

SITE OVERVIEW
NOT TO SCALE

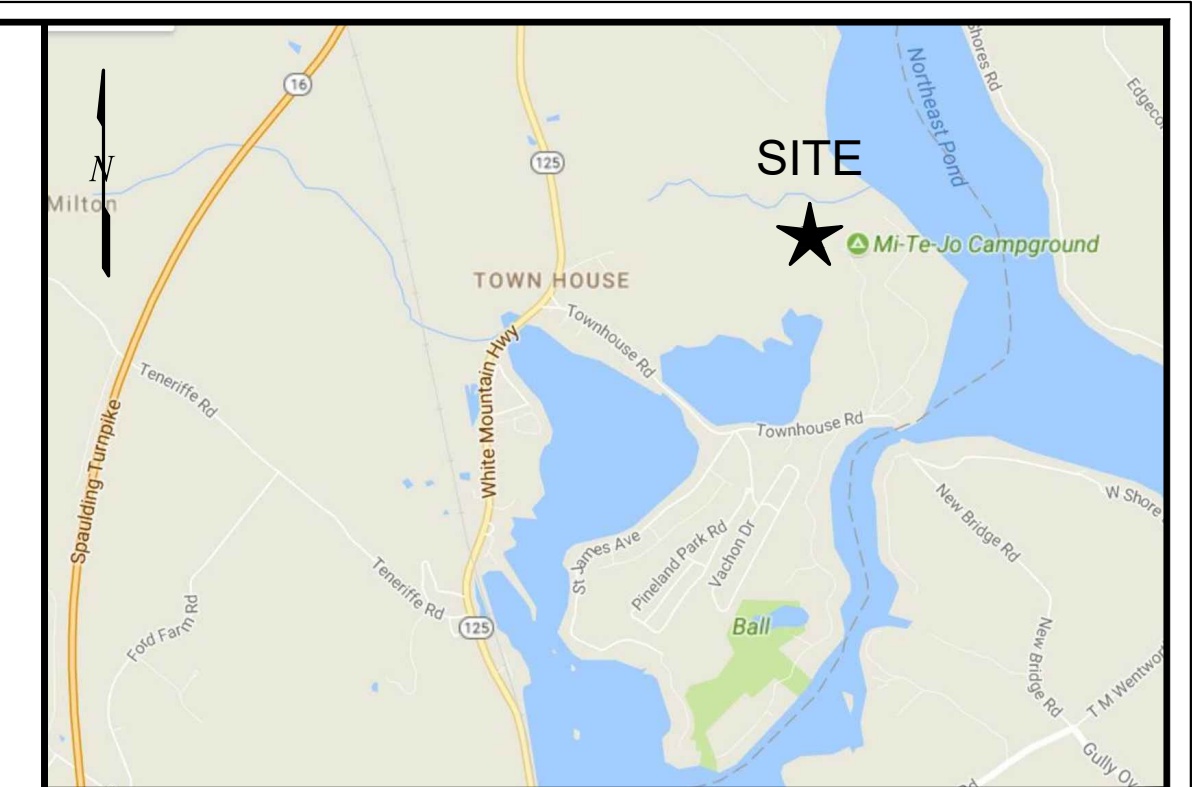
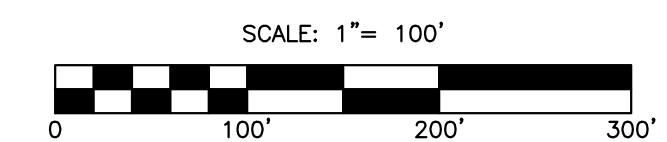


LEGEND

PROPERTY LINE	———
PROPERTY LINE SETBACK	- - - - -
CONTOURS	~ ~ ~ ~ ~
SPOT ELEVATIONS	X 152.65
EDGE OF WATER	=====
HYDRIC SOILS BOUNDARY
WETLAND BUFFER	- - - - -
SHORELAND BOUNDARY	=====

PLAN OF REFERENCE

"SITE DEVELOPMENT PLANS"
PREPARED FOR: THREE PONDS RESORT, LLC
PREPARED BY: SFC ENGINEERING PARTNERSHIP, INC.
DATED: NOVEMBER 12, 2019 LAST REVISED: APRIL 2, 2020



LOCATION PLAN

PREPARED FROM:
GOOGLE MAP
SCALE: 1" = 1/2 ± MILE

NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED ADDITION OF 20 CAMPSITES WITH COMFORT STATION AT YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT - LAKES REGION (FORMERLY MITEJO CAMPGROUND) ON MILTON PROPERTY MAP 28 LOT 4.
 - THE OWNER OF RECORD: THREE PONDS RESORT, LLC
DEED REFERENCE BOOK: 4463 PAGE 0015, STRAFFORD COUNTY REGISTRY OF DEEDS
 - TOPOGRAPHY PROVIDED BY AERIAL PHOTOGRAMMETRIC MAPPING PERFORMED BY VERTEX AERIAL MAPPING PRODUCTS IN MAY 2017.
 - HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88
 - WETLAND FLAGGING WAS FIELD LOCATED BY PROMISED LAND SURVEY, LLC IN JUNE AND JULY 2017.
 - BOUNDARY INFORMATION COMPILED FROM PLANS OF REFERENCE. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY BY SFC ENGINEERING PARTNERSHIP, INC., NOR PROMISED LAND SURVEY, LLC.
 - GOVE ENVIRONMENTAL SERVICES, INC. PERFORMED THE WETLAND MAPPING DURING THE MONTH OF MAY 2017 ACCORDING TO CURRENT METHODOLOGY REQUIRED BY NHDES WETLANDS BUREAU RULES, AS OF 2007, AND THE TECHNICAL CRITERIA OF THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).
 - EXISTING LOT AREA: 218 Ac. ± (9,490,678± SQ. FT.)
 - ZONING DISTRICT: LOW DENSITY RESIDENTIAL
- | | REQUIRED | PROVIDED AT PROPOSED EXPANSION |
|-------------------|------------------------------|--------------------------------|
| MINIMUM LOT SIZE: | 2.0 Ac. ± (87,120 SQ. FT.) | 218 Ac. ± (9,490,678± SQ. FT.) |
| MINIMUM FRONTAGE: | 200' | 530'± |
| FRONT SETBACK: | 40' | 1950'+ |
| SIDE SETBACK: | 25' | 126' |
| REAR SETBACK: | 30' | 524' |
| WETLAND SETBACK: | 50' (ART. XIII H) | 51' |
| IMPERVIOUS AREA: | 20% MAXIMUM (ART. XVII H(7)) | <8% (ENTIRE PARCEL) |
- A PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MILTON, COMMUNITY-PANEL NUMBERS XX33017C0120, 33017C0129D & 33017C0137D, EFFECTIVE DATE: MAY 17, 2005 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BFE REFERENCE (NCGD29), REFERENCE #LOMA 17-01-0854A WITH EFFECTIVE DATE FEBRUARY 2, 2017 FOR BATH HOUSE #4.
 - THE EXISTING CAMPGROUND HAS NHDES SUBDIVISION PLAN APPROVALS SA2011009710 ISSUED ON AUGUST 23, 2011 AND SA2005006584 AMENDED ON DECEMBER 8, 2014 FOR 223 CAMPSITES COMPRISED OF 220 SITES AND 3 CABINS.
 - THE EXISTING 223 SITE CAMPGROUND RECEIVED SITE PLAN APPROVAL FOR THE MILTON PLANNING BOARD ON MAY 1, 2012.
 - THE EXISTING CAMPGROUND IS SERVICED BY (15) STATE APPROVED EFFLUENT DISPOSAL AREAS, LOCATIONS ARE APPROXIMATE BASED ON PLANS OF REFERENCE.
 - THE EXISTING CAMPGROUND HAS PUBLIC WATER SUPPLY ID 1587010 & 1587030.
 - ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO CONTACT DIGSAFE 48 HOURS PRIOR TO CONSTRUCTION.
 - THE PROPOSED CAMPSITES AND COMFORT STATION TO BE SERVED BY A NEW ONSITE SEWAGE DISPOSAL SYSTEM AND THE EXISTING PUBLIC WATER SUPPLY.

No.	Revision	Date
	Designed by: DMF	Drawn by: DMF
		Checked by:

Campsite Expansion Concept
Yogi Bear's Jellystone Park Camp-Resort
Lakes Region
111 Mitejo Road Milton, NH
 Assessors Map 28 Lot 4

183 Rockingham Rd, Unit 3 East
Windham, NH 03087

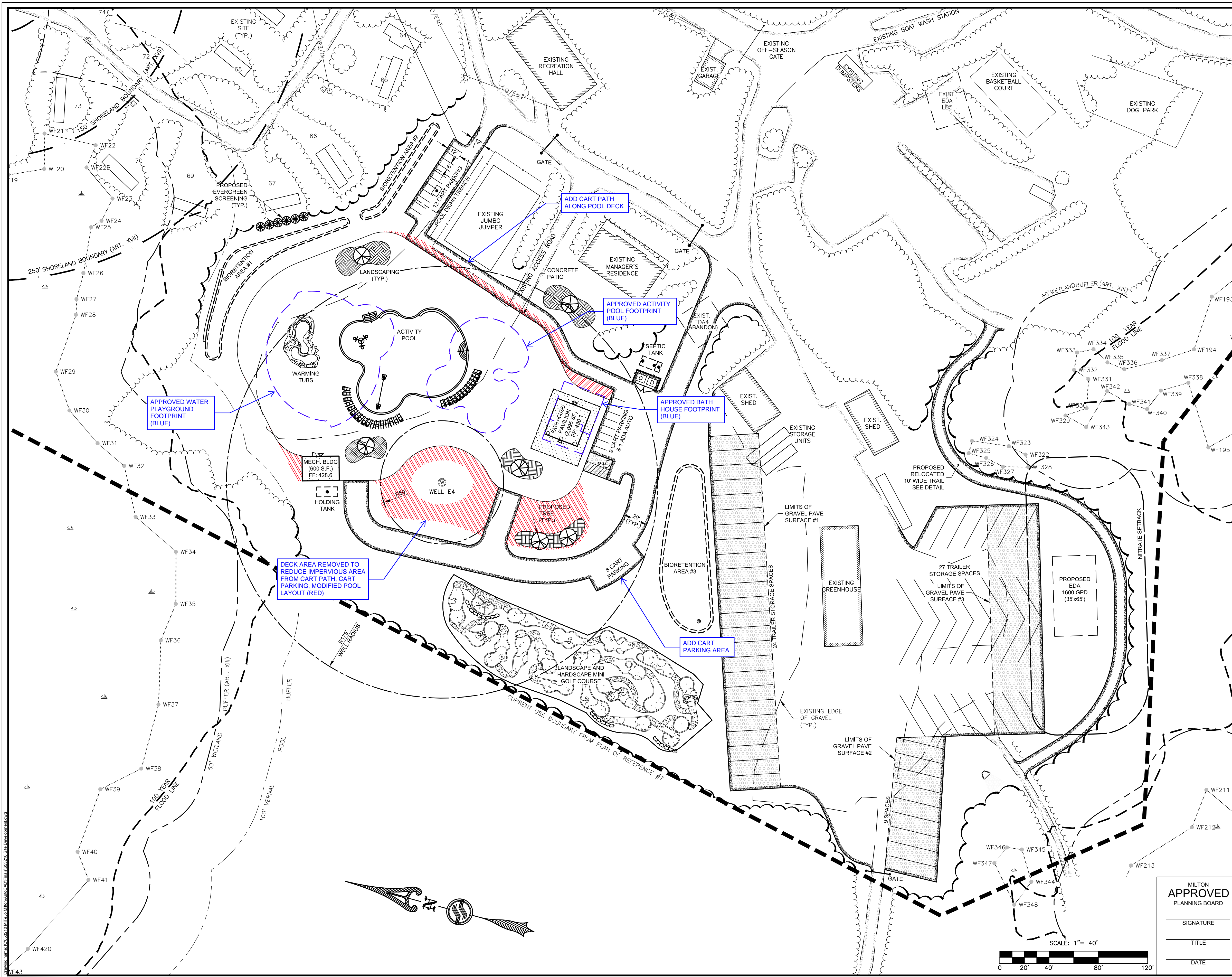
(603) 647-8700
www.sfceng.com

Sheet 1 of 1 Scale: 1" = 100' Date: 10/15/2020

STATE OF NEW HAMPSHIRE
DANIEL M. FLORES
No. 15761
PROFESSIONAL ENGINEER

Prepared for:
Three Ponds Resort, LLC
38 Commerce Avenue SW,
Suite 200
Grand Rapids, MI 49503

Zoning Classification: Low Density Residential (LDR)



- ### NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED AMENITIES AND THE TRAILER STORAGE RELOCATION AT MITEJO CAMPGROUND ON MILTON PROPERTY MAP 28, LOT 4.
 2. THE AMENITIES DEPICTED ARE INCIDENTAL AND AN ACCESSORY TO THE PRINCIPAL USE OF THE PARCEL AS A CAMPGROUND.
 3. THE OWNER OF RECORD: THREE PONDS RESORT, LLC. DEED REFERENCE BOOK 4463 PAGE 0015, STRAFFORD COUNTY REGISTRY OF DEEDS.
 4. MITEJO CAMPGROUND RECEIVED SITE PLAN APPROVAL FROM THE MILTON PLANNING BOARD ON MAY 1, 2012. THIS SITE PLAN IS A REVISION TO THAT APPROVED SITE PLAN. ALL OTHER ASPECTS, NOTES, AND CONDITIONS CONTAINED IN THE 2012 SITE PLAN REMAIN IN FORCE.
 5. TOTAL LAND AREA DISTURBED WITH THIS PROJECT: 248,300 SF.
 6. IMPERVIOUS AREA WITHIN EXISTING CAMPGROUND ONLY:
 TOTAL AFTER DEVELOPMENT: 565,280 SF (18.5%)
 TOTAL BEFORE DEVELOPMENT: 498,930 SF (16.3%)
 TOTAL INCREASE: 66,350 SF
 7. SFC ENGINEERING PARTNERSHIP, INC. DOES NOT WARRANT THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES OR THAT ALL ARE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIG SAFE (1-800-394-7233) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
 8. ALL WORK SHALL CONFORM TO THE TOWN OF MILTON STANDARDS.
 9. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THAT THEY HAVE THE MOST RECENT SET OF PLANS. ALL WORK SHALL BE PERFORMED USING A COMPLETE SET OF PLANS AS SOME ITEMS ARE NOT SHOWN ON EVERY SHEET.
 10. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF CONDITIONS ARE FOUND THAT DO NOT MATCH WHAT IS SHOWN ON THESE PLANS.
 11. ALL DISTURBED AREAS SHALL BE DRESSED WITH 4" OF LOAM AND SEED UNLESS OTHERWISE SPECIFIED.
 12. INSTALL EROSION AND SEDIMENT CONTROL BARRIER IN STORMWATER RUNOFF PATHS BETWEEN ANY DISTURBED AREAS AND PROPERTY LINES OR WETLAND BUFFERS. REFER TO THE CURRENT EDITION OF "NHDOT GUIDELINES FOR TEMPORARY EROSION CONTROL & SEDIMENT CONTROL & STORMWATER MANAGEMENT" FOR DETAILS.
 13. WELL E4 PROTECTIVE RADIUS SHOWN INCREASED TO 175' TO ALLOW FOR FUTURE SERVICE OF ENTIRE CAMPGROUND. CONNECTION OF ENTIRE CAMPGROUND REQUIRES APPROVAL BY NHDES DRINKING WATER AND GROUNDWATER BUREAU.
 14. NO FERTILIZER USE IS PERMITTED WITHIN THE 175' PROTECTIVE WELL RADIUS.
 15. POOL AND WATER PLAYGROUND DESIGN BY OTHERS. PRIOR TO CONSTRUCTION, THE POOL AND WATER PLAYGROUND EACH REQUIRE A PERMIT FROM THE NHDES PUBLIC POOL AND SPA PROGRAM.
 16. ALL BACKWASH FROM THE WATER PLAYGROUND AND POOL FILTRATION SYSTEM SHALL BE DISCHARGED TO THE HOLDING TANK FOR DISPOSAL OFFSITE. SEE HOLDING TANK DETAIL ON CONSTRUCTION DETAILS SHEET. THE OWNER SHALL REGISTER THE HOLDING TANK WITH NHDES DRINKING WATER AND GROUNDWATER BUREAU PRIOR TO USE.
 17. DISCHARGE OF WATER PLAYGROUND AND POOL WATER FOR END-OF-SEASON MAINTENANCE SHALL BE TO THE POOL DRAIN TRENCH SHOWN, WHICH HAS BEEN SIZED TO RECEIVE UP TO 50 GPM. OWNER TO ENSURE THAT CHLORINE LEVEL IS REDUCED TO 0.2 mg/l PRIOR TO DISCHARGE.
 18. MINI-GOLF COURSE DESIGN BY OTHERS.
 19. THE GRAVEL PAVE SURFACES ALLOW INFILTRATION OF STORMWATER AND IS RECOGNIZED AS A PERMEABLE TECHNOLOGY BY NHDES. SEE NH STORMWATER MANUAL (2008).
 20. PARKING NOTE: PARKING IS PROVIDED AT THE INDIVIDUAL CAMPSITES. GOLF CART PARKING IS SHOWN AT THE AMENITIES AREA AS A CONVENIENCE TO THE CAMPERS. IN ADDITION, AN ADA ACCESSIBLE AUTOMOTIVE SPACE IS SHOWN.
 21. LANDSCAPE NOTE: SEE EROSION CONTROL & LANDSCAPE PLAN FOR LANDSCAPING. ALL DEVELOPMENT IS KEPT OUT OF THE 50' WETLAND BUFFER REQUIRED BY ARTICLE XIII H OF THE ZONING ORDINANCE.
 22. LIGHTING NOTE: THE INTENT OF THE CAMPGROUND IS TO HAVE LIMITED ARTIFICIAL OUTDOOR LIGHTING IN KEEPING WITH THE CAMPING EXPERIENCE. OUTDOOR LIGHTING SHALL BE DARK SKY APPROVED WITH FULL CUT-OFF FIXTURES.

- ### AMENITY NOTES
1. AMENITIES ARE FOR CAMPER USE ONLY AND NOT OPEN TO THE GENERAL PUBLIC.
 2. AMENITIES HOURS OF OPERATION:
 SHOULDER AND WEEKEND HOURS: 10AM TO 8PM ON FRIDAYS & SATURDAYS; 10AM TO 4PM ON SUNDAYS
 IN-SEASON: 10AM TO 8PM DAILY
 SHOULDER DAYS ARE DEFINED AS SEASON OPENING DAY TO FIRST WEEKEND AFTER FATHER'S DAY AND FIRST WEEKEND AFTER LABOR DAY TO SEASON CLOSE.

MITEJO CAMPING SEASON

FIRST FULL WEEKEND IN MAY UNTIL FIRST WEEKEND AFTER COLUMBUS DAY.

Rev	Description	Date
5	Revised pools and bath house	10/19/2020
4	For Construction	4/2/2020
3	Added sheets 12 & 13. Removed waiver requests. Added lights	9/26/2019
2	Added planning board approval block	4/10/2019
1	Revised per TRC comments	2/22/2019

Designed by: DMF Drawn by: DMF Checked by:

Site Development Plan - Amenities Area
 Revision To 2012 Site Plan
MiTeJo Campground
 111 Mitejo Road
 Milton, NH
 Assessors Map 28 Lot 4

183 Rockingham Rd, Unit 3 East
 Windham, NH 03087 (603) 647-8700
 www.sfceing.com

Sheet 4 of 13 Scale: 1" = 40' Date: 10/10/2018

MILTON APPROVED PLANNING BOARD

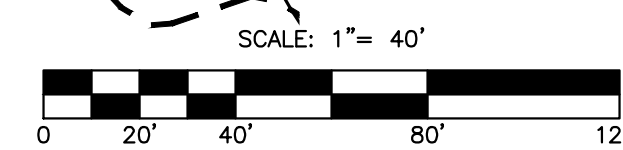
Prepared for:
 Three Ponds Resort, LLC
 38 Commerce Avenue SW,
 Suite 200
 Grand Rapids, MI 49503

Zoning Classification: Low Density Residential (LDR)

Owner Signature _____
 Date _____

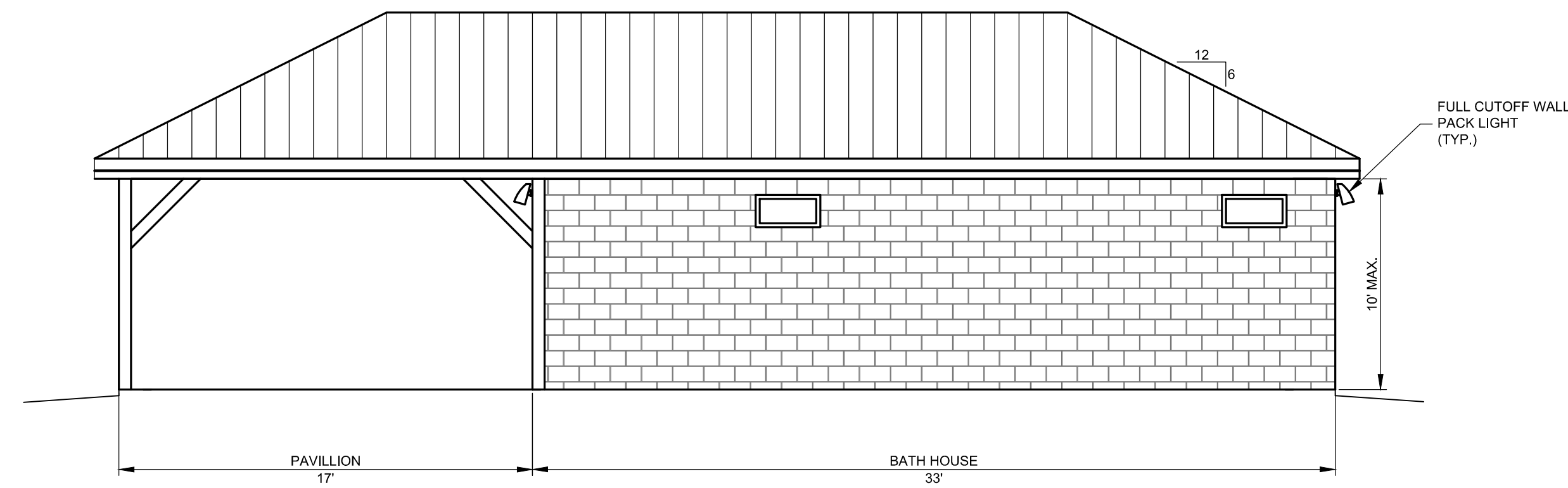
Professional Engineer Seal: DANIEL M. FLORES, No. 15761, LICENSED PROFESSIONAL ENGINEER

SIGNATURE _____
 TITLE _____
 DATE _____

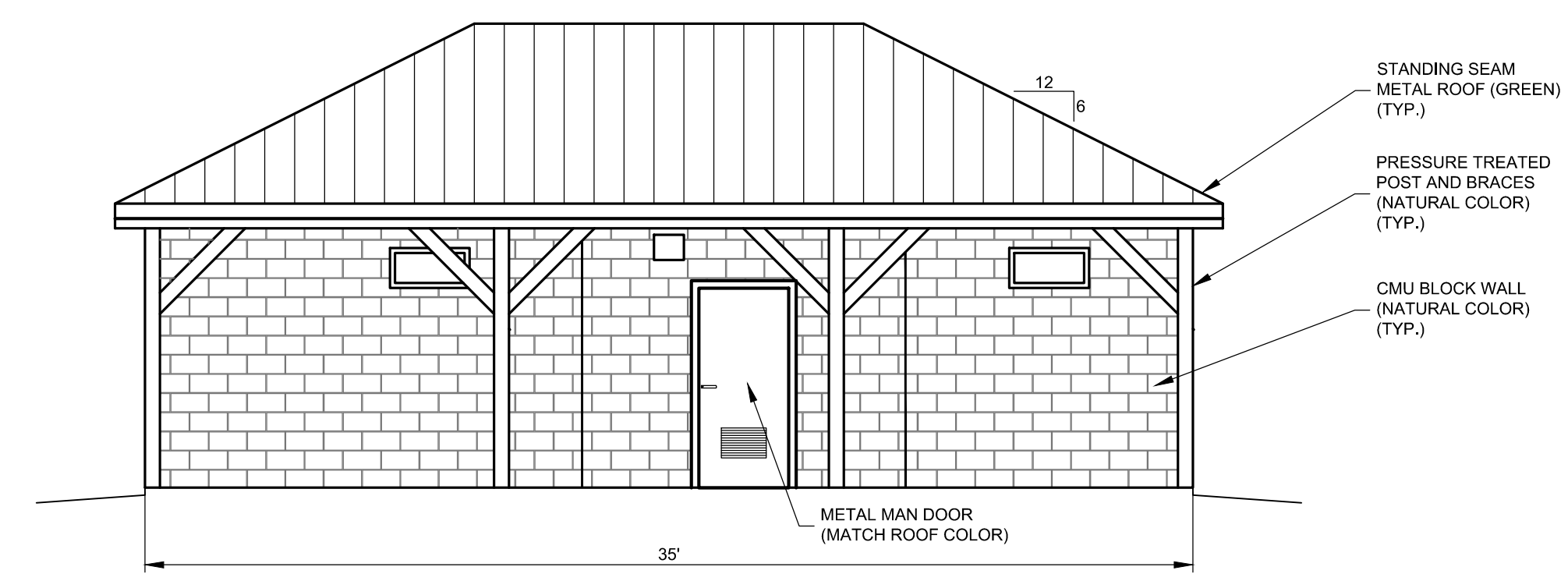


NOTES

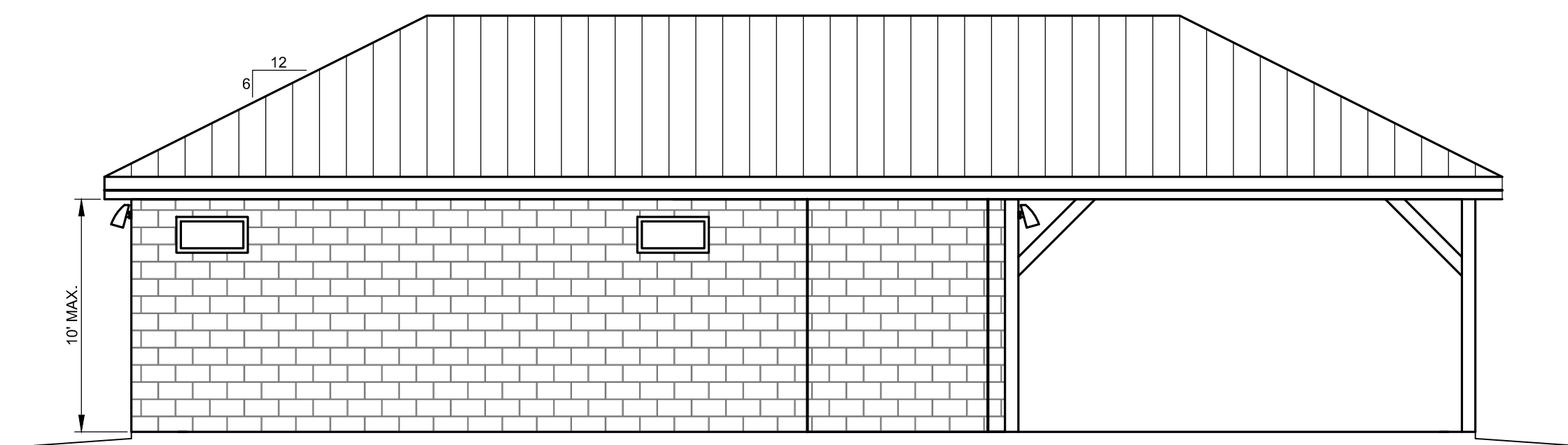
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE ELEVATION VIEWS OF THE PROPOSED BATH HOUSE BUILDING AT MITEJO CAMPGROUND ON MILTON PROPERTY MAP 28, LOT 4.
2. THE ELEVATIONS SHOWN ARE TO GIVE A GENERAL DEPICTION OF THE PROPOSED BUILDING. PLACEMENT OF DOORS AND WINDOWS MAY DIFFER. FINAL DESIGN PLANS SHALL BE SUBMITTED TO THE MILTON BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.



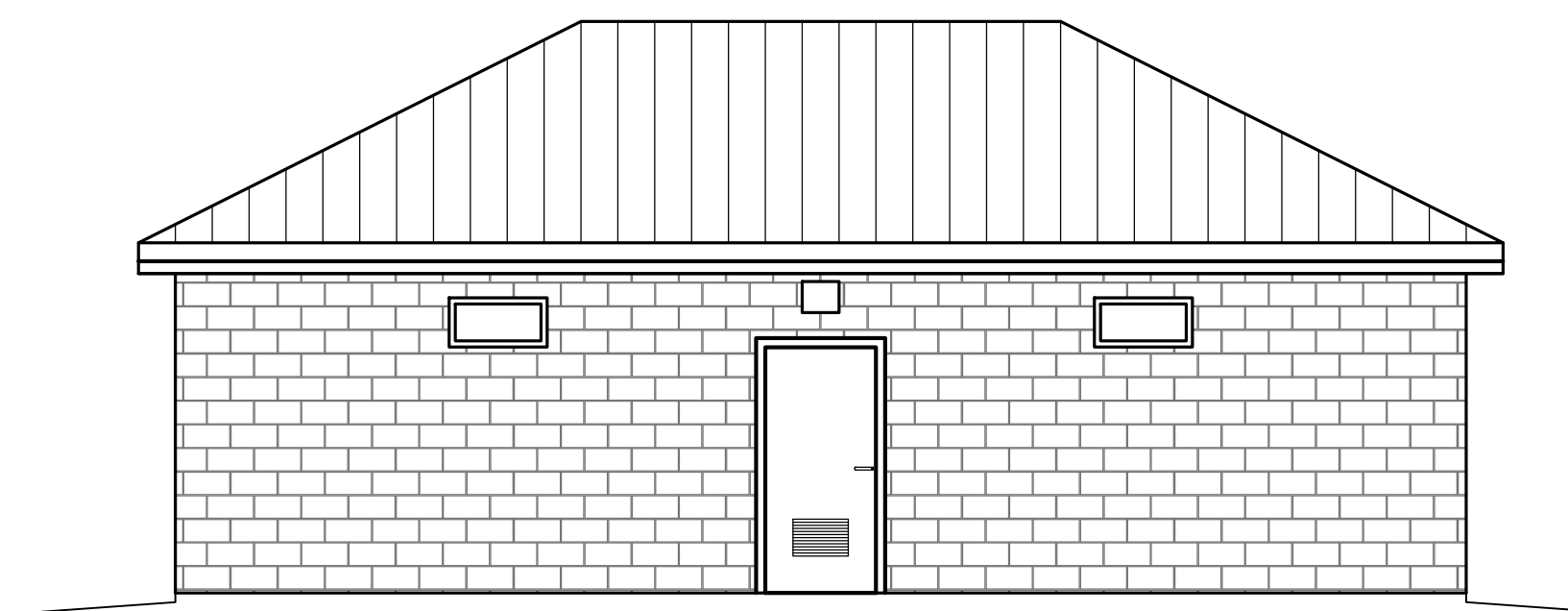
NORTH ELEVATION
SCALE: 1" = 5'



WEST ELEVATION
SCALE: 1" = 5'



SOUTH ELEVATION
SCALE: 1" = 5'



EAST ELEVATION
SCALE: 1" = 5'

1	For Construction	4/2/2020
No.	Revision	Date
Designed by: DMF	Drawn by: CRN	Checked by:

Bath House Elevations
MiTeJo Campground
 111 Mitejo Road
 Milton, NH
 Assessors Map 28 Lot 4



183 Rockingham Rd, Unit 3 East
 Windham, NH 03087

(603) 647-8700
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Sheet 12 of 13

Scale: As Noted

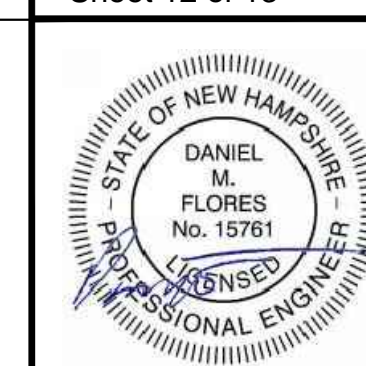
Date: 9/26/2019

MILTON
APPROVED
 PLANNING BOARD

 SIGNATURE

 TITLE

 DATE

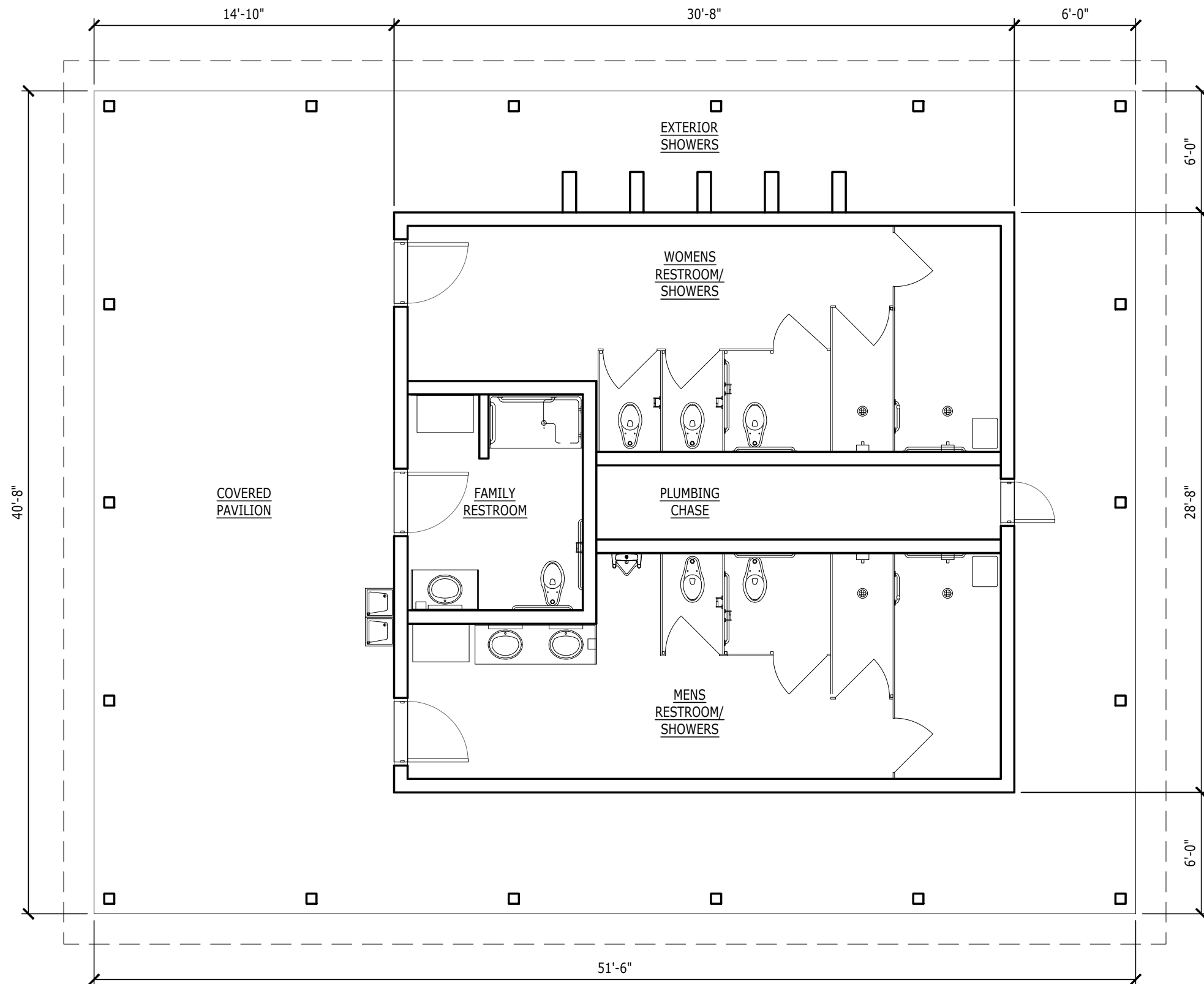


Prepared for:
 Three Ponds Resort, LLC
 38 Commerce Avenue SW,
 Suite 200
 Grand Rapids, MI 49503

Owner Signature

4/2/2020
 Date

Zoning Classification: Low Density Residential (LDR)



218 MIDDLE ROAD
 BRENTWOOD, NH 03833
 (603) 778-3840 V
 (603) 778-3841 F

PROJECT: MI TE JO
 CAMPGROUND
 MILTON, NH
TITLE: BATH HOUSE
 OPTION #2
DATE: 08/27/2020
SCALE: 3/16"=1'-0"



October 21, 2020

Bruce Woodruff, Contracted Town Planner
Town of Milton Planning & Land Use
424 White Mountain Highway
PO Box 180
Milton, NH 03851

RE: **Changes to Approved Amenities Area
MiTeJo Campground, 111 MiTeJo Road, Map 28 Lot 4**

Mr. Bruce Woodruff,

This letter is to describe proposed changes to the approved Amenities Area site plan at Yogi Bear's Jellystone Park Camp-Resort - Lakes Region (formerly MiTeJo Campground). A copy of the revised plan, together with the proposed bath house plan and the approved bath house elevations.

The campground owners propose the following changes:

- Removal of the water playground
- Move the activity pool to the center of the patio and increase approximately 1,200 sf
- Add a cart path along the east side of the patio
- Add parking for 8 carts off the access road
- Move and change the footprint of the bath house
- Reduce the deck area

Our stormwater design treated the water playground as a "black hole" with any rainfall falling on it either cycled through the filtration system when in use or held when the pool is not in use. Because of this, removing the water playground adds impervious area. We offset this by removing patio deck area as shown in red hatch on the plan. We removed enough patio deck to account for the water playground and for the new cart path and cart parking area. For this reason, the proposed change has no impact on the approved stormwater design.

The change to the bath house includes a change to the footprint and moving it slightly to the west. The bath house depicted on the approved site plan set included 1,200 sf of enclosed area and 600 sf of covered patio. The proposed bath house will include 880 sf of enclosed area and 2,095 sf of covered patio and exterior showers. This change results in the roof footprint increasing over the footprint depicted on the approved site plan. However, because the bath house is located on the patio deck, no increase in impervious area results. For this reason, the bath house change has no impact on the approved stormwater design.

The changes described result in a net decrease in structure area and no expansion. For this reason, we request approval for these changes without need to revise the site plan.

Sincerely,

SFC ENGINEERING PARTNERSHIP, INC.

A handwritten signature in blue ink, appearing to read 'Daniel M. Flores', with a long horizontal flourish extending to the right.

Daniel M. Flores, P.E.
Project Manager



October 23, 2020

Bruce Woodruff, Contracted Town Planner
Town of Milton Planning & Land Use
424 White Mountain Highway
PO Box 180
Milton, NH 03851

RE: **Changes to Approved Amenities Area
MiTeJo Campground, 111 MiTeJo Road, Map 28 Lot 4**

Mr. Bruce Woodruff,

This letter is to describe the two attached conceptual plans proposed by Three Ponds Resort, owners of Yogi Bear's Jellystone Park Camp-Resort - Lakes Region (formerly MiTeJo Campground). One plan depicts the development of 20 campsites, while the other depicts the subdivision of 8 residential lots from the campground lot.

CAMPSITE EXPANSION CONCEPT

The Campsites Expansion Concept plan depicts development of 20 campsites at the western area of the campground property. These campsites will include gravel pad with gravel parking spot and 3-way utility connections (water, sewer, electric). The development area is located as far into the western portion of the property as practical and arranged around the existing trail running through the property.

For access to this area, a new road is proposed from the existing campground road. The road will loop around the southern edge of the existing maintenance area, then tie into and improve the existing trail. The access road has been designed to avoid wetlands and the 50' wetland buffer established in Article XII of the zoning ordinance. The road and campsite development are also kept out of the 250' protected shoreland.

The campsite development will include a new comfort station located near the sites. A subsurface effluent disposal area is planned to the east of the comfort station. Water service will be extended from the existing campground water service. Electric service will extend from the electric service at the amenities area.

RESIDENTIAL LOT CONCEPT

The Residential Lot Concept plan depicts subdivision of 8 residential lots near the current campground entrance. Each lot will include two 3-bedroom units arranged as a duplex development with shared driveway, water, and septic on each lot.

The residential lots have been designed to meet the dimensional requirements of the Low-Density Residential zoning district, which includes a 2 acre minimum lot size and 200' minimum frontage. The lots are arranged on a new 1,000' road with cul-de-sac to replace the current campground road. The cul-de-sac will allow the campground lot the required 200' minimum frontage. The new road is also moved 172' west

of the current intersection with Townhouse Road. This change improves the current intersection where Lake Side Drive and the campground road both intersect Townhouse Road at the same location.

Sincerely,

SFC ENGINEERING PARTNERSHIP, INC.

A handwritten signature in blue ink, appearing to read 'Daniel M. Flores', with a long horizontal flourish extending to the right.

Daniel M. Flores, P.E.
Project Manager