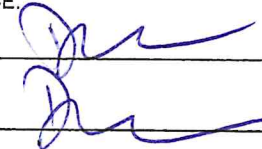



**TOWN OF LISBON
SPECIAL PERMIT APPLICATION**

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

- APPLICANT: SUNFOX CAMPGROUND, LLC - DAVID NOWAKOWSKI TELEPHONE: 860-376-1081
ADDRESS 15 KENYON ROAD EMAIL: dave@sunfoxcampground.com
- APPLICANT'S AGENT (IF ANY): _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- OWNER / TRUSTEE: _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- ENGINEER/ SURVEYOR/ ARCHITECT: CHA Companies-Kathryn DeCarli TELEPHONE: 860-885-1043
- ADDRESS 101 East River Drive, 1st Floor, East Hartford, CT 06108 EMAIL: kdecarli@chacompanies.com

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S) AND SITE PLAN PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND ORDINANCES.
2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, AND/OR ITS CONSULTANT(S) TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.
3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LISBON LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT  PRINTED NAME OF APPLICANT/AGENT DAVID NOWAKOWSKI
DATE: 9/27/21

SIGNATURE/RECORD OWNER  PRINTED NAME/RECORD OWNER DAVID NOWAKOWSKI
DATE: 9/27/21

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS AND/OR LOCATION OF PROPERTY:
15 KENYON ROAD
MAP /BLOCK /LOT: Map 73 Block 9 Lot 38
VOLUME/ PAGE: Volume 156, Page 563

PROJECT NAME: SUNFOX CAMPGROUND EXPANSION ACREAGE: 63.1 ZONING DISTRICT: R-60
LOT IN SQUARE FEET: 2,748,636 TOTAL FLOOR AREA IN SQUARE FEET: _____

PROJECT DESCRIPTION, APPLICABLE REGULATIONS, AND PROPOSED STATEMENT OF APPROPRIATENESS OF USE:
SEE ATTACHED

=====

APPLICATION SUBMITTAL DATE: _____ FEE(S) PAID: _____
OFFICIAL DAY OF RECEIPT: _____
*P & Z COMMISSION ACTION: _____ DATE: _____
CHAIR'S SIGNATURE: _____

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH THE PROVISIONS OF SECTION 2.3.3 AND ANY CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

Zoning Enforcement Officer DATE: _____ Rev. 12/17

(* Any conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached. No approved special permit shall be effective until a copy of the Notice of Approval and Grant of Special Permit is duly recorded in the land records of the Town.)



September 2021

Special Permit application to the Town of Lisbon Planning & Zoning Commission
Sunfox Campground
15 Kenyon Road

Project Description

Sunfox Campground operates a previously permitted seasonal campground at 15 Kenyon Road in Lisbon, Connecticut. The parcel (Map 73, Block 9, Lot 38) is 63.1 acres, located in the R-60 zone, and is bisected by Blissville Brook. The existing campground consists of 86 campsites, one single family home, one camp store, and recreational areas including an in-ground pool, playground, swimming pond, bounce pad, etc. located on the west side of Blissville Brook. The portion of the parcel located on the east side of Blissville Brook is currently undeveloped and utilized as passive recreation area. The owner of Sunfox Campground, Mr. Nowakowski, met with this Commission in February 2019 for an informal pre-application meeting regarding this expansion project. As a result of that discussion, it was determined that a secondary egress driveway would be required to satisfy the campground regulations. A traffic study was completed in 2019 to inform the design of that emergency access road. A copy of the traffic study is attached. The project includes expansion of the campground to the eastern portion of the parcel. Expansion has been divided into two phases due to the state permitting requirements of large subsurface septic systems. Phase I includes 32 new campsites, the associated gravel access road, and utilities to service the new campsites (water, sewer, communication, electric). Phase II includes an additional 21 sites south of Phase I. Phase II will not proceed until accurate water usage data from Phase I is available. No permanent exterior lighting is included in this proposed expansion.

Applicable Regulations

Section 10.8 Seasonal Campground

Proposed Statement of Appropriateness of Use

Expansion of the existing seasonal campground use of the property within the R-60 zone appears to meet the intent of the town zoning regulations.

Other Reviews/Approvals (see attached)

Jewett City Water – water service available

CT Department of Public Health and Uncas Health District – review of subsurface septic system

Town of Lisbon Conservation Commission – approval received on 8-24-2021

RECEIVED
8 pp
SEP 28 2021
2:11:55 am
TOWN CLERKS OFFICE
TOWN OF LISBON
Aurice Brock

EXISTING CAMPGROUND ENTRANCE
(15 KENYON ROAD)



STINAD ROAD

KENYON ROAD

PROPOSED EMERGENCY
ACCESS DRIVEWAY

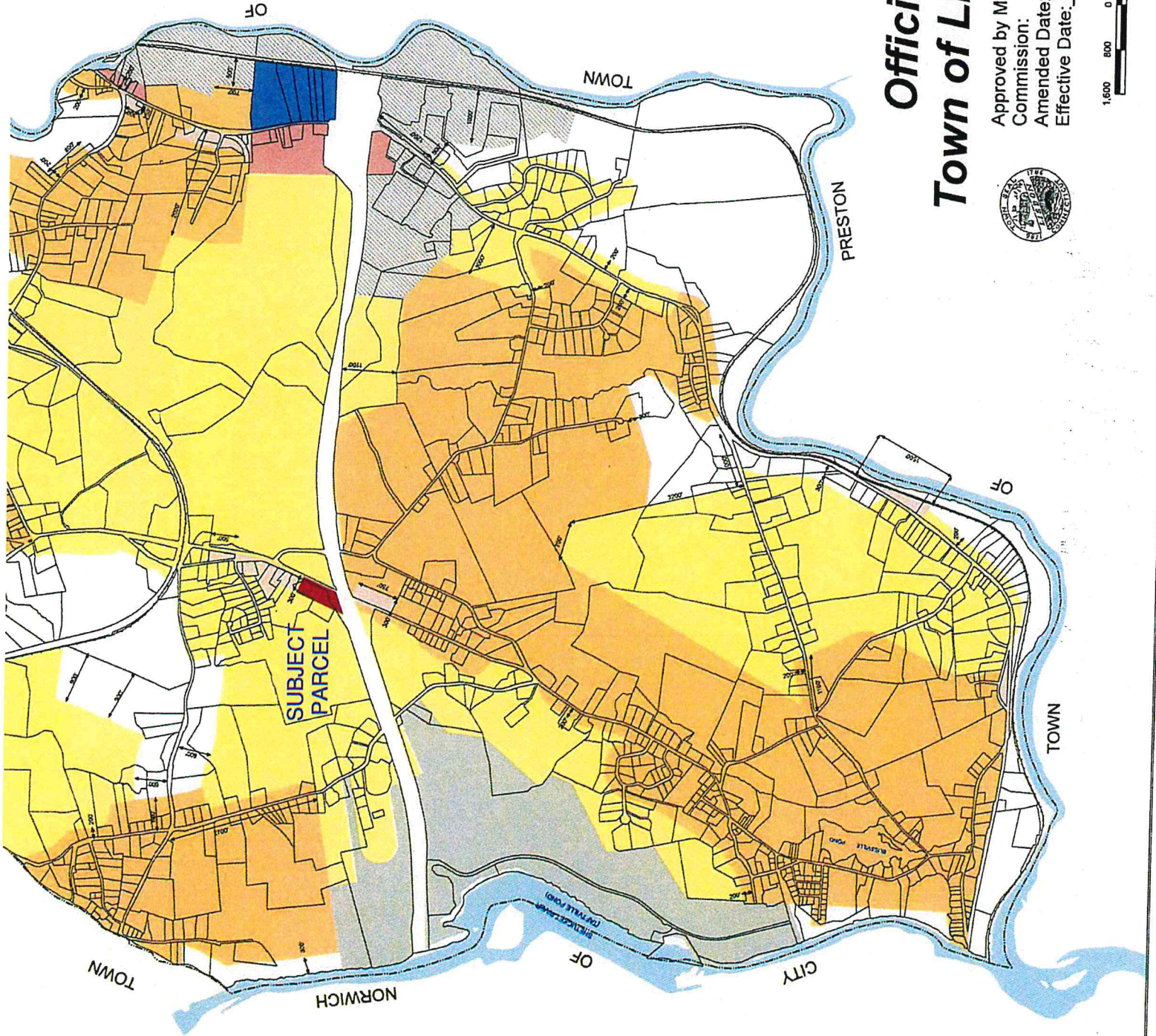
PROPOSED PHASE 1
(32 SITES)

PROPOSED PHASE 2
(21 SITES)

EXISTING CAMPGROUND
(86 SITES)

CT-169





Zoning Districts

- R-80
- R-60
- R-40
- BV-I
- BV-II
- BV-III
- BV-IV
- I
- IP

Official Zoning Map Town of Lisbon, Connecticut

Approved by Motion of the Lisbon Planning & Zoning
Commission:
Amended Date: December 1, 2020
Effective Date: January 2, 2021



The Jewett City Water Company



PO Box 1088
Enfield, CT 06083-1088
Tel.: (800) 430-8073
Fax: (860) 749-5381

March 17, 2021

Sunfox Campground LLC
15 Kenyon Road
Lisbon, CT 06351

Re: Water Service Availability for Expansion of Sunfox Campground

Water service is available for the above proposed development; however The Jewett City Water Co. (Company) is unable at this time to determine the adequate supply of water for the proposed development. The calculations for estimated usage for domestic have been provided to the Company. These flows are needed to ensure the current system is sized to deliver the water that would be needed for domestic usage flow condition.

For projects that would require review of site plans, additions of water mains, services, inspections and testing of mains and services. The Company requires an Engineer Study Agreement. Under this agreement the Developer shall pay the Company an advance fee(\$6,500.00) to be used by the Company for review of the project, which may included but not limited to, outside Engineering studies, inspections and testing of mains and services, flow testing of existing mains and Legal fees, that will be required for the project.

The Company to date has not received a set of plans for the project. Once a set of plans is received, a Draft Engineers Study Agreement forwarded to you, to be filled out and returned to the Company for completion of the agreement. Once this is completed a final Engineers Study Agreement will be forwarded for signatures. When the agreement is signed and the advance fee has been paid, the Company will be contacting you, to work out the specifics of the project related to water service.

If you have any further questions regarding this matter, do not hesitate to contact me at 800 430-8073.

Sincerely,

Robert Sherwood

Robert Sherwood, Executive Vice President
Jewett City Water Company

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH



Deidre S. Gifford, MD, MPH
Acting Commissioner

Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Environmental Health Section

July 1, 2021

Albert Gosselin, RS
Uncas Health District
401 West Thames Street, Suite 106
Norwich, CT 06360

Re: Sunfox Campground, 15 Kenyon Road, Lisbon, CT

Dear Mr. Gosselin:

This Department has reviewed the large subsurface sewage disposal system (SSDS) plans for the Phase 1 expansion of the Sunfox Campground. The plans were prepared by CHA Companies (sealed by Bryan L. Busch, PE) and the eleven-sheet plan set is dated November 20, 2020, and the sheets that include the SSDS design information and layout were last revised on June 15, 2021. The plans were submitted to the Department for a large SSDS review and approval in accordance with Public Health Code (PHC) Section 19-13-B103d (c), and for a central SSDS exception pursuant to PHC Section 19-13-B103d (a) (2) (A).

The central SSDS is technically preferable, and the exception has been granted (attached). The SSDS plans are satisfactory and generally in accordance with the provisions of the code. This Department hereby APPROVES the plans with the following stipulations:

1. The central SSDS will serve the Phase 1 campground expansion sites (#1 – #32) and the system has been sized to handle a future 4-bedroom residential building. The design flow for the existing campground and the Phase 1 expansion is slightly below the current 7,500 gallon per day (GPD) jurisdiction limit for the Department/Uncas Health District. Sites with SSDS design flows exceeding 7,500 GPD are under the jurisdiction of the Department of Energy and Environmental Protection (DEEP). Uncas Health District shall not approve a separate SSDS for the house or submit to the Department a new central SSDS exception application to allow the house to tie into the Phase 1 SSDS until a determination is made that the site design flow doesn't exceed 7,500 GPD. It should be noted that the site design flow was calculated based on 2018 water usage data, and the Department has been advised that the pro-rated design flow per camp unit site is anticipated to drop significantly due to an ongoing water leak detection and elimination program.
2. The SSDS plans show camp unit sites and a separate SSDS area for a Phase 2 campground expansion (sites #33 – #53). A separate central SSDS exception application to the Department will be needed for the Phase 2 expansion, and as noted in stipulation #1, it will need to be demonstrated the site design flow doesn't exceed the DEEP jurisdictional threshold, which is currently 7,500 GPD.



Phone: (860) 509-7296 • Fax: (860) 509-7295
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, MS#12SEW, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

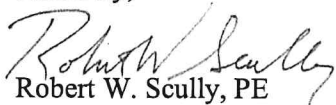
Affirmative Action/Equal Opportunity Employer



3. The SSDS plans cite the need for additional confirmation deep test pits down-gradient of the leaching system. Uncas Health District shall not approve the SSDS Approval to Construct until the test holes have been completed and it is confirmed restrictive layers are consistent with the basis of design. Shallower restrictive layers than those in the leaching system will require the design engineer to re-evaluate/revise the Minimum Leaching System Spread calculations. Deep test pits are also to be conducted in the tankage (septic tank, pump chamber) areas to confirm there are no concerns with ledge rock.
4. The Department and Uncas Health District have been provided a letter from Jewett City Water Company that notes water availability and the need for an engineering study to finalize the water supply arrangements. It is strongly recommended this be addressed sooner rather than later.
5. The pump chamber high level alarm shall be both audible and visual and shall readily alert campground officials of alarm conditions. Pump chamber electrical work shall be permitted and approved by the Lisbon Building Official.
6. A sieve test shall be conducted on the select fill placed in the leaching system area to confirm compliance with plan/code specifications.
7. The permit to discharge shall cite maintenance requirements for the septic tanks.

The Department recommends the Uncas Health District approve the SSDS plans with the above noted stipulations. If you feel any item has not been satisfactorily addressed, please contact me.

Sincerely,



Robert W. Scully, PE
Supervising Sanitary Engineer
Environmental Engineering Program

C: Katey DeCarli, PE, CHA Companies

Lisbon Kenyon Road 15 Large SSDS AMD

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Deidre S. Gifford, MD, MPH
Acting Commissioner



Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Environmental Health Section

NOTICE OF EXCEPTION

An exception is hereby granted to the requirements of Section 19-13-B103d (d) of the Connecticut Public Health Code for a central subsurface sewage disposal system serving 32 new camping unit sites that are part of the Phase 1 expansion of the Sunfox Campground located at 15 Kenyon Road in the Town of Lisbon, CT. A central system has been found to be technically preferable for the following reasons:

1. The central subsurface sewage disposal system will simplify maintenance.
2. The central subsurface sewage disposal system will provide for improved treatment and distribution of effluent.

Recorded at the Department of Public Health, Hartford, Connecticut.

Handwritten signature of Robert W. Scully in blue ink.

Robert W. Scully
Supervising Sanitary Engineer
Environmental Engineering Program

July 1, 2021

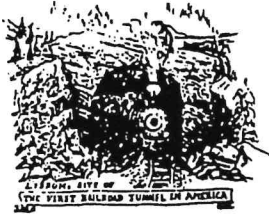
Date



Phone: (860) 509-7296 • Fax: (860) 509-7295
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, MS#12SEW, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

Affirmative Action/Equal Opportunity Employer





CONSERVATION COMMISSION
TOWN OF LISBON
1 Newent Road
Lisbon, Connecticut 06351

NOTICE OF DECISION

TOWN OF LISBON
CONSERVATION COMMISSION

At the Regular Meeting of the Town of Lisbon Conservation Commission held at Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut on Tuesday, August 17, 2021, the following actions were taken:

1. Application #21-003 – Robert Adams, 58 Kinsman Hill Road, to construct a driveway crossing through intermittent, seasonal streams. APPROVED WITH CONDITIONS
2. Application #21-005 – Sunfox Campground, 15 Kenyon Road, for construction of 32 new campsites with associated access road and utilities. APPROVED WITH CONDITION

Dated at Lisbon, Connecticut this 24th day of August, 2021.

Richard Hamel, Chairman
Lisbon Conservation Commission

RECEIVED FOR RECORD AT LISBON
CT ON 08/24/2021 AT 11:40am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi

RECEIVED
2 11:15am
SEP 28 2021
3 pgs
TOWN CLERKS OFFICE
TOWN OF LISBON
Maribel Nochi

TOWN OF LISBON
SITE PLAN CHECKLIST

A. INFORMATION TO BE SUBMITTED WITH THE APPLICATION FOR SITE PLAN REVIEW
ASSOCIATED WITH ZONING PERMIT AND/OR SPECIAL PERMIT APPROVAL

- Complete application on the form provided by the Town.
- Proof that application has been made to, or permit obtained from, the Conservation Commission for any regulated activity under Connecticut General Statute §22a-42.
- Fee in accordance with the Town of Lisbon Fee Ordinance, as amended
- A soil erosion and sediment control plan and accompanying information in accordance with sections 10.16 and/or 10.4 of the zoning regulations, inclusive and as amended, for development when the disturbed area of such activity or development as the case may be, is cumulatively more than one-half acre.

It is the developer's or contractor's obligation to maintain consistency with all Storm-water discharge permits issued by the DEEP within the municipal boundary pursuant to Connecticut General Statutes §22a-430 and 22a-430b and obtain authorization under DEEP's General Permit for the Discharge of Storm-water and Dewatering Wastewaters Associated with Construction Activities ("Construction General Permit") if their development or redevelopment project disturbs one or more acres of land, either individually or collectively, as part of a larger common plan, and results in a point source discharge to the surface waters of the state. A copy of the Storm-water Management Plan or Storm-water Pollution Control Plan (required by the Construction General Permit) as the case may be, shall be provided to the Town of Lisbon by the applicant upon request.

- N/A Renderings and elevations of proposed buildings 1) in the case of special permit applications and 2) to address the requirements of section 10.13, inclusive, regarding development in the Business Village and Industrial districts. In the case of all site plan reviews for other uses and zones, a rendering of any proposed building shall be supplied, with siding materials specified (front, side, and rear elevations shall also be shown).
- N/A For all wireless telecommunications facilities proposed provide reports, design drawings and other information required under section 10.17, inclusive.
- N/A Where significant risk of degradation of surface or ground water supplies may exist, submission of an evaluation of the impact of the proposals on existing and potential surface and ground drinking water supplies, prepared by a qualified hydrogeologist or other professional acceptable to the commission.
- An estimate of the costs for improvements shown on the site plan and provided for in the special permit.
- The Commission may require evaluation reports by commission-approved independent professionals and other experts, including and not limited to: traffic engineers, hydrologists, soil scientists, geologists.
- Storm water drainage calculations for pre and post development.

- Provide proof that applications will be made, or have been obtained, for any required Certificates of Public Convenience and Necessity required by Connecticut state statute.

- B. ITEMS TO BE INCLUDED ON THE SITE PLAN: PLAN SIZE SHALL BE 24" x 36" at 1"=40'. THE SITE PLAN SHALL BE PREPARED BY A CONNECTICUT REGISTERED PROFESSIONAL SURVEYOR, ENGINEER, OR OTHER APPROPRIATE PROFESSIONAL; P.E. STAMP IS REQUIRED FOR ANY GRADING, PAVING, DRAINAGE, ROAD CONSTRUCTION, OR MUNICIPAL IMPROVEMENT WORK.
 - Name and address of owner of record, address of property, name of applicant.
 - Legend
 - Type size no smaller than .08" or equivalent of 80 LEROY.
 - North arrow (orientations shall be consistent), graphic scale, name of person preparing plan, date of drawing, any revision dates with description of revisions.
 - Property boundaries, dimensions, and area.
 - Map references and prior permits, variances, and the like.
 - Signature/Date Block for the chairperson of the Planning and Zoning Commission
 - Site data table to address section 8, including lot size, density, frontage, yards, buildable area, parking, building coverage, impervious area coverage, and building height, as the case may be.
 - Zone of site and of all property within 500 feet. A 1"=1000' Location Map copied from the official zoning map can address this item.
 - Names and addresses of current owners of property within five hundred feet of the parcel as shown in Assessor's records including properties across from any street/road, river, and /or municipal boundary.
 - Dimensions of all yards, as required by these Regulations.
 - Existing and proposed contour lines at intervals of no more than two feet (T-2 or T-3 accuracy). Topography taken from USGS Quadrangle interpolation is not acceptable. The commission may require the applicant to submit design drawing(s) including cross sections and elevation, of all proposed activity as a component of the site plan.
 - Locations and specifications of all existing and proposed structures and uses including, but not limited to, buildings, stonewalls, fences, sidewalks, driveways and internal roads, parking and loading areas, exterior storage areas, trash disposal areas, signs, abutting streets, utility structures, and hydrants. Provide construction details as necessary.
 - All new utilities (i.e. electric, cable, phone) necessary for development shall be installed underground.
 - Locations and descriptions of water supply/distribution and sewage disposal facilities, including test pit data. Where septic systems are proposed, include note: 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

issuance of a building permit, the Uncas Health District may require additional soils testing and/or detailed review of the septic system design.

N/A

- HVAC equipment location(s) and other service structures such as propane tanks, transformers, mailboxes, bus shelters, etc.
- A storm drainage plan which includes necessary calculations and existing and proposed drainage structures on the site and those off-site that may be affected by the proposed activity. Post-development and pre-development calculations should be submitted.
- Location of wetlands and watercourses and wetlands buffer, with the signature of the soil scientist who identified such features. All wetlands shall be field located.
- A landscape plan prepared by a professional landscape architect (i.e., American Association of Landscape Architects, including the planting, location and species to be used, the ground cover and surface treatments proposed, and identification of the types and location of existing vegetation to remain in place on the site. The number, location and size of the landscaping material shall be as required by section 14 of the zoning regulations.
- Location of any existing mature trees to be retained or credited to meet landscape requirements. Include clearing limit lines.
- Staging or phasing plans proposed for site development.
- Flood Hazard areas, as shown on FEMA maps.
- Sight line information at proposed driveway cut(s).
- Indication that plans have been submitted to CONNDOT for review or that review is not required. A CONNDOT encroachment permit is required for all work in the State R.O.W.
- Lighting plan to address the requirements of section 12.6.9 of the zoning regulations, including location(s), height size, orientations and details. Light posts proposed may not exceed 20' in height.
- Location, size, height, and orientation of all proposed signs, including wall, freestanding, directional and traffic signage in accordance with section 15 of the zoning regulations.
- Note stating: *Fire Lanes, if requested by the Fire Marshal, shall be installed and maintained on site in accordance with town ordinance or standards in force.*
- Note stating: *The contractor will notify the Tree Warden before removing or pruning any trees that stand on Town of Lisbon property.*
- Note stating: *Call Before You Dig at 811 or 1-800-922-4455 will be contacted prior to initiation of this project.*
- Note stating: *All curb/handicapped ramp designs shall conform to ANSI, ADA, CT Basic Building Code, Town of Lisbon standards in force as directed by the Town Building Official.*
- Easements or dedications proposed or required.
- Any other information deemed necessary by the commission to determine compliance with these regulations.

C. INFORMATION REGARDING FEES FOR PROCESSING APPLICATIONS UNDER “AN ORDINANCE ESTABLISHING FEES FOR THE PROCESSING OF APPLICATIONS BY THE PLANNING AND ZONING COMMISSION...OF THE TOWN OF LISBON” REFERRED TO HEREIN AS THE *LAND USE FEES ORDINANCE*

The Town of Lisbon Planning and Zoning Commission is authorized to create and implement reasonable procedures to address such necessary requirements noted below to accomplish the provisions of the *Land Use Fees Ordinance*. In addition to the required *Base* and/or *Review* fees for required administrative and other specific review activities at the time of application, additional *Supplemental Fee(s)* may be required to ensure that the Town is reimbursed for the full costs of processing the application as prescribed below.

Items toward which the Town may require additional services and/or payment of *Supplemental Fees* to be deposited in the Town’s fund specifically established for this purpose include provisions for direct costs of services associated with work performed by professional consultants, including but not limited to engineering, scientific and/or legal professionals, in order to determine whether the activity proposed by the application, or as constructed, complies with applicable regulations, or for the preparation or review of any additional documents or materials by any such professional consultant(s). *Supplemental Fee* deposits must be paid within thirty (30) days after commission staff mails or delivers to the applicant a written request for payment of such initial fee or any subsequent *Supplemental Fee*, as the case may be. Any unexpended portion of the *Supplemental Fees* in excess of actual costs incurred by the Town in fully processing the application shall be refunded to the applicant.

In accordance with the applicant’s signature and consent on the application form, all permits and approvals shall be deemed to be issued upon the condition that all fees required are paid by such applicant(s) when due. The failure to pay any such fee when due may result in the denial, termination, revocation or expiration of any applicable permit or approval to which the fee was related.

The full text of the *Land Use Fees Ordinance* is available at the Lisbon Town Hall at 1 Newent Road, Lisbon, CT 06351 or on the Town’s website at Lisbonct.com.

CURRENT OWNER SUNFOX CAMPGROUND LLC		TOPO 1 Level		UTILITIES 1 Paved		STRT./ROAD VAC RS LN		LOCATION		CURRENT ASSESSMENT Code 5-1 Appraised 1930 Assessed 1,350		6073 Lisbon, CT	
15 KENYON RD		Alt Parcel ID		SUPPLEMENTAL DATA		ASSOC PID#		Total 1,930		Total 1,350			

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU/V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)	
SUNFOX CAMPGROUND LLC		156 563		02-26-2014		U V		0 29		0 29		Year Code Assessed Year Code Assessed	
DEER HAVEN CAMPGROUND LLC		83 947		02-18-1998		U		0 29		0 29		2020 5-1 1,350 2019 5-1 1,350	
Total		1350		Total		1350		Total		1350		Total 1,350	

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD		Batch	
NBHD	0001	Street Index Name	Parcel Number

NOTES	
Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (B) Value (Bldg) 0 Appraised Land Value (Bldg) 1,930 Special Land Value 0 Total Appraised Parcel Value 1,930 Valuation Method C Exemption 0 Adjustment 0 Total Appraised Parcel Value 1,930	

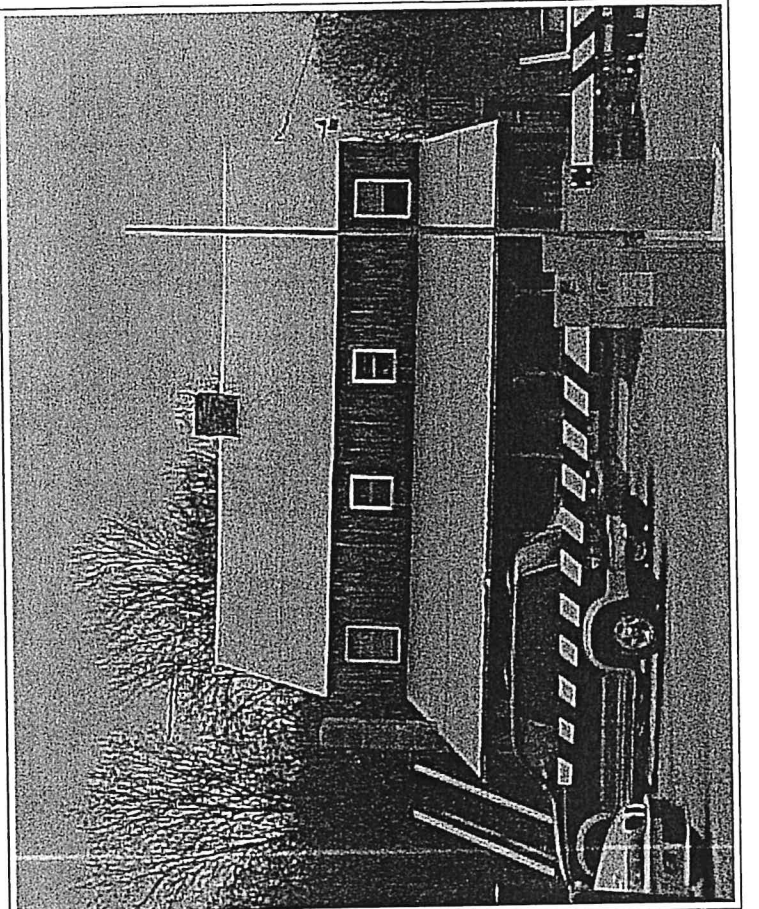
BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Result
		Field Review	50

LAND LINE VALUATION SECTION																					
B	Use co	Description	Zone	D	Fronta	Depth	Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	S Adj	Adj Unit	Pric	Land Value	
1	1300	Vacant Land	R-60				0.770 AC	2,500	1,000	0		1.00	200	1.00	UNBLD		0	1,000		1,930	
Total Card Land Units																0.770 AC	Parcel Total Land Area:		0.7700	Total Land Value	1,930

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)											
Element	Cd	Element	Cd										
Style	99												
Model	00												
Grade													
No. of Stories													
Occupancy													
Exterior Wall 1													
Exterior Wall 2													
Roof Structure													
Roof Cover													
Interior Wall 1													
Interior Wall 2													
Interior Fir 1													
Interior Fir 2													
Heat Fuel													
Heat Type													
AC Type													
Total Bedrooms													
Total Bathrms													
Total Half Baths													
Xtra Fixtrs.													
Total Rooms													
Bath Style													
Kitchen Style													
Wood Fireplace													
Gas Fireplaces													
Rental Unit													
Fin. Basement													
Fin. Bsmnt. Qu													
Mobile Complex													
Bsmnt Garage													
Foundation													
Int vs Ext													
		Description Vacant Land Vacant Description Vacant Land Description 0.00 0 No Sketch											
		MIXED USE Code Description Percentage 1300 Vacant Land 100 0 0											
		COST / MARKET VALUATION Base Rate Replace Cost Net Other Adj Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol Economic Obsol Cost Trend Factor Condition % Complete Deprec Value Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr											
		Cost to Cure Ovr Comment Cost to Cure Ovr											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Year	Pct	Depre	Conditio	Qu	Apprais Va	
				BUILDING SUB-AREA SUMMARY SECTION									
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
Ttl Gross Liv / Lease Area		0	0	0	0	0							

CONSTRUCTION:DETAIL		CONSTRUCTION:DETAIL (CONTINUED)	
Element	Cd	Description	Element
Style	77	Clubs/Lodges	
Model	94	Commercial	
Grade	01	Minimum	
Stories:	2		
Occupancy	1.00		
Exterior Wall 1	05	Average	
Exterior Wall 2	03	Gable or Hip	
Roof Structure	03	Asphalt	
Roof Cover	06	Wood Panel	
Interior Wall 1	14	Carpet	
Interior Wall 2	02	Oil	
Interior Floor 1	05	Hot Water	
Interior Floor 2	01	None/Partial	
Heating Fuel	3170	Clubhouse	
Heating Type			
AC Type			
Bldg Use			
Total Rooms			
Total Bedrms			
Total Baths			
Heat/AC	00	None	
Frame Type	02	Wood Frame	
Baths/Plumbing	02	Average	
Ceiling/Wall	06	CEIL & WALLS	
Rooms/Prtns	02	Average	
Wall Height	9.00	-5.4000	
% Conn Wall			

OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Year	Pct	Depr	Conditio	Qu	Apprais Va	
RRM	Restroom		L		160	35.00	1978	50	0.00	A	0.00	2,800	
RRM	Restroom		L		144	35.00	2000	50	0.00	A	0.00	2,520	
RRM	Restroom		L		216	35.00	1978	50	0.00	A	0.00	3,780	
RRM	Restroom		L		55	35.00	1978	50	0.00	A	0.00	960	
PAVL	Pavillion		L		264	3.00	2004	50	0.00	A	0.00	400	
FSP	Screened Por		L		144	15.00	2016	75	0.00	G	0.00	1,620	
SHD1	Shed		L		144	25.00	2016	75	0.00	G	0.00	2,700	
FN1	FENCE-4' C		L		280	8.00	2016	50	0.00	A	0.00	1,120	
CAM	Camp Site		L		80	3000.00		50	0.00	A	0.00	120,000	
SPL1	Inground Can		L		1.15	30.00	2016	90	0.00	F	0.00	34.100	
BUILDING SUB-AREA SUMMARY SECTION													
Subarea		Description		Living		Gross		Eff Area		Unit Cost		Undeprec Value	
BAS	First Floor			2,400		2,400				0		0	
BSM	Basement			0		1,600				0		0	
FOP	Open Porch			0		460				0		0	
FUS	Upper Story, Finished			800		800				0		0	
SLB	Slab			0		800				0		0	
WDK	Wood Deck			0		196				0		0	
Ttl Gross Liv / Lease Area				3,200		6,256							



BAS	SLB	20
FUS	BSM	10
FUS	BSM	20
BAS	BSM	10
BAS	BSM	10
FOP		10
WDK		14
FOP		6

CURRENT ASSESSMENT			CURRENT ASSESSMENT		CURRENT ASSESSMENT		
Year	Code	Description	Year	Code	Year	Code	Assessed
2020	2-1	2020	2019	2-1	2018	2-1	210,440
	2-2			2-2		2-2	112,280
	2-5			2-5		2-5	91,690
	6-2			6-2		6-2	10,020
Total			Total			Total	
						892,120	

RECORD OF OWNERSHIP			RECORD OF OWNERSHIP		RECORD OF OWNERSHIP		
Year	Code	Description	Year	Code	Year	Code	Assessed
2020	2-1	2020	2019	2-1	2018	2-1	210,440
	2-2			2-2		2-2	112,280
	2-5			2-5		2-5	91,690
	6-2			6-2		6-2	10,020
Total			Total			Total	
						424,430	

EXEMPTIONS			EXEMPTIONS		EXEMPTIONS		
Year	Code	Description	Year	Code	Year	Code	Assessed
2020	2-1	2020	2019	2-1	2018	2-1	210,440
	2-2			2-2		2-2	112,280
	2-5			2-5		2-5	91,690
	6-2			6-2		6-2	10,020
Total			Total			Total	
						424,430	

ASSESSING NEIGHBORHOOD			ASSESSING NEIGHBORHOOD		ASSESSING NEIGHBORHOOD		
Year	Code	Description	Year	Code	Year	Code	Assessed
2020	2-1	2020	2019	2-1	2018	2-1	210,440
	2-2			2-2		2-2	112,280
	2-5			2-5		2-5	91,690
	6-2			6-2		6-2	10,020
Total			Total			Total	
						424,430	

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 232,070
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (B) Value (Bldg) 167,000
 Appraised Land Value (Bldg) 493,050
 Special Land Value 16,280
 Total Appraised Parcel Value 892,120
 Valuation Method C
 Exemption C
 Adjustment 0

BUILDING PERMIT RECORD			BUILDING PERMIT RECORD		BUILDING PERMIT RECORD		
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
20-4185	05-13-2020	PL	Plumbing	700		100	
18-3534	05-16-2018	B	Electric	4,300	09-25-2019	100	
16-3129	12-05-2016	EL	SOL	35,000		100	
16-3128	11-23-2016	SOL	Building Permit	15,000		100	
16-3037	09-01-2016	BP	Electric	500	09-26-2016	100	
16-2478	07-27-2016	EL	HVAC	4,800	09-26-2016	100	
16-2473	07-20-2016	HA		500	09-26-2016	100	

LAND LINE VALUATION SECTION			LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		
Use co	Description	Zone	Depth	Units	Unit Price	I. Fact	S.A.
1	Clubhouse	R-60		1,380 AC	100,000	1,000	C
1	Clubhouse			4,120 AC	100,000	1,000	C
1	Forest			59,620 AC	2,500	1,000	0
Total Card Land Units			Total Card Land Units		Total Card Land Units		
					65.120 AC		

VISIT / CHANGE HISTORY			VISIT / CHANGE HISTORY		VISIT / CHANGE HISTORY		
Date	Type	IS	ID	Cd	Purpose/Result	Adj	Special Pricing
04-28-2021	BL		50		Field Review		
10-01-2019	AO		29		PERMIT		
09-26-2016	KN		05		BP Measure No Int.		
08-24-2016	KN		00		Meas. & Int. Inspection		
Total Appraised Parcel Value			Total Appraised Parcel Value			Total Appraised Parcel Value	
						892,120	

This signature acknowledges a visit by a Data Collector or Assessor
 Total Land Value 493,050

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
SUNFOX CAMPGROUND LLC	1 Level	2 Public Water	1 Paved							Code	Assessed				
15 KENYON RD										2-1	240,800				
LISBON										2-2	162,450				
										2-5	116,890				
										6-2	16,280				
										Total	892,120				
										Total	536,420				
										PREVIOUS ASSESSMENTS (HISTORY)					
										Year	Code	Assessed	Year	Code	Assessed
										2020	2-1	210,440	2018	2-1	210,440
											2-2	112,280		2-2	111,860
											2-5	91,690		2-5	91,690
											6-2	10,020		6-2	10,020
										Total	424,430	Total	424,430	Total	424,010

RECORD OF OWNERSHIP			BK-VOL/PAGE			SALE DATE			Q/U V/I			SALE PRICE			VC		

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Code	Description	Number	Amount	Comm Int

ASSESSING NEIGHBORHOOD		NOTES	
NBHD	NBHD Name	Street Index Name	Parcel Number
0001			

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Number

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit ID	Issue Date	Type	Date

LAND LINE VALUATION SECTION																		
B	Use co	Description	Zone	D	Fronta	Depth	Units	Unit Price	I. Fact	S.A.	Ac DI	C. Fact	St. Idx	Adj	Notes	Special Pricing	Adj Unit Pric	Land Value

Total Card Land Units	Total Land Area:	Total Land Value
-----------------------	------------------	------------------

CONSTRUCTION/DETAIL		CONSTRUCTION/DETAIL (CONTINUED)											
Element	Cd	Element	Cd										
Description	Description	Description	Description										
Style													
Model													
Grade													
Stories:													
Occupancy													
Exterior Wall 1													
Exterior Wall 2													
Roof Structure													
Roof Cover													
Interior Wall 1													
Interior Wall 2													
Interior Floor 1													
Interior Floor 2													
Heating Fuel													
Heating Type													
AC Type													
Bldg Use													
Total Rooms													
Total Bedrms													
Total Baths													
Heat/AC													
Frame Type													
Baths/Plumbing													
Ceiling/Wall													
Rooms/Prtns													
Wall Height													
% Cornn Wall													
COST//MARKET VALUATION													
Base Rate													
Replace Cost													
Net Other Adj													
Replace Cost													
Year Built													
Effective Year Built													
Depreciation Code													
Remodel Rating													
Year Remodeled													
Depreciation %													
Functional Obsol													
Economic Obsol													
Cost Trend Factor													
Condition													
% Complete													
Deprec Value													
Dep % Ovr													
Dep Ovr Comment													
Misc Imp Ovr													
Misc Imp Ovr Comment													
Cost to Cure Ovr													
Cost to Cure Ovr Comment													
OB - OUTBUILDING & YARD ITEMS(L) // XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Year	Pct	Depre	Conditio	Qu	Apprais Va	
SOL	Solar Panel			B	54	0.00		68	2.00	A	A	0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
Ttl Gross Liv / Lease Area													