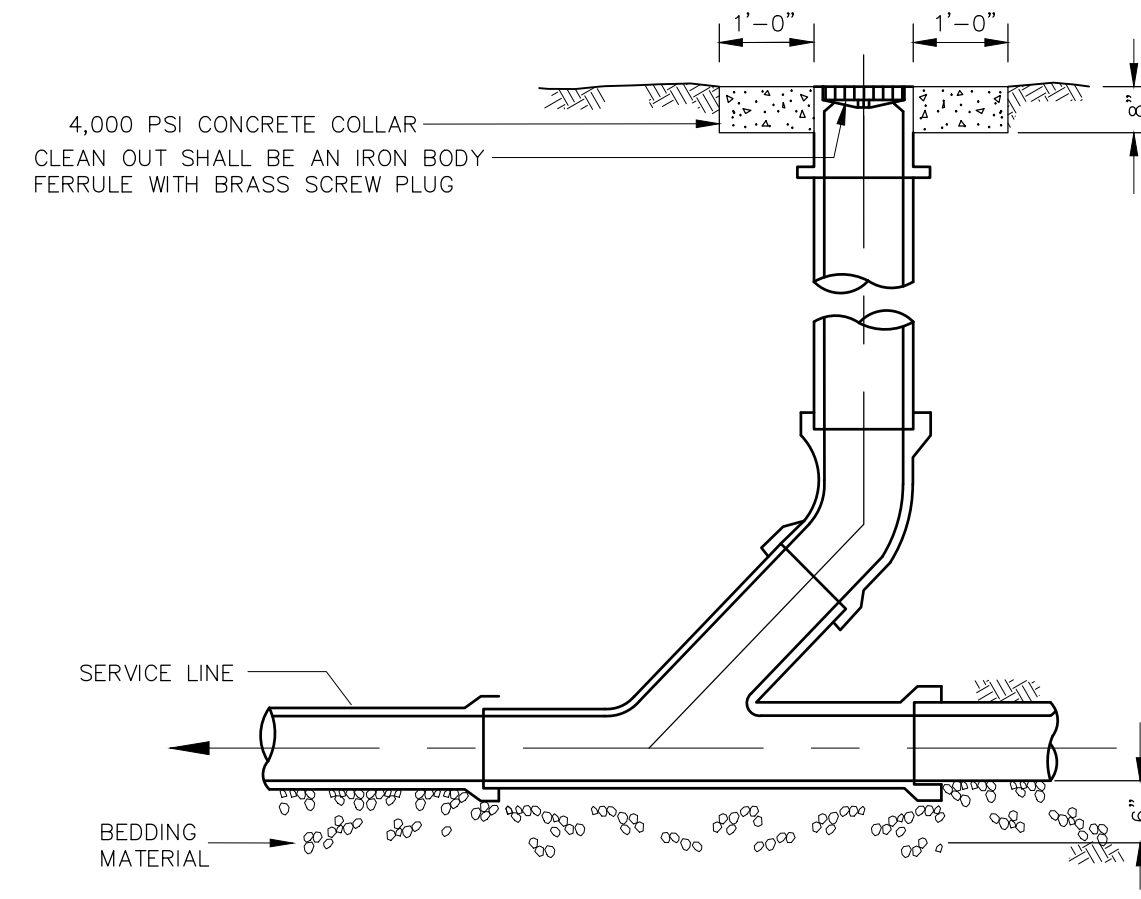


**END VIEW
18" HIGH FLOW DIFFUSOR**
NOT TO SCALE

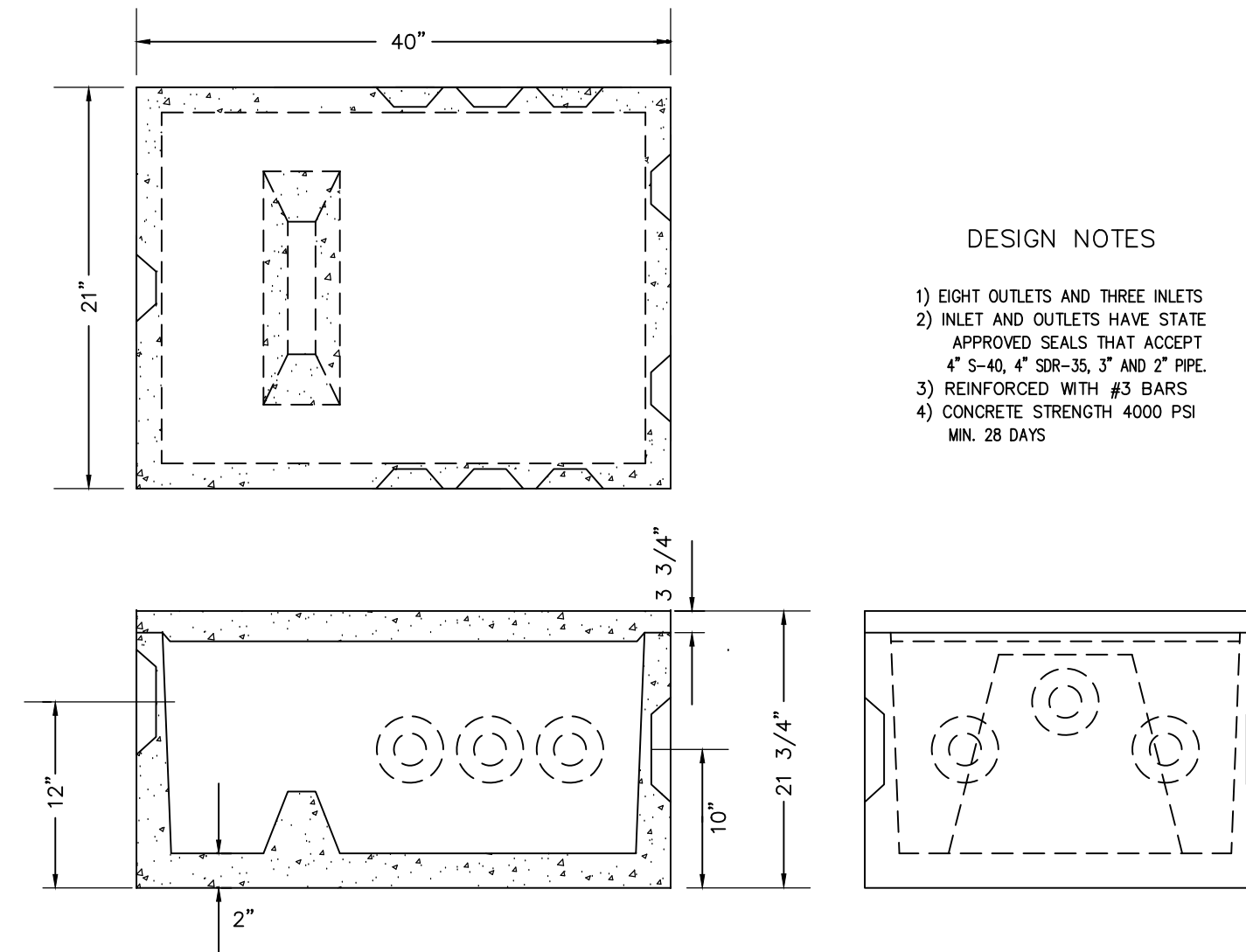


FRAME AND COVER
NOT TO SCALE

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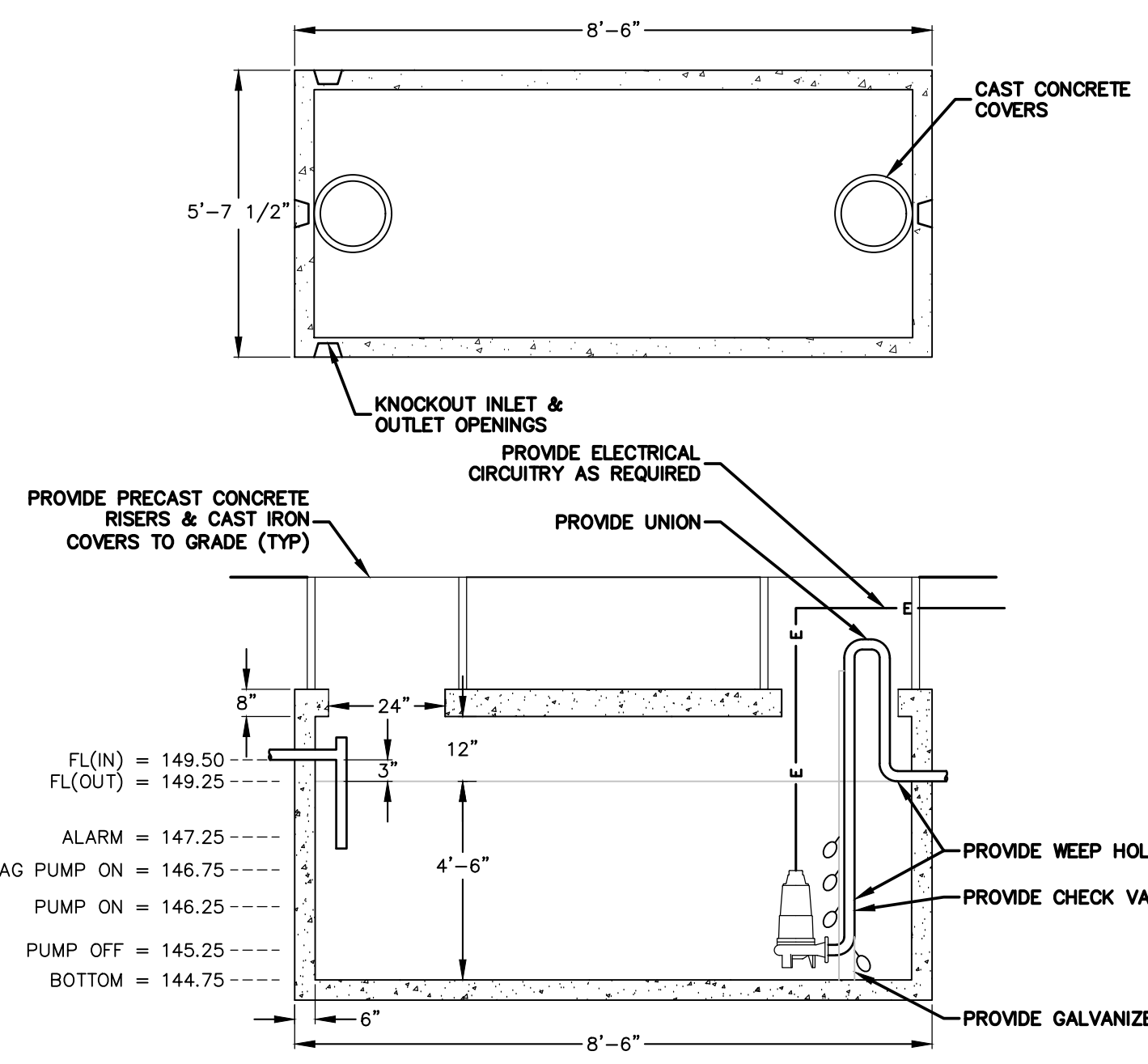
STANDARD CLEAN-OUT DETAIL
NOT TO SCALE



DISTRIBUTION BOX /W BAFFLE
NOT TO SCALE

DESIGN NOTES

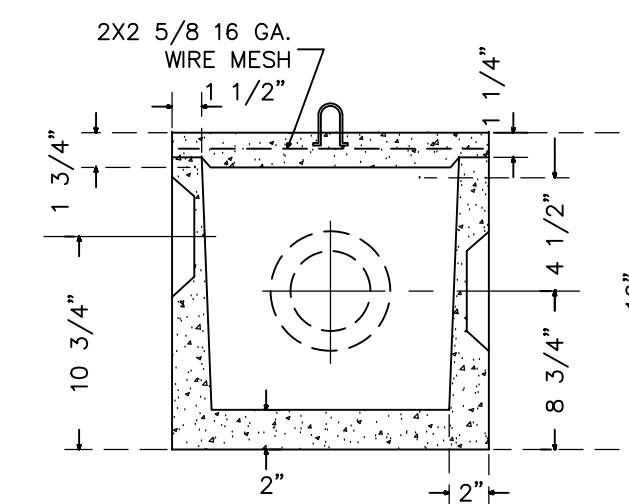
- 1) EIGHT OUTLETS AND THREE INLETS
- 2) INLET AND OUTLETS HAVE STATE APPROVED SEALS THAT ACCEPT 4" S-40, 4" SOR-35, 3" AND 2" PIPE
- 3) REINFORCED WITH #3 BARS
- 4) CONCRETE STRENGTH 4000 PSI MIN. 28 DAYS



1000 GALLON H-20 RATED PUMP CHAMBER
NOT TO SCALE

BASIS OF DESIGN:

DAILY DESIGN FLOW = ±1,500 GPD (24 SITES AT 62.3 GPD)
PUMP CHAMBER: DOSE VOLUME = ±250 GALLONS
EMERGENCY STORAGE = ±500 GALLONS
PUMP CHAMBER: JOLLEY PRECAST 1,000 GALLON H2O LOADING SINGLE COMPARTMENT SEPTIC TANK CAPACITY PER FOOT OF DEPTH = 4.625x7.5x7.48 = 259.5 GAL./FT.
INSIDE DIMENSIONS OF CHAMBER = 4.625' WIDE X 7.5' LONG X 4.5' HIGH X 7.48' = 1,167.6 GALLONS
PUMP: DUPLEX PUMPS SHALL BE MYERS CONTINUOUS DUTY STAINLESS STEEL PUMP MODEL DE40P01 2" DISCHARGE ALTERNATING SYSTEM OR EQUAL AS APPROVED BY THE ENGINEER. DISCHARGE LINE SHALL BE INSTALLED WITH 4' OF COVER TO PREVENT FREEZING. ALARM SHALL BE LOCATED IN THE PAVILION BUILDING AND BE POWERED BY A CIRCUIT SEPARATE FROM THE CIRCUIT OF THE PUMP. THE ALARM SHALL BE LOCATED IN AN AREA WHERE IT WILL BE EASILY AUDIBLE. ELECTRICAL CONNECTIONS SHALL BE MADE IN CODE COMPLIANT ACCESS BOXES OUTSIDE OF THE PUMP CHAMBER. PUMP DISCHARGE LINE SHALL BE FITTED WITH UNION TO ALLOW EASY REMOVAL OF THE PUMPS WHEN TANK IS FULL.



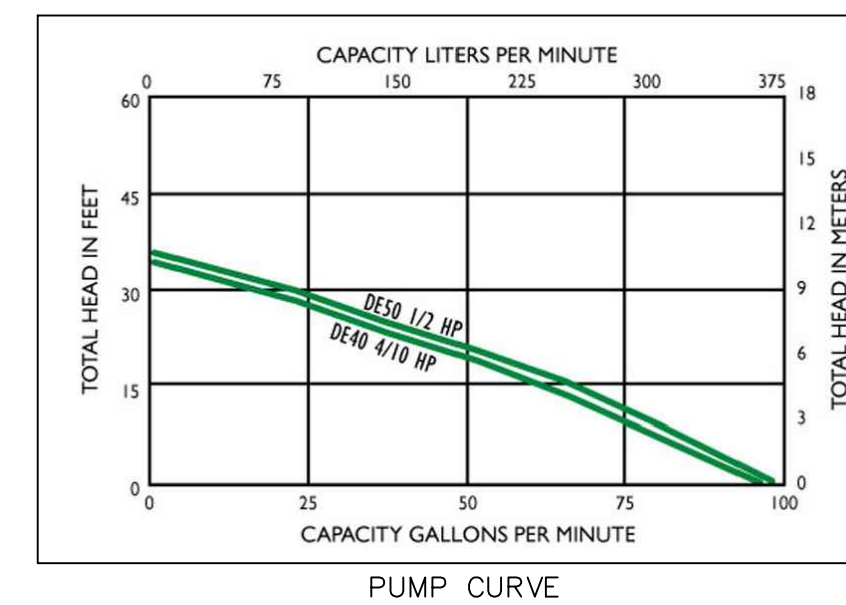
STANDARD D-BOX
NOT TO SCALE

SEPTIC SYSTEM FILL MATERIAL SPECIFICATIONS

- 1.) THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THREE(3) INCHES.
- 2.) UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
- 3.) THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED
- 4.) THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100%	100%
#10	70%-100%	70%-100%
#40	10%-50%	10%-75%
#100	0%-20%	0%-5%
#200	0%-5%	0%-2.5%

*NOTE: PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 DOES NOT EXCEED 5%



PUMP CURVE

CONSTRUCTION SCHEDULE

- 1.) REMOVE AND STOCKPILE TOPSOIL.
- 2.) PLACE SELECT FILL ACCORDING TO CT. STATE HEALTH CODE REQUIREMENTS.
- 3.) EXCAVATE 4' WIDE TRENCHES AND PREPARE SURFACE.
- 4.) FILL TRENCHES WITH APPROVED AGGREGATE TO HEIGHT OF PIPE INVERTS PLACE PIPE IN TRENCH AND FILL TO 2" OVER TOP OF PIPE.
- 5.) CAP ENDS OF PIPES.
- 6.) PLACE A 4" WIDE STRIP OF NON-WOVEN FILTER FABRIC ON TOP OF THE ENTIRE LENGTH OF THE SYSTEM AND BACKFILL WITH NATIVE MATERIAL.
- 7.) REPLACE TOPSOIL, SEED & MULCH.

CONSTRUCTION NOTES

- 1.) BOTTOM OF ALL TRENCHES AND LEACHING PIPE SHALL BE LEVEL THROUGHOUT UNDER NO CIRCUMSTANCES SHALL ANY PIPE IN A TRENCH HAVE A PITCH EXCEEDING 1" PER 50'
- 2.) PIPE BETWEEN THE HOUSE AND THE SEPTIC TANK SHALL BE SCHED. 40 ASTM D 1785 PVC. THIS PIPE SHALL HAVE A MINIMUM SLOPE OF 0.25" PER 1'
- 3.) ALL DISTRIBUTION PIPES TO BE 4" PVC OR POLYETHYLENE PIPE AS SPECIFIED IN SEC. 19-13-B103, TABLE 5 OF THE CT. STATE HEALTH CODE.
- 4.) ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH CT. STATE HEALTH CODE.
- 5.) ALL TOPSOIL IN THE LOCATION OF THE PROPOSED SYSTEM SHALL BE REMOVED AND STOCKPILED PRIOR TO EXCAVATION.
- 6.) FILL MATERIAL FOR SEPTIC AREA IS TO BE SELECT FILL PER CT. STATE HEALTH CODE SPECIFICATIONS.
- 7.) SEPTIC TANKS AND DISTRIBUTION BOXES SHALL BE PLACED ON 6" COMPACTED GRAVEL BASE.
- 8.) RESERVE LEACHING AREA TO BE OF EQUAL SIZE TO PRIMARY LEACHING AREA.

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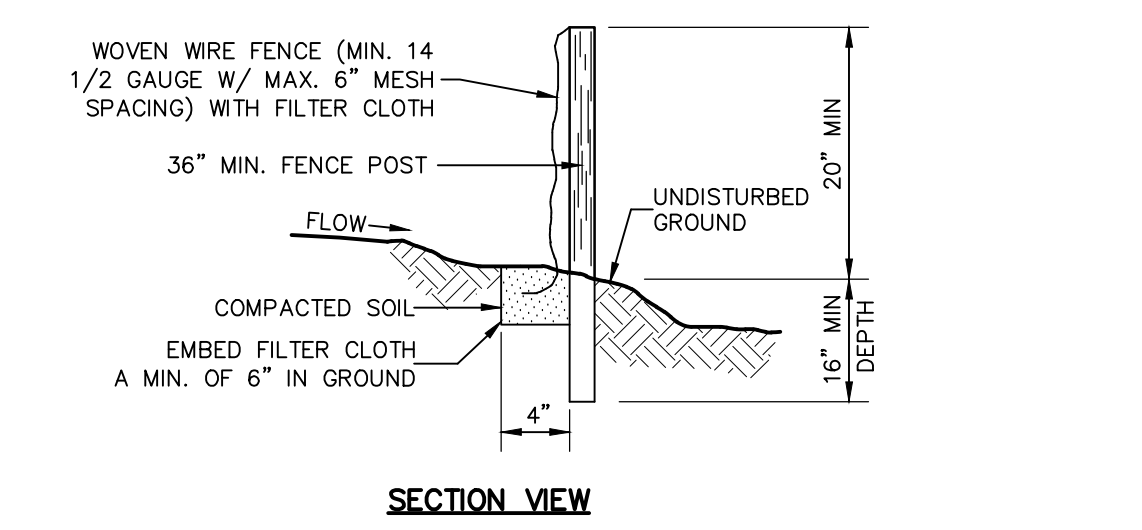
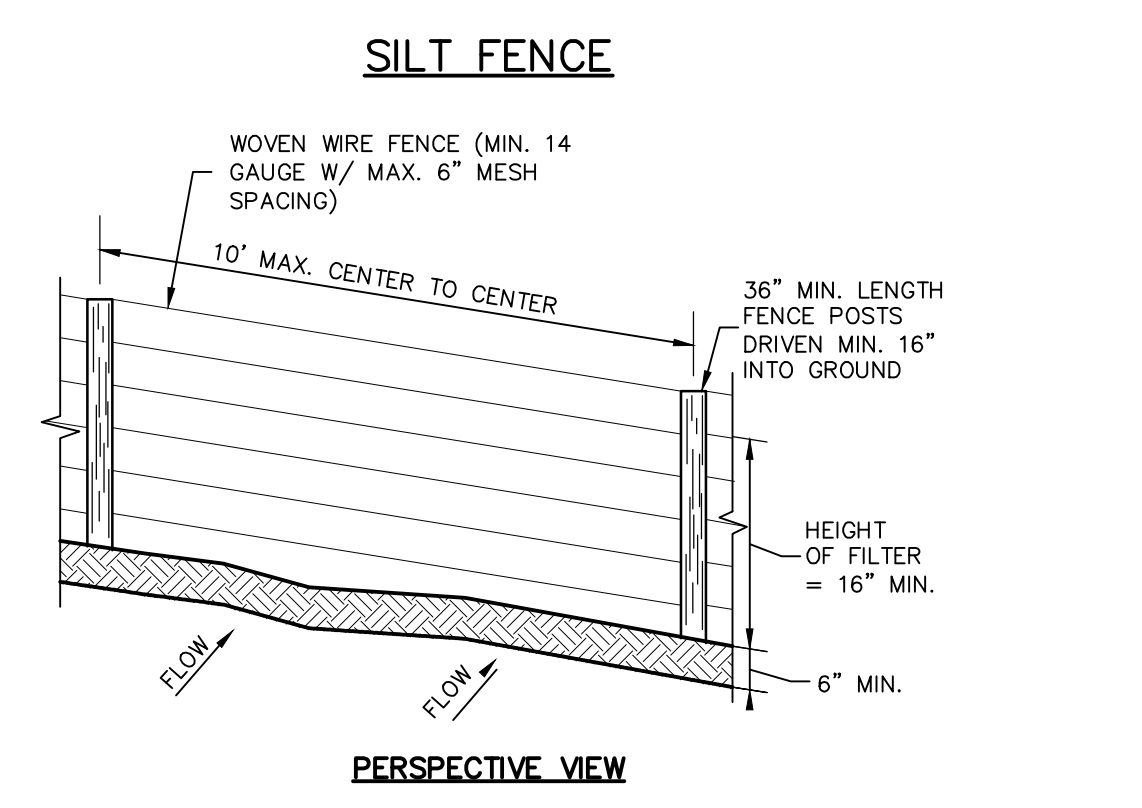
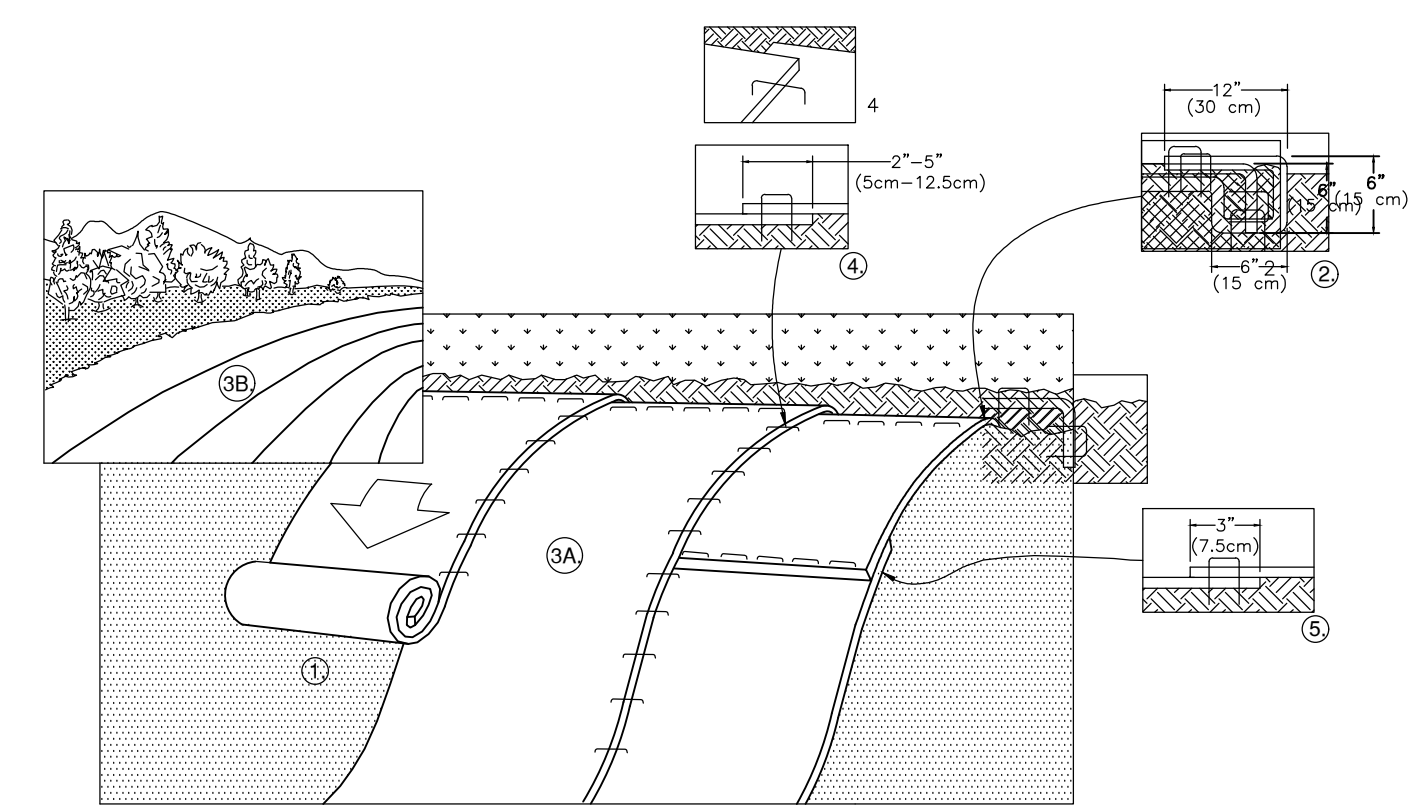
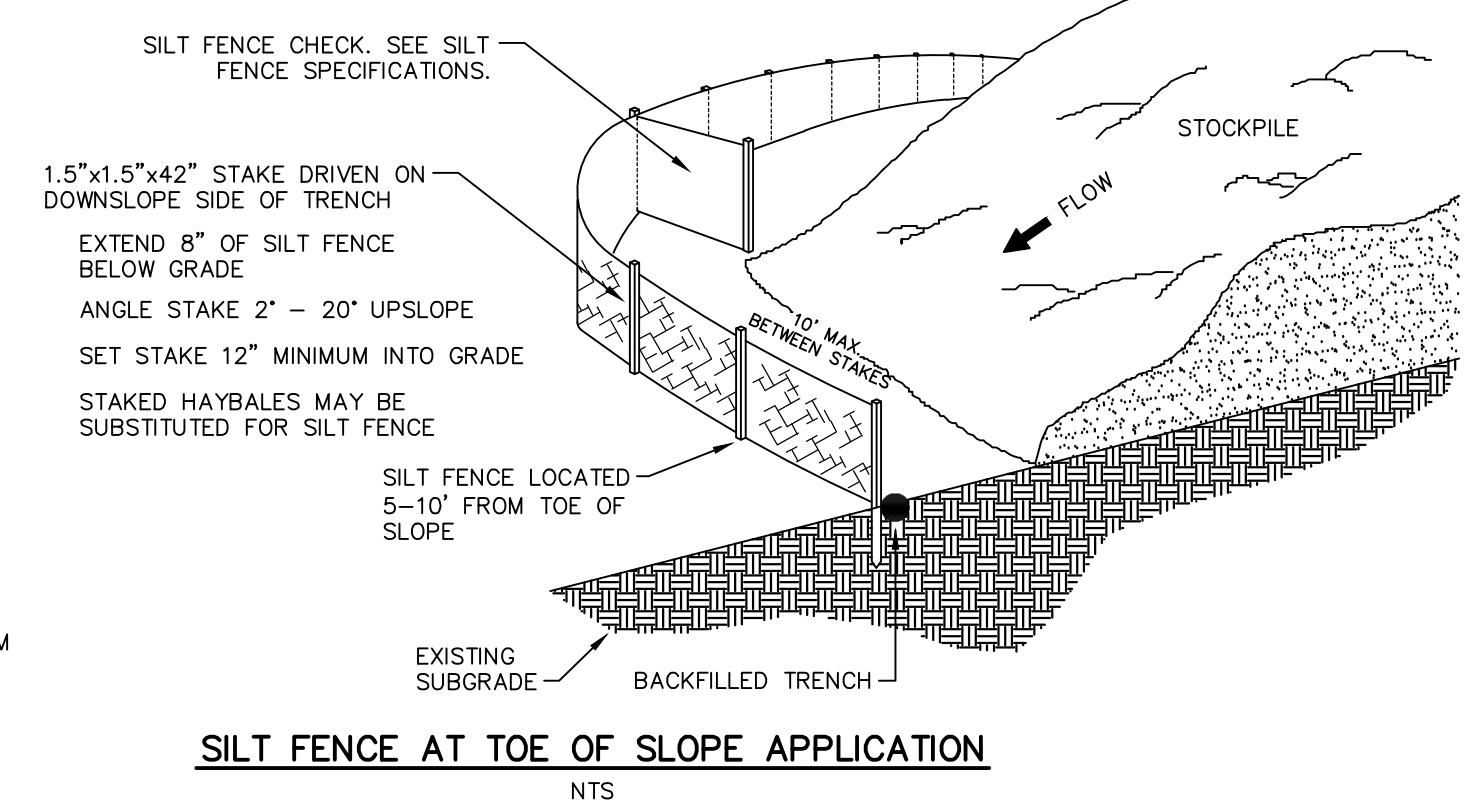
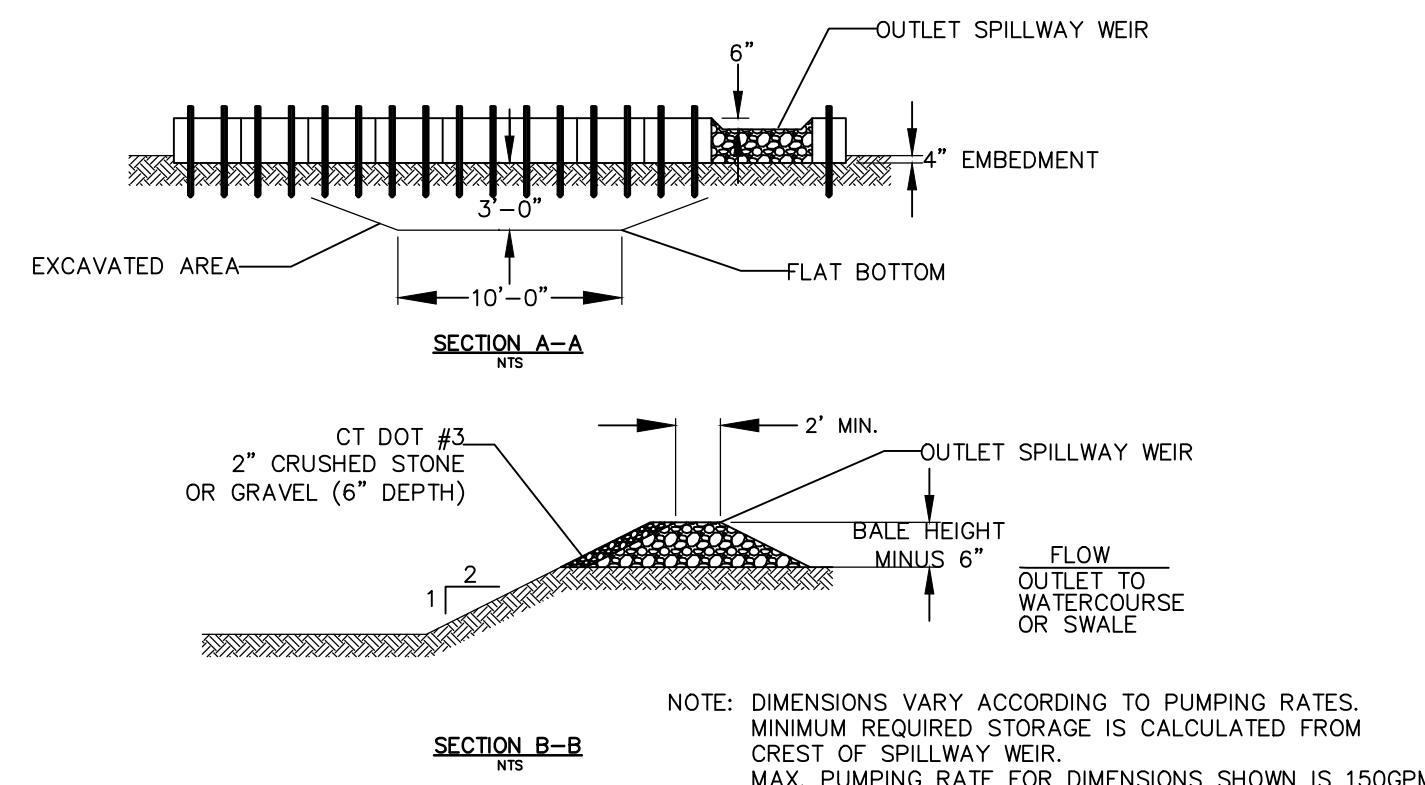
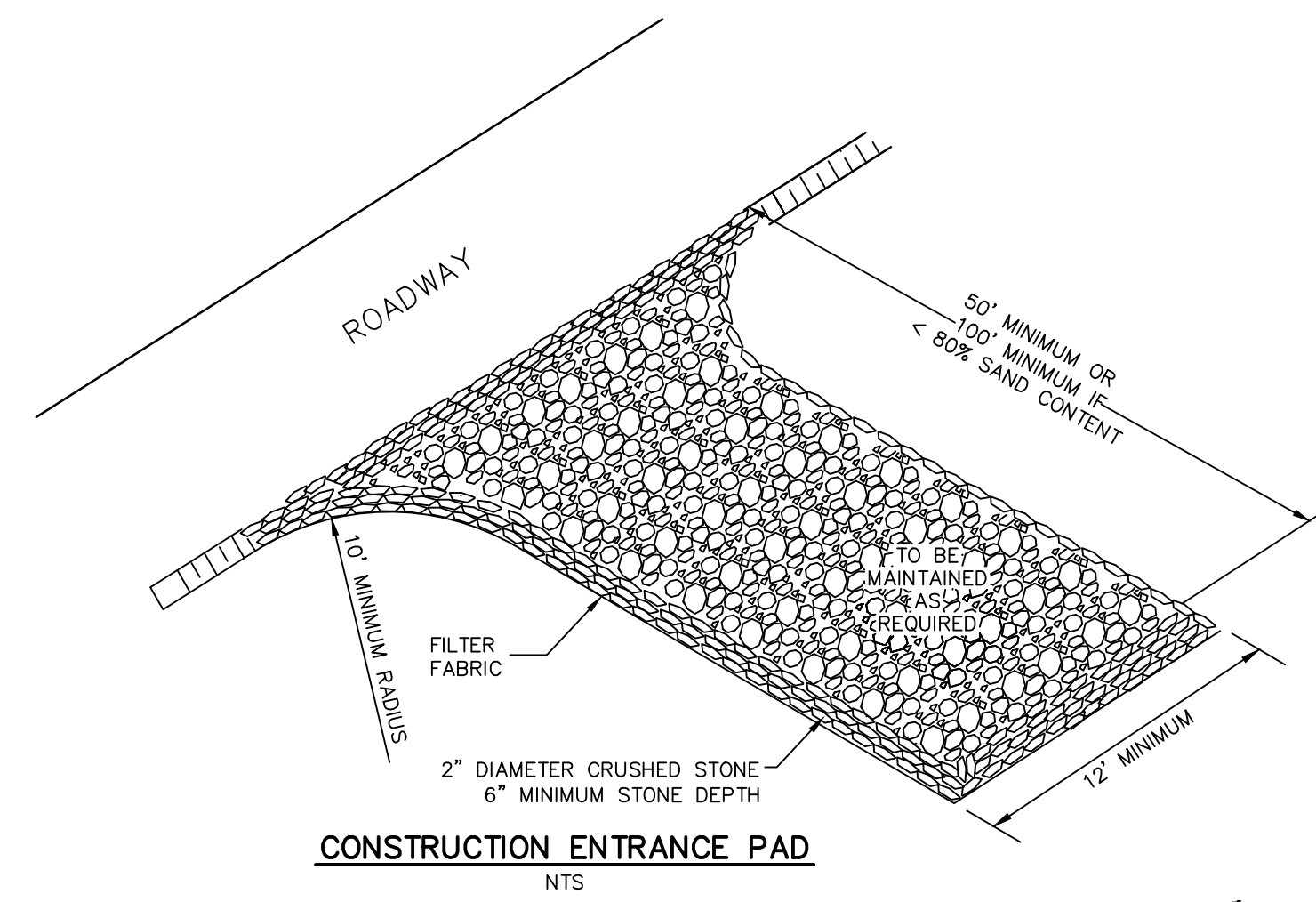
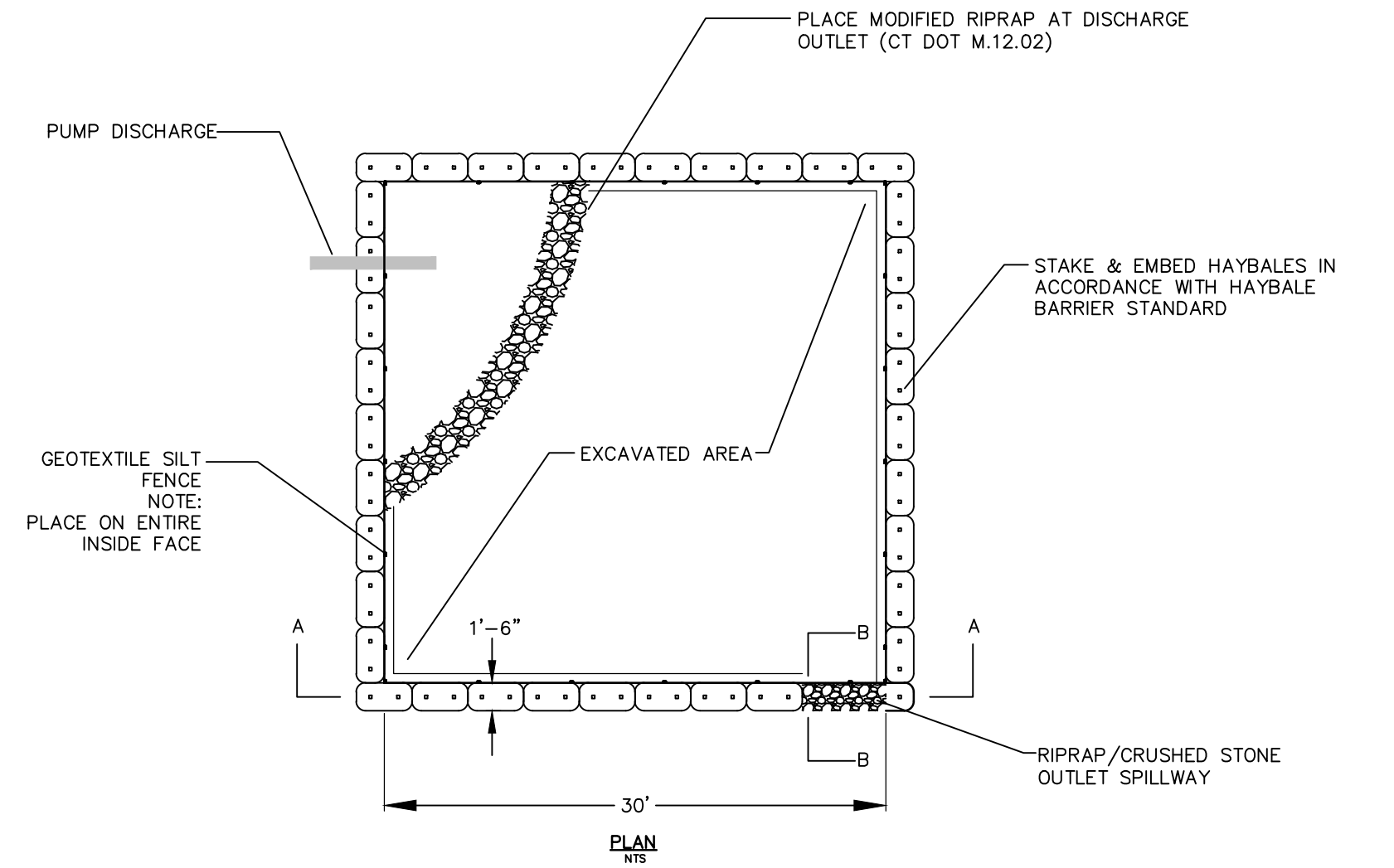
CONSTRUCTION DETAILS

Designed By:	Drawn By:	Checked By:
KLD/PMP	ZBC/RAC	

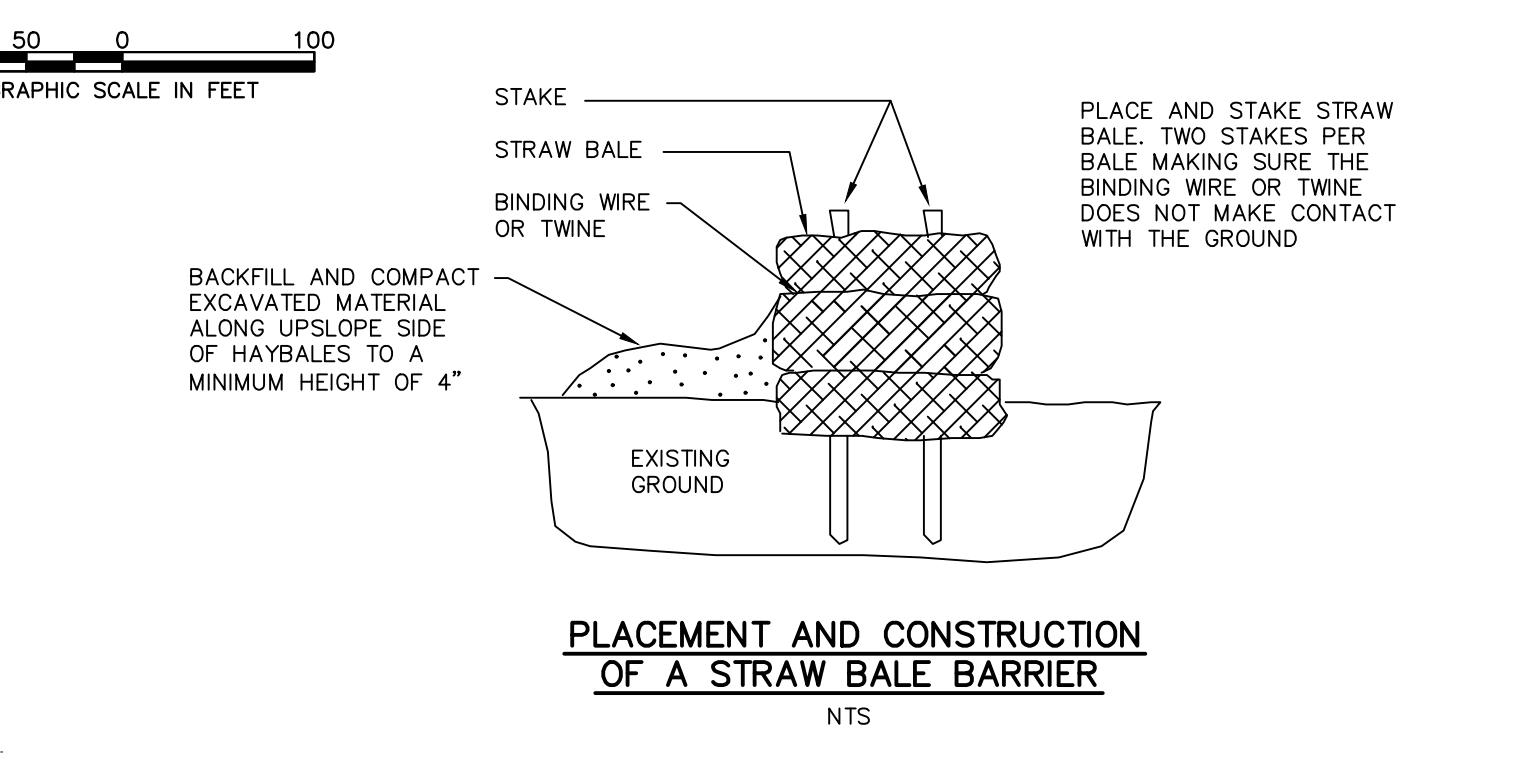
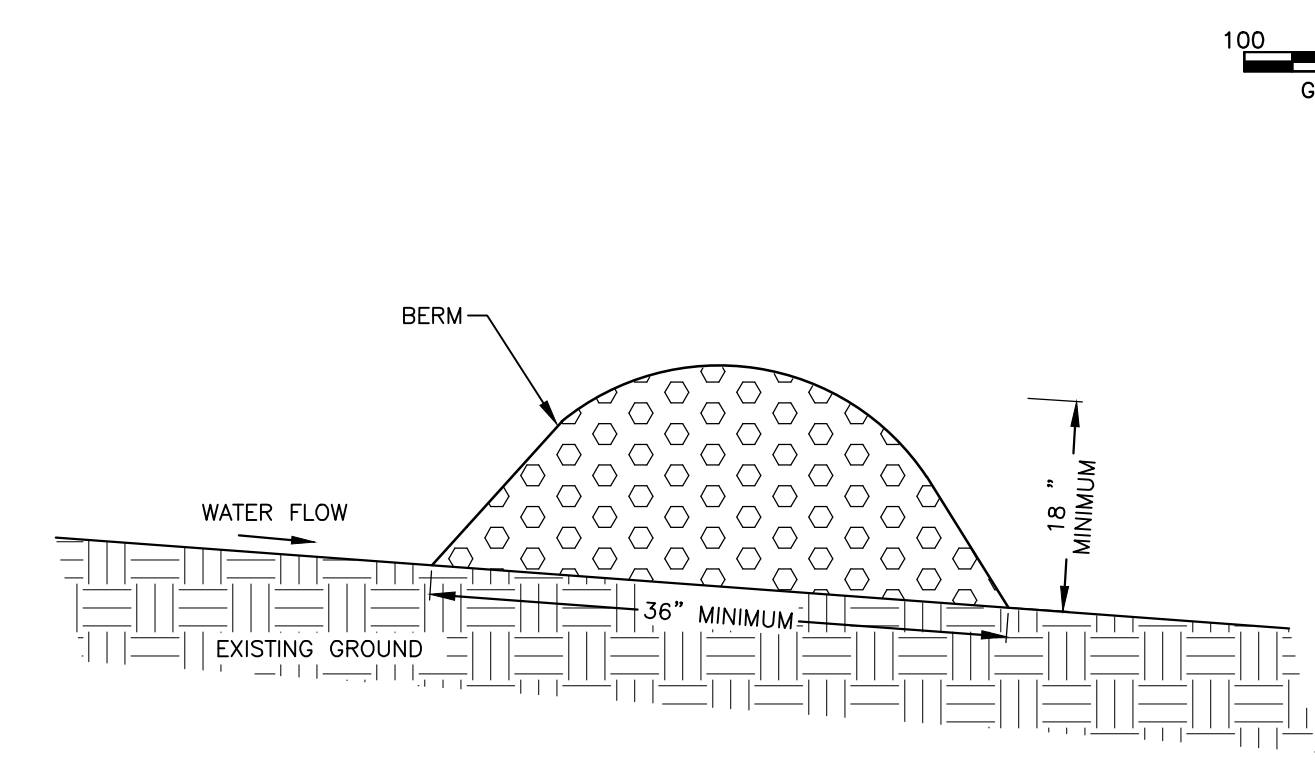
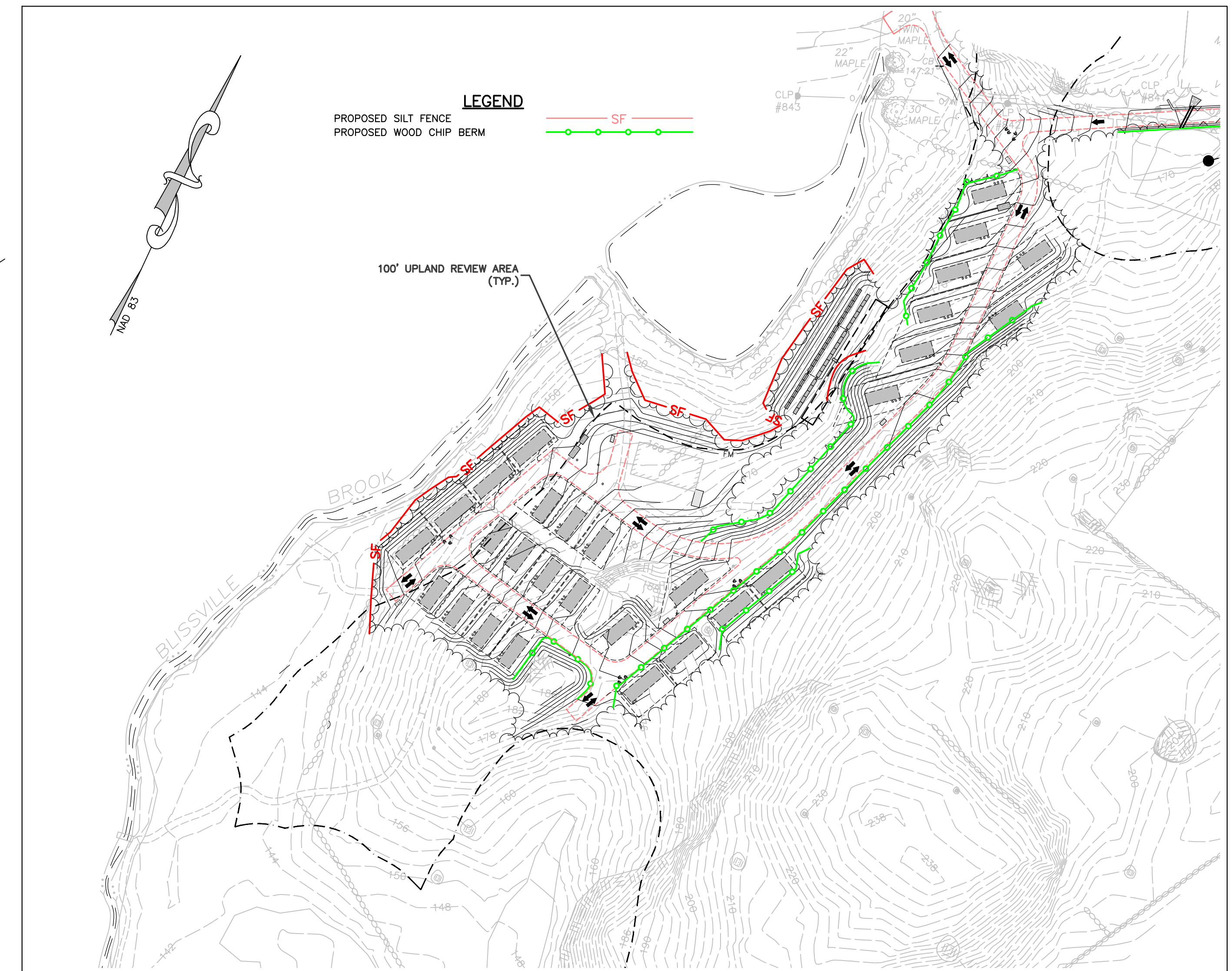
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02/14/2022	063591	AS NOTED

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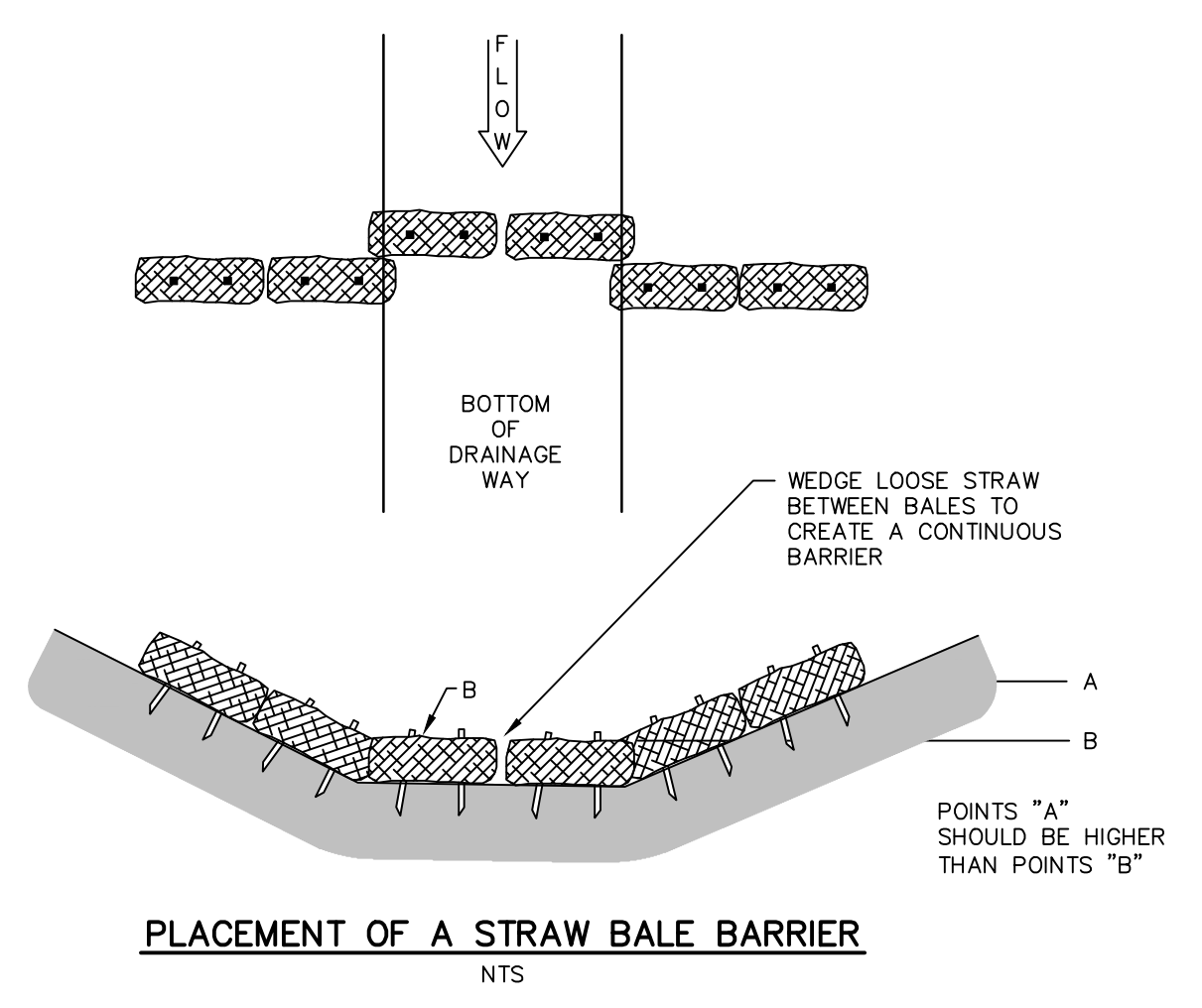
EROSION AND SEDIMENTATION CONTROL DETAILS



- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION, FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED, FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILNKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
 - ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE, AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. (STAPLE PATTERN DEPICTED IS SCHEMATIC ONLY. SEE MANUFACTURER'S LITERATURE FOR REQUIRED STAPLE PATTERNS.)
 - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE.
 - CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
- CRITICAL POINTS**
- A. OVERLAPS & SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES
- NOTES:**
- HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
 - IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS IN EXCESS OF 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.
- EROSION CONTROL BLANKET NTS



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CIA

SITE DEVELOPMENT PLAN PREPARED FOR:

DAVID NOWAKOWSKI

SUNFOX CAMPGROUND
15 KENYON ROAD
LISBON, CONNECTICUT

STATE OF CONNECTICUT
DEPARTMENT OF CONSTRUCTION
LICENSED PROFESSIONAL ENGINEER
No. 21907
2/13/2022

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No.	Submitted / Revision	App'd.	By	Date

EROSION & SEDIMENTATION CONTROL DETAILS

Designed By: KLD/PMP
Drawn By: ZBC/RAC
Checked By: ZBC/RAC

Issue Date: 02/14/2022
Project No: 063591
Scale: AS NOTED

Drawing No.:
SHEET 9

File: V:\PROJECTS\EROSION CONTROL\PROJECTS\PRIVATE\DAVID_NOWAKOWSKI\SUNFOXCAMPGROUND\2019160_NOWAKOWSKI\SUNFOXCAMPGROUND.DWG, 2019160_STP_P01.DWG

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
(APPLICATION #21-005 APPROVED ON 8/17/2021)

TOWN OF LISBON PLANNING AND ZONING COMMISSION

ESTIMATED CONSTRUCTION SCHEDULE

- A. INSTALL EROSION AND SEDIMENT CONTROL SYSTEMS – OCTOBER 2022
- B. ROUGH GRADE SITE – OCTOBER – DECEMBER 2022
- C. INSTALL UTILITIES AND SEPTIC SYSTEMS – MARCH – JUNE 2022
- D. CONSTRUCT ROADWAY – JULY 2023
- F. FINISH GRADE SITE – AUGUST – OCTOBER 2023

PROJECT SEQUENCE

- A. STAKEOUT LIMIT OF DISTURBANCE.
- B. HOLD PRECONSTRUCTION MEETING.
- C. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 (CT) OR CONTACT "DIG SAFE" AT 1-888-344-7233. (MA) TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- D. INSTALL CONSTRUCTION ENTRANCE.
- E. INSTALL TOE OF SLOPE PERIMETER FILTER (SILT FENCE OR HAYBALES) DOWN GRADIENT FROM ALL AREAS OF LAND CLEARING AND CONSTRUCTION ACTIVITY.
- F. PERFORM ALL NECESSARY CLEARING AND GRUBBING OPERATIONS.
- G. EXCAVATE ALL STUMPS LOCATED AND REMOVE TO A STOCKPILE AREA TO BE CHIPPED.
- H. STRIP AND STOCKPILE TOPSOIL IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS.
- I. ROUGH GRADE PROPOSED ROADWAY.
- J. CONSTRUCT SEPTIC SYSTEM.
- K. GRADE CAMP SITES.
- L. INSTALL UTILITIES
- M. INSTALL AND GRADE ROADWAY SUBBASE.
- N. INSTALL PROCESSED AGGREGATE IN CAMP SITES
- O. FINISH GRADE ROADWAY.
- P. COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS.
- P. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

NOTES:

- SEVERAL OF THE ABOVE ACTIVITIES MAY BE DONE SIMULTANEOUSLY.
- THE DEVELOPMENT IS EXPECTED TO PROCEED WITH STABILIZATION OCCURRING AS GRADING PROCEEDS. DISTURBANCE IS NOT EXPECTED TO EXCEED ONE(1) ACRE AT ANY ONE TIME. A SEDIMENT TRAP, PER CT SEDIMENT AND EROSION CONTROL MANUAL, MUST BE INSTALLED IF MORE THAN ONE(1) DISTURBED ACRES WILL DISCHARGE TO ONE AREA.

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 HELP FREE TIRES OF SOIL WHEN 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.
- O. 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.
- P. 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 SECTIONAL AREA OF 1.5 SQUARE INCHES OR STEEL POSTS WITH A MINIMUM WEIGHT OF 0.5 POUNDS PER LINEAR FOOT.

SILT FENCE SPECIFICATIONS

- A. 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.
- 6. 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 MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CIA COMPANIES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
- 7. CONTACT "CALL BEFORE YOU DIG" AT 811 OR 1-800-922-4455 TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- 8. FIRE LANES, IF REQUESTED BY THE FIRE MARSHAL, SHALL BE INSTALLED AND MAINTAINED ON SITE IN ACCORDANCE WITH TOWN ORDINANCE OR STANDARDS IN FORCE.
- 9. THE CONTRACTOR SHALL NOTIFY THE TREE WARDEN BEFORE REMOVING OR PRUNING ANY TREES THAT STAND ON TOWN OF LISBON PROPERTY.
- 10. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI, ADA, CT BASIC BUILDING CODE, TOWN OF LISBON STANDARDS IN FORCE AS DIRECTED BY THE TOWN BUILDING OFFICIAL.

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.

NAME DAVID NOWAKOWSKI
ADDRESS 15 KENYON ROAD, LISBON, CT
TELEPHONE # (860)-376-1081

MAINTENANCE LOG

LOCATION	DESCRIPTION	DATE	INITIALS

PROJECT DATES _____ DATE _____ INITIALS _____

PROJECT GROUNDBREAKING _____

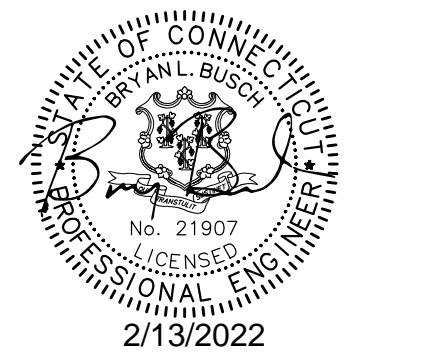
FINAL STABILIZATION _____

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CIA
101 East River Drive, 1st Floor
East Hartford, CT 06108
860-885-1055 | www.ciacompanies.com

SITE DEVELOPMENT PLAN
PREPARED FOR:

DAVID NOWAKOWSKI
SUNFOX CAMPGROUND
15 KENYON ROAD
LISBON, CONNECTICUT



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No.	Submittal / Revision	App'd.	By	Date
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No.	Submittal / Revision	App'd.	By	Date

EROSION &
SEDIMENTATION
CONTROL
NARRATIVE & NOTES

Designed By: KLD/PMP Drawn By: ZBC/RAC Checked By:

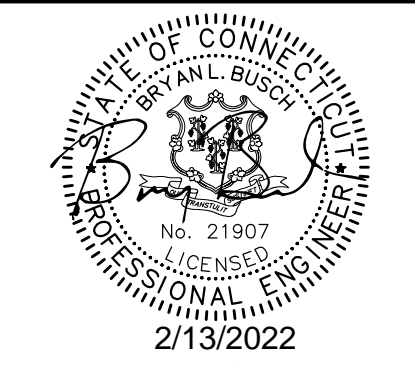
Issue Date: 02/14/2022 Project No: 063591 Scale: AS NOTED

Drawing No.:

SHEET 10

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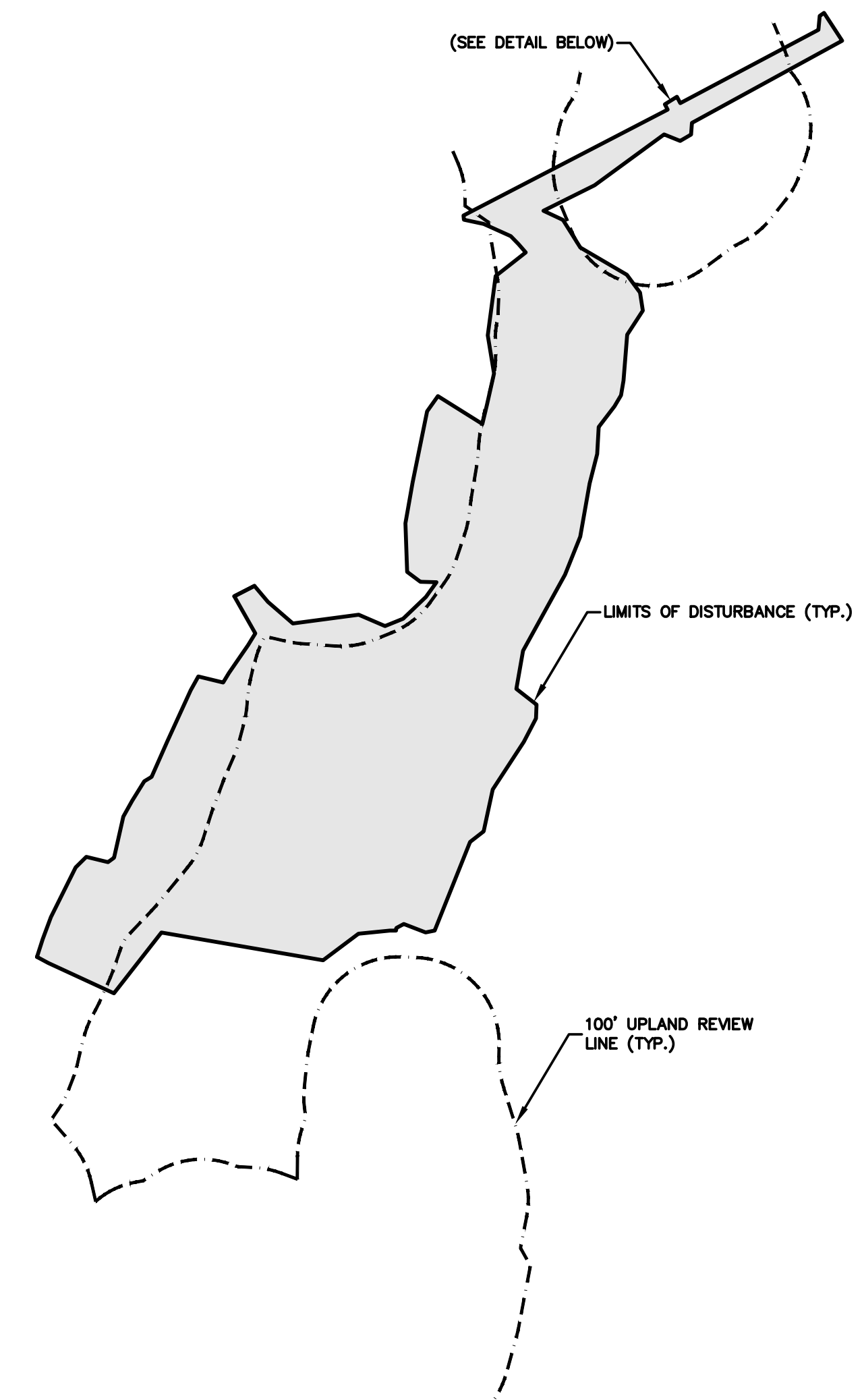
SITE DEVELOPMENT PLAN
 PREPARED FOR:
 DAVID NOWAKOWSKI
 SUNFOX CAMPGROUND
 15 KENYON ROAD
 LISBON, CONNECTICUT



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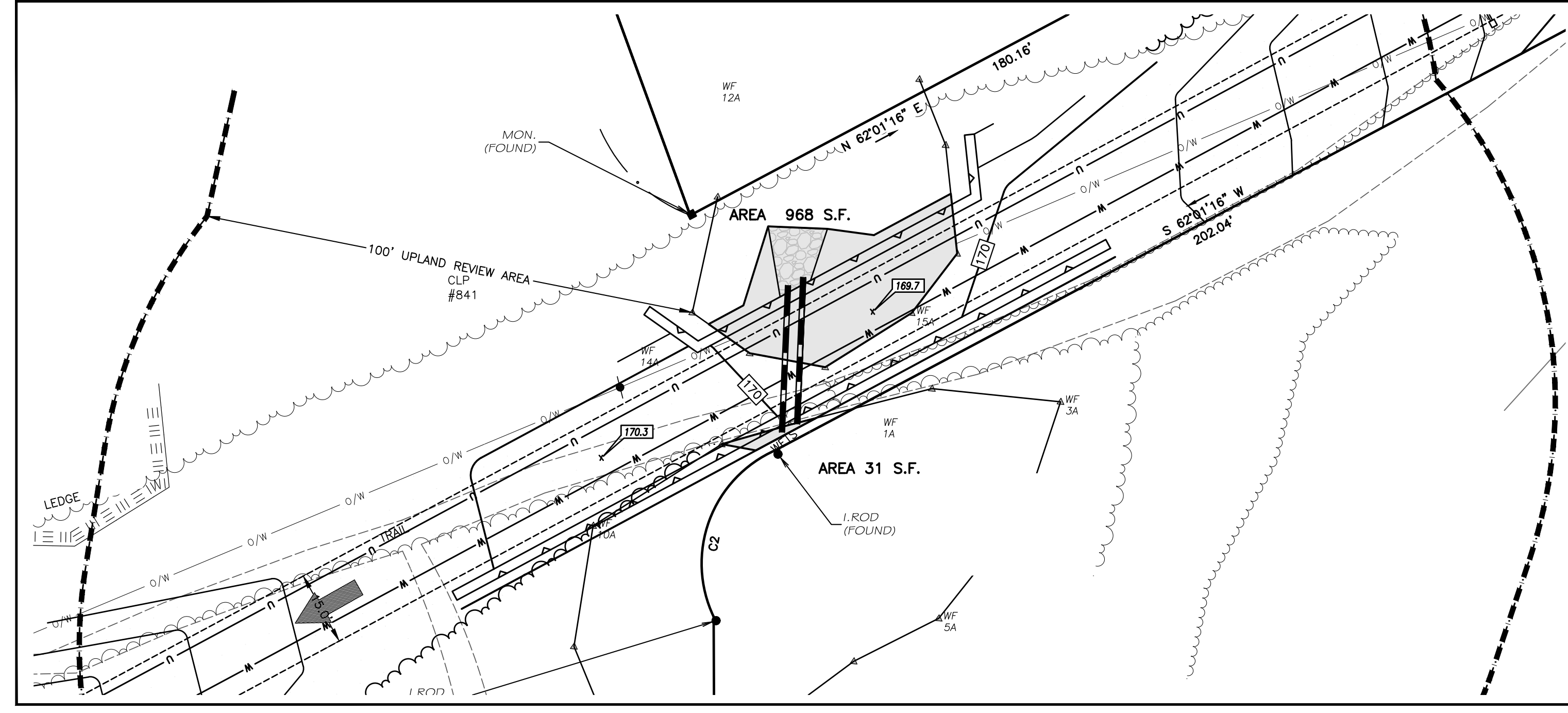
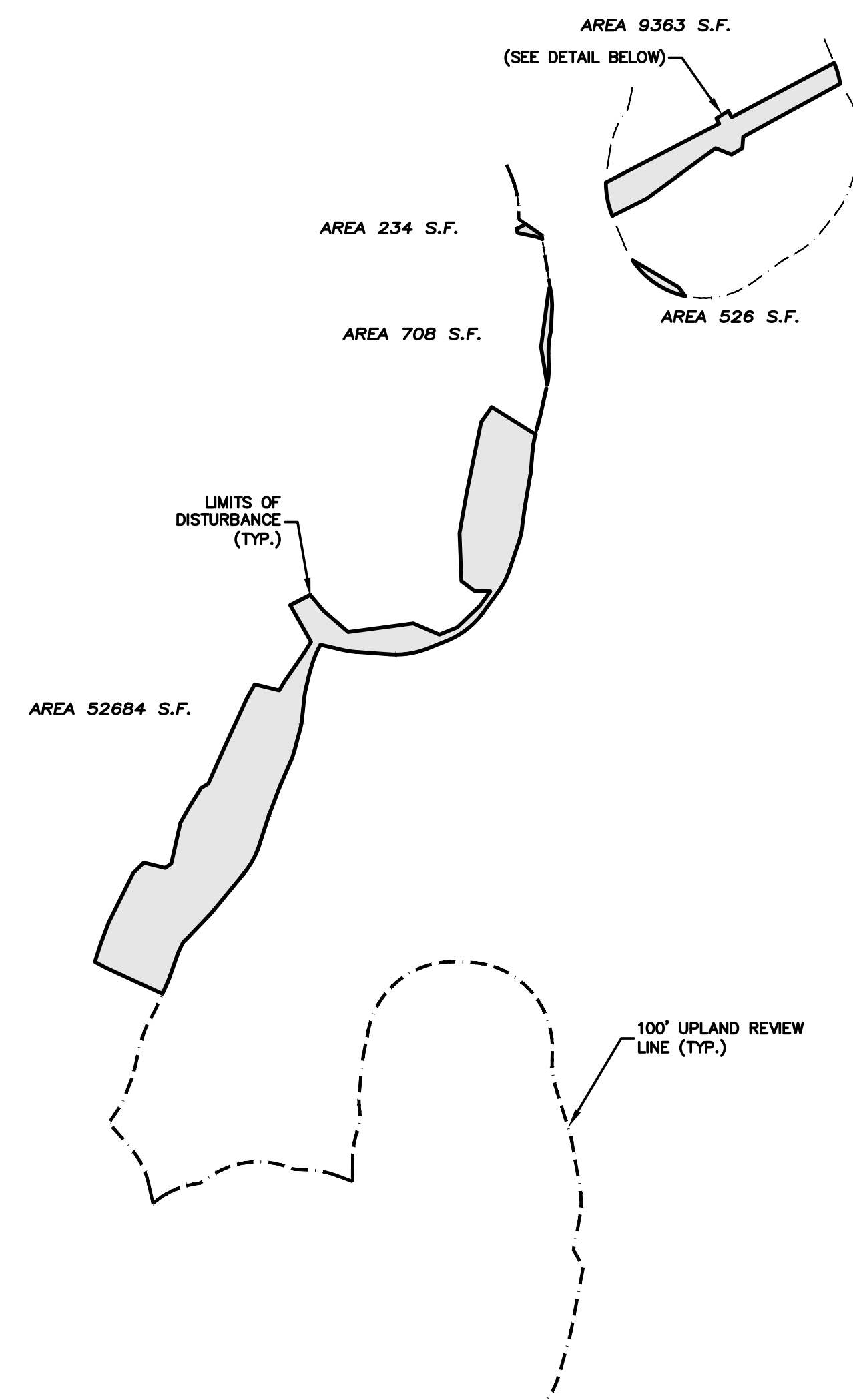
TOTAL AREA OF DISTURBANCE

AREA 248764 S.F.



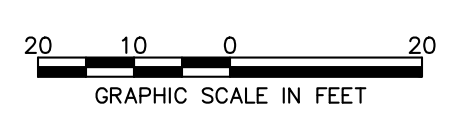
TOTAL AREA OF DISTURBANCE UPLAND REVIEW

TOTAL AREA 63,515 S.F.



WETLAND IMPACT AREA DETAIL

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
- TREELINE
- PROPOSED CLEARING LIMIT
- 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

No.	Submittal / Revision	App'd.	By	Date

IMPACT ESTIMATES

Designed By:	Drawn By:	Checked By:
KLD/PMP	ZBC/RAC	
Issue Date:	Project No:	Scale:
02/14/2022	063591	1" = 20'

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