

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN THE AUTHOR SHALL BE AT THE USER'S RISK AND THE USER SHALL HAVE NO LIABILITY FOR ANY ERRORS.

NO.	DATE	DESCRIPTION
1	10/2013	INITIAL DESIGN
2	11/2013	FINAL DESIGN
3	12/2013	CONSTRUCTION PERMITS
4	01/2014	CONSTRUCTION PERMITS
5	02/2014	CONSTRUCTION PERMITS
6	03/2014	CONSTRUCTION PERMITS
7	04/2014	CONSTRUCTION PERMITS
8	05/2014	CONSTRUCTION PERMITS
9	06/2014	CONSTRUCTION PERMITS
10	07/2014	CONSTRUCTION PERMITS
11	08/2014	CONSTRUCTION PERMITS
12	09/2014	CONSTRUCTION PERMITS
13	10/2014	CONSTRUCTION PERMITS
14	11/2014	CONSTRUCTION PERMITS
15	12/2014	CONSTRUCTION PERMITS
16	01/2015	CONSTRUCTION PERMITS
17	02/2015	CONSTRUCTION PERMITS
18	03/2015	CONSTRUCTION PERMITS
19	04/2015	CONSTRUCTION PERMITS
20	05/2015	CONSTRUCTION PERMITS
21	06/2015	CONSTRUCTION PERMITS
22	07/2015	CONSTRUCTION PERMITS
23	08/2015	CONSTRUCTION PERMITS
24	09/2015	CONSTRUCTION PERMITS
25	10/2015	CONSTRUCTION PERMITS
26	11/2015	CONSTRUCTION PERMITS
27	12/2015	CONSTRUCTION PERMITS
28	01/2016	CONSTRUCTION PERMITS
29	02/2016	CONSTRUCTION PERMITS
30	03/2016	CONSTRUCTION PERMITS
31	04/2016	CONSTRUCTION PERMITS
32	05/2016	CONSTRUCTION PERMITS
33	06/2016	CONSTRUCTION PERMITS
34	07/2016	CONSTRUCTION PERMITS
35	08/2016	CONSTRUCTION PERMITS
36	09/2016	CONSTRUCTION PERMITS
37	10/2016	CONSTRUCTION PERMITS
38	11/2016	CONSTRUCTION PERMITS
39	12/2016	CONSTRUCTION PERMITS
40	01/2017	CONSTRUCTION PERMITS
41	02/2017	CONSTRUCTION PERMITS
42	03/2017	CONSTRUCTION PERMITS
43	04/2017	CONSTRUCTION PERMITS
44	05/2017	CONSTRUCTION PERMITS
45	06/2017	CONSTRUCTION PERMITS
46	07/2017	CONSTRUCTION PERMITS
47	08/2017	CONSTRUCTION PERMITS
48	09/2017	CONSTRUCTION PERMITS
49	10/2017	CONSTRUCTION PERMITS
50	11/2017	CONSTRUCTION PERMITS
51	12/2017	CONSTRUCTION PERMITS
52	01/2018	CONSTRUCTION PERMITS
53	02/2018	CONSTRUCTION PERMITS
54	03/2018	CONSTRUCTION PERMITS
55	04/2018	CONSTRUCTION PERMITS
56	05/2018	CONSTRUCTION PERMITS
57	06/2018	CONSTRUCTION PERMITS
58	07/2018	CONSTRUCTION PERMITS
59	08/2018	CONSTRUCTION PERMITS
60	09/2018	CONSTRUCTION PERMITS
61	10/2018	CONSTRUCTION PERMITS
62	11/2018	CONSTRUCTION PERMITS
63	12/2018	CONSTRUCTION PERMITS
64	01/2019	CONSTRUCTION PERMITS
65	02/2019	CONSTRUCTION PERMITS
66	03/2019	CONSTRUCTION PERMITS
67	04/2019	CONSTRUCTION PERMITS
68	05/2019	CONSTRUCTION PERMITS
69	06/2019	CONSTRUCTION PERMITS
70	07/2019	CONSTRUCTION PERMITS
71	08/2019	CONSTRUCTION PERMITS
72	09/2019	CONSTRUCTION PERMITS
73	10/2019	CONSTRUCTION PERMITS
74	11/2019	CONSTRUCTION PERMITS
75	12/2019	CONSTRUCTION PERMITS
76	01/2020	CONSTRUCTION PERMITS
77	02/2020	CONSTRUCTION PERMITS
78	03/2020	CONSTRUCTION PERMITS
79	04/2020	CONSTRUCTION PERMITS
80	05/2020	CONSTRUCTION PERMITS
81	06/2020	CONSTRUCTION PERMITS
82	07/2020	CONSTRUCTION PERMITS
83	08/2020	CONSTRUCTION PERMITS
84	09/2020	CONSTRUCTION PERMITS
85	10/2020	CONSTRUCTION PERMITS
86	11/2020	CONSTRUCTION PERMITS
87	12/2020	CONSTRUCTION PERMITS
88	01/2021	CONSTRUCTION PERMITS
89	02/2021	CONSTRUCTION PERMITS
90	03/2021	CONSTRUCTION PERMITS
91	04/2021	CONSTRUCTION PERMITS
92	05/2021	CONSTRUCTION PERMITS
93	06/2021	CONSTRUCTION PERMITS
94	07/2021	CONSTRUCTION PERMITS
95	08/2021	CONSTRUCTION PERMITS
96	09/2021	CONSTRUCTION PERMITS
97	10/2021	CONSTRUCTION PERMITS
98	11/2021	CONSTRUCTION PERMITS
99	12/2021	CONSTRUCTION PERMITS
100	01/2022	CONSTRUCTION PERMITS

UTILITY CHANGES: The existing utility lines shown have been identified and are not to be moved or otherwise disturbed. These utility lines are shown in yellow with their respective symbols and sizes. Any utility line that crosses the proposed site improvements is shown in yellow with its respective symbol and size. The utility lines shown in yellow are not to be moved or otherwise disturbed.

PHASE I: LIMITS AS SHOWN ON PLAN INCLUDING BOTH STORMWATER BASINS, DRAINAGE & SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE II: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS, BATH, AND SHOWER BUILDING AND CAMPER SERVICE DUMP STATION.

PHASE III: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE IV: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE V: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE I: LIMITS AS SHOWN ON PLAN INCLUDING BOTH STORMWATER BASINS, DRAINAGE & SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE II: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS, BATH, AND SHOWER BUILDING AND CAMPER SERVICE DUMP STATION.

PHASE III: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE IV: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE V: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE I: LIMITS AS SHOWN ON PLAN INCLUDING BOTH STORMWATER BASINS, DRAINAGE & SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE II: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS, BATH, AND SHOWER BUILDING AND CAMPER SERVICE DUMP STATION.

PHASE III: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE IV: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE V: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE I: LIMITS AS SHOWN ON PLAN INCLUDING BOTH STORMWATER BASINS, DRAINAGE & SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE II: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS, BATH, AND SHOWER BUILDING AND CAMPER SERVICE DUMP STATION.

PHASE III: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE IV: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE V: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE I: LIMITS AS SHOWN ON PLAN INCLUDING BOTH STORMWATER BASINS, DRAINAGE & SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE II: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS, BATH, AND SHOWER BUILDING AND CAMPER SERVICE DUMP STATION.

PHASE III: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE IV: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

PHASE V: LIMITS AS SHOWN ON PLAN INCLUDING CAMPERS AND ASSOCIATED SITE IMPROVEMENTS. (EXCLUDING CAMPERS, SEWER STATION, AND CONNECTION TO BRISTOL WATER. CABIN AND WELLES CENTER EXCLUDES SEPARATE BATH AND SHOWER BUILDING).

kratzert Jones & associates, inc.
 SITE PLANNING - LANDSCAPING
 1150 FLO. BOX 527
 WINDSOR, CT 06097-0527
 PHONE: (860) 347-8830
 FAX: (860) 347-8830
 EMAIL: INFO@KRATZERTJONES.COM

for
LAKE COMPOUNCE CAMPGROUND

SITE LAYOUT AND LANDSCAPING PLAN (1 OF 2)

OFF MOUNT VERNON RD SOUTHRINGTON, CT

SCALE: 1"=50'
DATE: JUNE 26, 2012

PROJECT: LAKE COMPOUNCE CAMPGROUND
 DRAWING NO.: **S-1**
 SHEET NO.: **204-157**
 RISC'S CIVIL GROUP

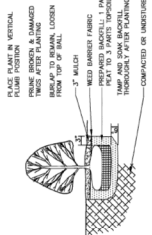
LEGEND

- PROPERTY LINE
- PROP. SANITARY MANHOLE
- PROP. CATCH BASIN
- PROP. HYDRANT
- PROP. GATE VALVE
- PROP. UTILITY POLE
- PROP. EDGE OF ROAD (CORBERD)
- PROP. EDGE OF DRIVEWAY
- PROP. GUIDE RAIL

LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING LIGHT
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EX. EDGE OF ROAD (CORBERD)
- EX. EDGE OF DRIVEWAY
- EX. SANITARY SEWER LINE
- EX. GUIDE RAIL

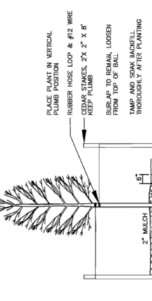
SHRUB PLANTING
N.E.S.



SYMBOL	QUAL.	NAME	SIZE
○	TP	MOUNTAIN LABEL	12" - 18"
○	TP	SERVICE BERRY	
○	TP	DAY BERRY	

TP: QUANTITY TO BE DETERMINED

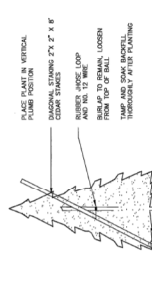
DECIDUOUS TREE PLANTING
N.E.S.



SYMBOL	QUAL.	NAME	SIZE
○	TP	FRS OAK	2 1/2" MIN. CALIBER
○	TP	ZELKOVA	2 1/2" MIN. CALIBER
○	TP	SUGAR MAPLE	2 1/2" MIN. CALIBER

TP: QUANTITY TO BE DETERMINED

CONIFEROUS TREE PLANTING
N.E.S.



SYMBOL	QUAL.	NAME	SIZE
○	TP	WHITE PINE	5'-6"
○	TP	EASTERN HEMLOCK	5'-6"
○	TP	EASTERN RED CEDAR	5'-6"

TP: QUANTITY TO BE DETERMINED

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN THE DESIGNER SHALL BE AT THE CLIENT'S RISK AND WITHOUT LIABILITY FOR THE DESIGNER.

REVISION-7
REVISION-6
REVISION-5
REVISION-4
REVISION-3
REVISION-2
REVISION-1

PROJECT: LAKE COMPOUNCE CAMPGROUND
DATE: JUNE 26, 2012
SCALE: 1" = 10'

Kratzer, Jones & Associates, Inc.
177 E. & L.S. #1002
MIDDLETOWN, CT 06457-0102
PHONE: (860) 821-8238
FAX: (860) 821-8233
EMAIL: KRATZER@KJAASOCIATES.COM

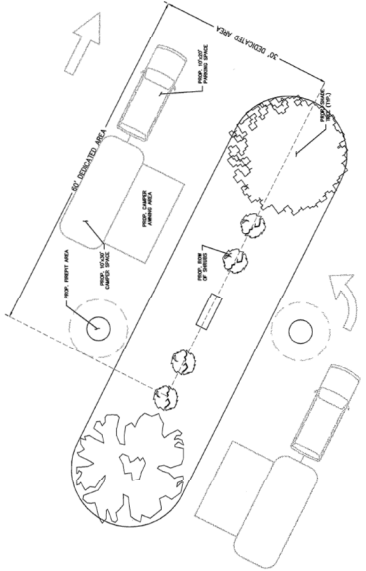
SITE LAYOUT AND LANDSCAPING PLAN (2 OF 2)

for
LAKE COMPOUNCE CAMPGROUND

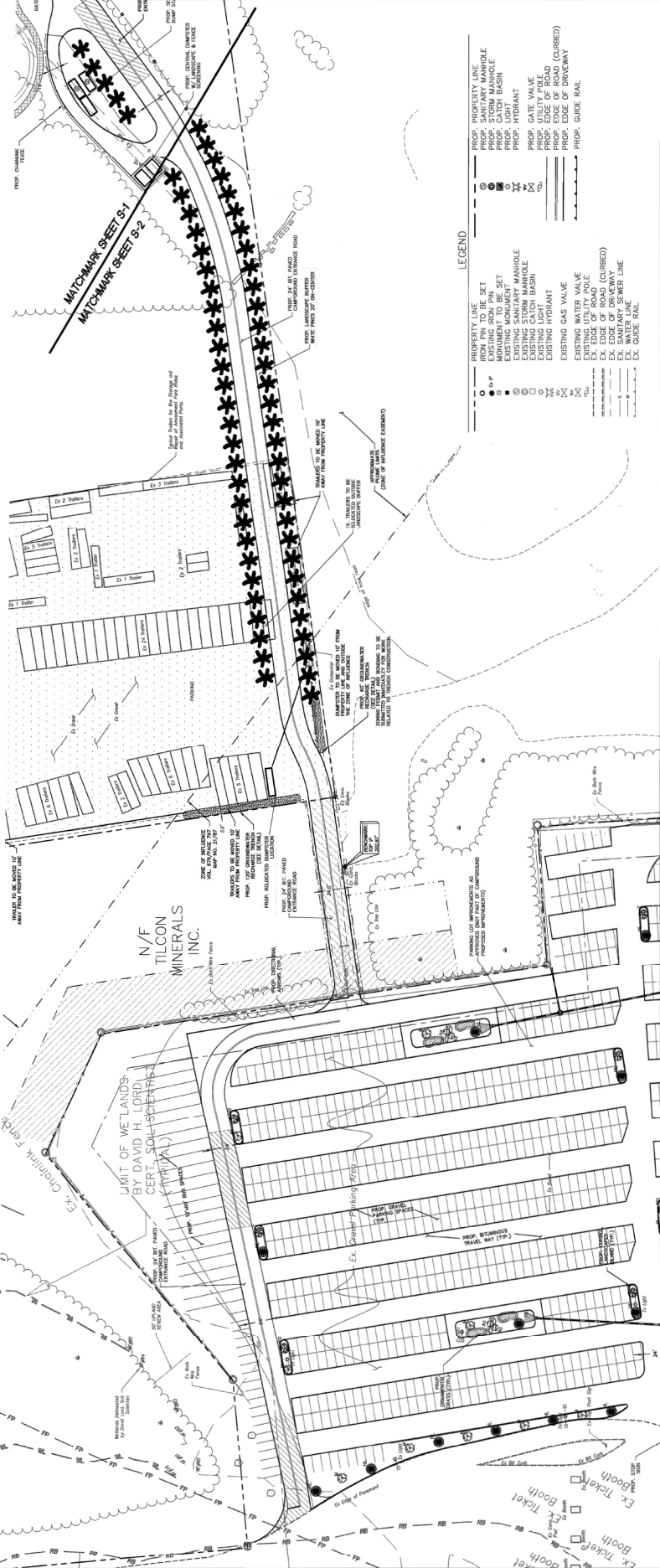
OFF MOUNT VERNON RD
SOUTHINGTON, CT

SCALE: 1" = 50'
DATE: JUNE 26, 2012

204-157
S-2



TYPICAL CAMPER AREA
SCALE: 1" = 10'



LEGEND

- PROPERTY LINE
- EXISTING ROAD
- EXISTING SANITARY MANHOLE
- EXISTING MONUMENT
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD (CHURBED)
- EX. EDGE OF DRIVEWAY
- EX. WATER LINE
- EX. GUIDE RAIL