

TOWN OF WOODSTOCK  
USE DEPT.  
DEC 12 2023  
RECEIVED

**TOWN OF WOODSTOCK  
INLAND WETLANDS AND WATERCOURSES AGENCY**

**APPLICATION FOR PERMISSION TO CONDUCT A REGULATED ACTIVITY WITHIN AN INLAND WETLAND OR WATER COURSE AREA IN THE TOWN OF WOODSTOCK, CONNECTICUT.**

(In accordance with the Woodstock Inland Wetlands and Watercourses Regulations, and the regulations of the Connecticut Department of Environmental Protection)

**INSTRUCTIONS:** All applicants must complete Section 1 of this application form for preliminary review. The Agency will then notify the applicant of any additional information that may be required and will schedule a public hearing, if necessary. In addition to the information supplied in Section 1, the applicant should submit other supporting facts or documents which may assist the Agency in its evaluation of this proposal.

**NO PERMIT SHALL BE TRANSFERRED WITHOUT PERMISSION OF AGENCY.**

<p><b>SECTION 1</b> Woodstock Academy</p> <p>1. Name of Applicant <u>c/o Christopher Sandford</u></p> <p>Address <u>150 Route 169, Woodstock, CT</u></p> <p>Telephone # <u>860-928-6575</u></p>	<p>(if not applicant) Woodstock Academy</p> <p>Name of Property Owner <u>c/o Christopher Sandford</u></p> <p>Address <u>57 Academy Road, Woodstock, CT</u></p> <p>Telephone # <u>860-928-6575</u></p>
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2. Attach a written consent to the proposed activity by the owner, if applicant is not the property owner.
3. Street Location of the Property: 150 Route 169
- Specific directions: Property located on the west side of Route 169 just south of the intersection of Liljegren Road

Utility Pole Number if present: CLP #2662

(Use an additional sheet, if necessary, to draw a sketch showing the property in relation to surrounding roads.)

4. Purpose and Description of Activity for which Authorization is Requested
- a. Proposed activity will involve the following: (Check appropriate activity):
- Alteration  Construction  Deposition or  Removal of material  Waste Disposal
- b. Attach a general description of the proposal and identification of each regulated activity for which permit is sought. Include nature, area and a volume of material to be placed, removed or transferred. Lineal measurements of affected watercourses or wetlands must also be given. Construction of New Tennis Courts with approx. 12,500 SF of disturbance in
- c. A detailed site plan of the proposal must be included. the 100-foot regulated area.
- d. Purpose of the proposed activity (i.e., a new dwelling, addition to existing dwelling, new business, driveway, etc.):
- Construction of 4 new Tennis Courts in the area of the existing soccer field.

5. Attach a copy of soils map section and copy of U.S. Geological survey map section which contains the proposed activity if any watercourses are altered in any way.
6. Names and Addresses of Adjacent Property Owners (attach separate sheet).

The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by Agents of the Inland Wetlands and Watercourses Agency, at reasonable times, both before and after the permit in question has been granted by the Agency. In evaluating this application, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

The undersigned swears that the information supplied in the complete application is accurate to the best of his/her knowledge and belief.

[Signature] 12-5-23  
Signature of Applicant Date

**SECTION II TO BE FILLED IN BY AGENCY**

Date Filed 12/12/23 Application # 12-23-01 Fee: \$160

Approved with the following conditions: All erosion controls required are to be inspected and approved by the Enforcement Officer prior to the start of the approved activity. Failure to arrange for the inspection and secure approval may VOID the permit.

This approval covers only specific activities described in this application.

By: \_\_\_\_\_ Date Approved \_\_\_\_\_ Expires: \_\_\_\_\_  
Chairperson

Erosion controls inspected on \_\_\_\_\_ by \_\_\_\_\_  
Date

Bonding (if required) posted on \_\_\_\_\_ by \_\_\_\_\_ release date \_\_\_\_\_  
Date



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions.  
If completing by hand - please print and use the [pdf version](#).  
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

### PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: [Click Here for Year](#) month: [Click Here for Month](#)
- CHOOSE ACTION TAKEN (see instructions for code): [Click Here to Choose a Code](#)
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): Woodstock  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the activity is occurring (type name(s)): \_\_\_\_\_, \_\_\_\_\_
- LOCATION (click on hyperlinks for information): [USGS quad map name](#): Putnam or [quad number](#): 28  
[subregional drainage basin number](#): 3708
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Woodstock Academy
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): South Campus, 150 Route 169  
briefly describe the action/project/activity (check and type information): temporary  permanent  description: \_\_\_\_\_  
Construction of Tennis Courts
- ACTIVITY PURPOSE CODE (see instructions for code): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 9, 12, 14, Click for Code
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):  
wetlands: 0.00 acres open water body: 0.00 acres stream: 0.00 linear feet
- UPLAND AREA ALTERED (type acres as indicated): 0.29 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0.00 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

BAKER EDWARD J + JOANNE  
107 RT 169  
WOODSTOCK, CT 06281

HOUDE ELIZABETH  
6 LILJEGREN RD  
WOODSTOCK, CT 06281

SALVAS MARGARET S  
77 RT 169  
WOODSTOCK, CT 06281

BELLANCEAU GREGORY + DONN  
65 CASTLE ROCK RD  
WOODSTOCK, CT 06281

JOY ROAD RENTALS LLC  
122 JOY RD  
WOODSTOCK, CT 06281-2204

SHERMAN BRUCE A + CYNTHIA  
218 RT 169  
WOODSTOCK, CT 06281

BRISSON CHRISTOPHER  
116 SCHOOL ST  
DANIELSON, CT 06239

KAMATH SANTOSH P + ANNE H  
LE E SIDDHARTHA P + ANJAL  
2103 NW 40TH TERRACE  
GAINESVILLE, FL 32605

WOODSTOCK ACADEMY  
57 ACADEMY RD  
WOODSTOCK, CT 06281

CASTLE ROCK FARM LLC  
210 CHILDS HILL RD  
WOODSTOCK, CT 06281

KOWAL MELISSA L TRUSTEE  
KOWAL FAMILY IRREVOCABLE  
19 MACK RD  
MIDDLEFIELD, CT 06455

WOODSTOCK TOWN OF  
MIDDLE SCHOOL  
415 RT 169  
WOODSTOCK, CT 06281

CHAPMAN JOHN D  
149 BUTTS RD  
WOODSTOCK, CT 06281

MAGNAN GEORGE J  
PO BOX 304  
WOODSTOCK, CT 06281

DEAN JAMES C  
72 CASTLE ROCK RD  
WOODSTOCK, CT 06281

MAYHEW CHRISTOPHER D SR  
PO BOX 297  
S WOODSTOCK, CT 06267

DEAN JAMES C  
72 CASTLE ROCK RD  
WOODSTOCK, CT 06281-0000

MILLER FAMILY LLC  
199 RT 171  
WOODSTOCK, CT 06281

FLYBOY ACRES LLC  
89 RT 169  
WOODSTOCK, CT 06281

PRATTE GARY A + MYRA J  
116 RT 169  
WOODSTOCK, CT 06281

FLYBOY ACRES LLC  
PEGHINY THOMAS - FLIGHTST  
PO BOX 325  
S WOODSTOCK, CT 06267

ROY RICHARD R + RUTH A  
215 RT 169  
WOODSTOCK, CT 06281

HANLON KEVIN + LORI  
200 BUTTS RD  
WOODSTOCK, CT 06281

RUST JEFF WILLIAM & REBEC  
106 RT 169  
WOODSTOCK, CT 06281

## **Soil Scientist Report**

Site Locus: 150 Rt. 169, Woodstock School, Woodstock, CT 06281

Prepared for: CHA Companies

Prepared by: Goddard Consulting LLC, 291 Main St, Suite 8, Northborough MA 01532

Date: 8/22/2023

### **INTRODUCTION**

On August 16, 2023, the wetland resources were delineated on land located at 150 Rt. 169, Woodstock School, Woodstock, CT 06281 (refer to enclosed locus maps). The wetland boundaries were flagged using the criteria in the most recent edition of the Inland Wetlands and Watercourses Act (IWWA) and US Army Corps of Engineers standards using flag series GCA1-GCA10, GCA20-GCA27, and GCA30-GCA57. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of attached documents are as follows:

- ACOE Delineation Data Sheets
- Figure 1: USGS of Locus Site, Goddard Consulting, LLC, 8/18/2023
- Figure 2: Orthophoto & Soils Map, Goddard Consulting, LLC, 8/18/2023
- Figure 3: Closeup Soils Map, Goddard Consulting, LLC, 8/18/2023
- Figure 4: FEMA Map, Goddard Consulting, LLC, 8/18/2023
- Figure 5: NDDB Rare Species Map, Goddard Consulting, LLC, 8/18/2023

### **INLAND WETLANDS AND WATERCOURSES ACT & BYLAW:**

Inland resource areas were delineated in accordance with relevant federal, state, and local regulations. As stated in the IWWA Sec. 22a-38, “Wetlands” means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any soil types designed as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey...”

Additionally, “Watercourses” means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within flow through or border upon the City or any portion thereof... Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.”

### **MAPPED NRCS SOILS**

The table below provides the regulatory jurisdiction, flag numbers/colors, and wetland types and locations for the resource areas delineated. Based on the State of Connecticut GIS Soil Survey information (see the Orthophoto & Soils Map), the soils in association with the site location primarily include Woodbridge fine sandy loam and Sutton fine sandy loam. Brief descriptions of these types of soils are explained below.

**Woodbridge Fine Sandy Loam:** These soils are fine sandy loams that become gravelly around a depth of 30 inches or greater. The typical profile of this soil is 0 to 65 inches of depth, with slopes between 0 to 8 percent. These are moderately well drained soils with a depth to water table between 18 to 30 inches, and have no hydric rating. They can typically be found in ground moraines, hills, and drumlins.

**Sutton Fine Sandy Loam:** These soils are fine sandy loams which become more gravelly at greater depths. The typical profile for this soil is from 0 to 62 inches, with slopes between 0 to 15 percent. These are very deep, moderately well drained soils with a water table at around 12 to 27 inches, and have no hydric rating. They can typically be found in ground moraines and hills.

Ridgebury Fine Sandy Loam: These soils are fine sandy loams which become gravelly at greater depths and have a layer of moderately decomposed plant material at the surface. The typical profile for these soils is from 0 to 66 inches, with slopes from 0 to 15 percent. These are poorly drained soils with a depth to water table of about 0 to 6 inches, and have a hydric rating. They can typically be found in ground moraines, hills, drumlins, depressions, and drainageways.

Based on the inspection of soils associated with the delineated wetland, the soil types researched appear to be consistent with what was discovered in the field.

### **OBSERVED ON-SITE SOILS**

Consistent with the NRCS based soil survey, soils identified on the property were found to be similar, with sandy loams being the primary soil texture. Upland soils generally contained an A-Horizon with a depth of 0 to 8 inches, sandy loam texture, and a matrix of 10YR 4/2. Underlying this was a Bw-Horizon with a depth of 8 to 18+ inches, a sandy loam texture, and a matrix of 10YR 6/3. There was refusal at between 14 and 20 inches. Wetland soils generally contained an A-Horizon with a depth of 0 to 12 inches of depth, sandy loam texture, and matrix of 10YR 2/1. This was followed by a Bg-Horizon with a depth of 12 to 18+ inches, a sandy loam texture, and a matrix of 10YR 7/1.

### **VEGETATION**

Vegetation in the upland consisted primarily of white pine, red oak, pignut hickory, red maple, maple leaf viburnum, jewelweed, multiflora rose, oriental bittersweet, morrow's honeysuckle, glossy buckthorn, Japanese barberry, poison ivy, goldenrod, primrose, and sensitive fern. Vegetation in the wetland primarily consists of red maple, red oak, green ash, morrow's honeysuckle, glossy buckthorn, oriental bittersweet, poison ivy, sensitive fern, and wild geranium. Vegetation differences between the upland and wetland were generally distinct, with obvious hydrophytes present here but absent from the adjacent upland areas. Vegetation in general was disturbed and invasive dominated in the upland areas.

### **HYDROLOGY AND WATERCOURSES**

Multiple features of evident hydrologic conditions were identified on the property. A pool of standing water was found within the wetland east of the flag series GCA20-27, in addition to hydric soils. Two linear watercourses were identified along flag series GCA30-57. A narrow southern watercourse (flags GCA33-43) extends southeast from the main wetland, and terminates just before reaching a road. The northern watercourse (flags GCA55-57) extends north of the main wetland, and continues outside the delineated area.

### **FEMA FLOOD ZONES**

The National Flood Hazard Layer provided by the Federal Emergency Management Agency (FEMA) does not depict the area of proposed development on site to be within a designated flood zone.

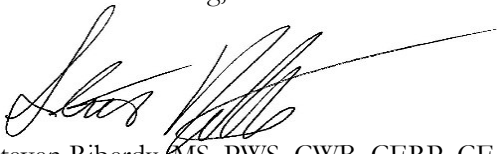
### **NDDB**

The Natural Diversity Data Base (NDDB) does not depict the site to be within a Natural Diversity Area. The nearest NDDB area is over 500 feet southeast from the site boundary.

### **FINDINGS**

Based on these hydric soil indicators, vegetation, hydrological indicators, and topography, the flagged locations on site were found to be the boundary of wetland and watercourse areas reviewed.

Sincerely,  
Goddard Consulting, LLC



Steven Riberdy, MS, PWS, CWB, CERP, CE, PSS  
Lead Biologist / Senior Manager / Palmer Office Manager

**SITE PHOTOS**



Photo 1. View of wetland (facing west) from flag GCA2 in the southeastern corner of the site.



Photo 2. View of upland (facing east) from flag GCA2 in the southeastern corner of the site.



Photo 3. View of upland path between wetland flags GCA10 & 20 (facing west).



Photo 4. View of standing water within wetland (facing west) between flags GCA20 & 27.



Photo 5. View of southern watercourse (facing northeast).



Photo 6. View of northern watercourse (facing north) at northern edge of delineation.



**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: Woodstock School, 150 Rt. 169 City/Town: Woodstock, CT Sampling Date: 8/16/2023  
 Applicant/Owner: Woodstock School Sampling Point or Zone: GCA-2  
 Investigator(s): Steven Riberdy Latitude/Longitude: 41.926627, -71.959075  
 Soil Map Unit Name: 51B NWI or DEP Classification: PFO1E

**UPGRADIENT**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No        (If no, explain in Remarks)  
 Are Vegetation       , Soil       , or Hydrology        significantly disturbed? (If yes, explain in Remarks)  
 Are Vegetation       , Soil       , or Hydrology        naturally problematic? (If yes, explain in Remarks)

**SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc**

Wetland vegetation criterion met?	Yes <u>      </u>	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes <u>      </u>	No <u>X</u>
Hydric Soils criterion met?	Yes <u>      </u>	No <u>X</u>			
Wetlands hydrology present?	Yes <u>      </u>	No <u>X</u>			
Remarks, Photo Details, Flagging, etc.:					

**HYDROLOGY**

<b>Field Observations:</b>				
Surface Water Present?	Yes	No	X	Depth (in)
Water Table Present?	Yes	No	X	Depth (in)
Saturation Present (including capillary fringe)?	Yes	No	X	Depth (in)
<b>Wetland Hydrology Indicators</b>				
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water		
<u>      </u> Water-stained leaves	<u>      </u> Hydrological records	<u>      </u> Direct observation of inundation		
<u>      </u> Evidence of aquatic fauna	<u>      </u> Free water in a soil test hole	<u>      </u> Drainage patterns		
<u>      </u> Iron deposits	<u>      </u> Saturated soil	<u>      </u> Drift lines		
<u>      </u> Algal mats or crusts	<u>      </u> Water marks	<u>      </u> Scoured areas		
<u>      </u> Oxidized rhizospheres/pore linings	<u>      </u> Moss trim lines	<u>      </u> Sediment deposits		
<u>      </u> Thin muck surfaces	<u>      </u> Presence of reduced iron	<u>      </u> Surface soil cracks		
<u>      </u> Plants with air-filled tissue (aerenchyma)	<u>      </u> Woody plants with adventitious roots	<u>      </u> Sparsely vegetated concave surface		
<u>      </u> Plants with polymorphic leaves	<u>      </u> Trees with shallow root systems	<u>      </u> Microtopographic relief		
<u>      </u> Plants with floating leaves	<u>      </u> Woody plants with enlarged lenticels	<u>      </u> Geographic position (depression, toe of slope, fringing lowland)		
<u>      </u> Hydrogen sulfide odor				
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):				

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

**Tree Stratum** Plot size 30'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Northern Red Oak	Quercus rubra	FACU	63.0%	X		85.7%
2	Pignut Hickory	Carya glabra	FACU	10.5%			14.3%
3							
4							
5							
6							
7							
8							
9							

73.5% =Total Cover

**Shrub/Sapling Stratum** Plot size 15'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Northern Spicebush	Lindera benzoin	FACW	10.5%	X	X	25.9%
2	Morrow's Honeysuckle	Lonicera morrowii	FACU	10.5%	X		25.9%
3	Multiflora Rose	Rosa multiflora	FACU	10.5%	X		25.9%
4	Japanese Barberry	Berberis thunbergii	FACU	3.0%			7.4%
5	American Beech	Fagus grandifolia	FACU	3.0%			7.4%
6	Burning Bush	Euonymus atropurpureus	FACU	3.0%			7.4%
7							
8							
9							

40.5% =Total Cover

**Herb Stratum** Plot size 5'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							

0.0% =Total Cover

VEGETATION – continued.

<b>Woody Vine Stratum</b> Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Eastern Poison Ivy	Toxicodendron radicans	FAC	10.5%	X	X	33.3%
2	Virginia Creeper	Parthenocissus quinquefolia	FACU	10.5%	X		33.3%
3	Oriental Bittersweet	Celastrus orbiculatus	FACU	10.5%	X		33.3%
4							
				31.5%	=Total Cover		

<b>Rapid Test:</b>		Do all dominant species have an indicator status of OBL or FACW?		Yes	No	X
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?		
	7	2		Yes	No	X
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by:	Result		
	OBL species	0%	x1	=	0%	
	FACW species	11%	x2	=	21%	
	FAC species	11%	x3	=	32%	
	FACU species	125%	x4	=	498%	
	UPL species	0%	x5	=	0%	
	Column Totals (A)	146%		(B)	551%	
Prevalence Index		B/A=	3.78	Is the Prevalence Index ≤ 3.0?		
<b>Wetland vegetation criterion met?</b>		Yes	No	X		

**Definitions of Vegetation Strata**

- Tree: Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub/Sapling: Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb: All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines: All woody vines greater than 3.3 ft. (1 m) in height

<b>Cover Ranges</b>	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%



**DOWNGRADIENT**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  X  No   (If no, explain in Remarks)

Are Vegetation  , Soil  , or Hydrology   significantly disturbed? (If yes, explain in Remarks)

Are Vegetation  , Soil  , or Hydrology   naturally problematic? (If yes, explain in Remarks)

**SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc**

Wetland vegetation criterion met?	Yes <u> X </u>	No <u> </u>	Is the Sampled Area within a Wetland?	Yes <u> X </u>	No <u> </u>
Hydric Soils criterion met?	Yes <u> X </u>	No <u> </u>			
Wetlands hydrology present?	Yes <u> X </u>	No <u> </u>			
Remarks, Photo Details, Flagging, etc.:					

**HYDROLOGY**

<b>Field Observations:</b>			
Surface Water Present?	Yes	No <u> X </u>	Depth (in)
Water Table Present?	Yes	No <u> X </u>	Depth (in)
Saturation Present (including capillary fringe)?	Yes	No <u> X </u>	Depth (in)
<b>Wetland Hydrology Indicators</b>			
Reliable Indicators of Wetlands	Indicators that can be Reliable with	Indicators of the Influence of Water	
<u> X </u> Water-stained leaves	<u> </u> Hydrological records	<u> </u> Direct observation of inundation	
<u> </u> Evidence of aquatic fauna	<u> </u> Free water in a soil test hole	<u> </u> Drainage patterns	
<u> </u> Iron deposits	<u> </u> Saturated soil	<u> </u> Drift lines	
<u> </u> Algal mats or crusts	<u> </u> Water marks	<u> </u> Scoured areas	
<u> </u> Oxidized rhizospheres/pore linings	<u> </u> Moss trim lines	<u> </u> Sediment deposits	
<u> </u> Thin muck surfaces	<u> </u> Presence of reduced iron	<u> </u> Surface soil cracks	
<u> </u> Plants with air-filled tissue (aerenchyma)	<u> </u> Woody plants with adventitious roots	<u> </u> Sparsely vegetated concave surface	
<u> </u> Plants with polymorphic leaves	<u> </u> Trees with shallow root systems	<u> </u> Microtopographic relief	
<u> </u> Plants with floating leaves	<u> </u> Woody plants with enlarged lenticels	<u> X </u>	Geographic position (depression, toe of slope, fringing lowland)
<u> </u> Hydrogen sulfide odor			
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):			

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

**Tree Stratum** Plot size 30'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Red Maple	Acer rubrum	FAC	63.0%	X	X	67.0%
2	Green Ash	Fraxinus pennsylvanica	FACW	20.5%	X	X	21.8%
3	Northern Red Oak	Quercus rubra	FACU	10.5%			11.2%
4							
5							
6							
7							
8							
9							

94.0% =Total Cover

**Shrub/Sapling Stratum** Plot size 15'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Morrow's Honeysuckle	Lonicera morrowii	FACU	20.5%	X		46.1%
2	Glossy Buckthorn	Frangula alnus	FAC	10.5%	X	X	23.6%
3	Multiflora Rose	Rosa multiflora	FACU	10.5%	X		23.6%
4	Japanese Barberry	Berberis thunbergii	FACU	3.0%			6.7%
5							
6							
7							
8							
9							

44.5% =Total Cover

**Herb Stratum** Plot size 5'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Sensitive Fern	Onclea sensibilis	FACW	10.5%	X	X	63.6%
2	Wild Geranium	Geranium maculatum	FACU	3.0%			18.2%
3	White Snakeroot	Ageratina altissima	FACU	3.0%			18.2%
4							
5							
6							
7							
8							
9							
10							
11							
12							

16.5% =Total Cover

VEGETATION – continued.

Woody Vine Stratum Plot size 30'							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Oriental Bittersweet	Celastrus orbiculatus	FACU	20.5%	X		50.0%
2	Eastern Poison Ivy	Toxicodendron radicans	FAC	20.5%	X	X	50.0%
3							
4							
				41.0%	=Total Cover		

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes	No	X
Dominance Test:	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make		
	8	5		Yes	X	No
Prevalence Index:		Total % Cover	Multiply by:	Result		
	OBL species	0%	x1	=	0%	
	FACW species	31%	x2	=	62%	
	FAC species	94%	x3	=	282%	
	FACU species	71%	x4	=	284%	
	UPL species	0%	x5	=	0%	
	Column Totals (A)	196%		(B)	628%	
Prevalence Index		B/A=	3.20	Is the Prevalence Index ≤ 3.0?		
Wetland vegetation criterion met?		Yes	No	X		

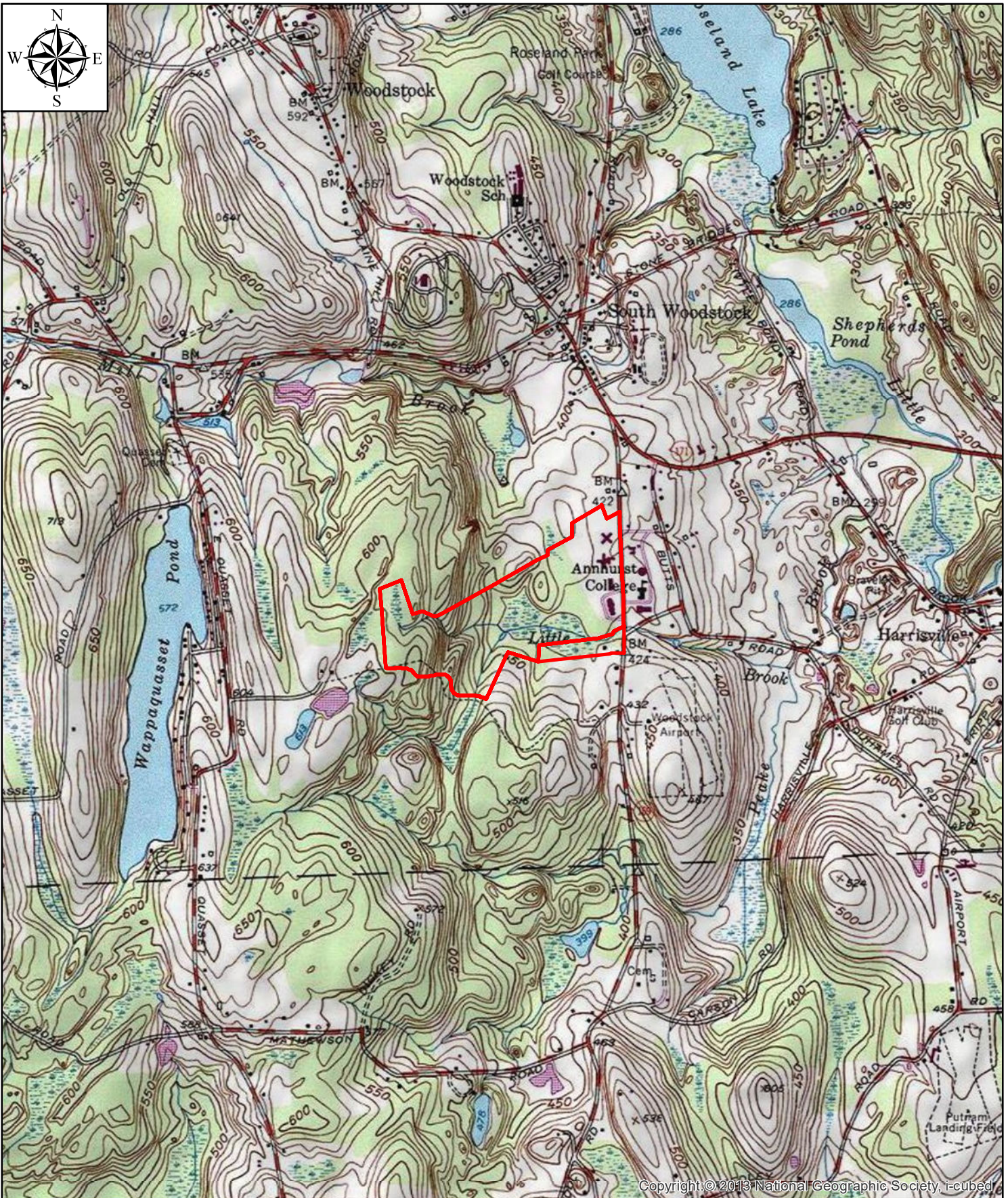
Definitions of Vegetation Strata

- Tree: Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub/Sapling: Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb: All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines: All woody vines greater than 3.3 ft. (1 m) in height

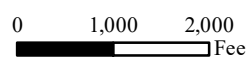
Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%



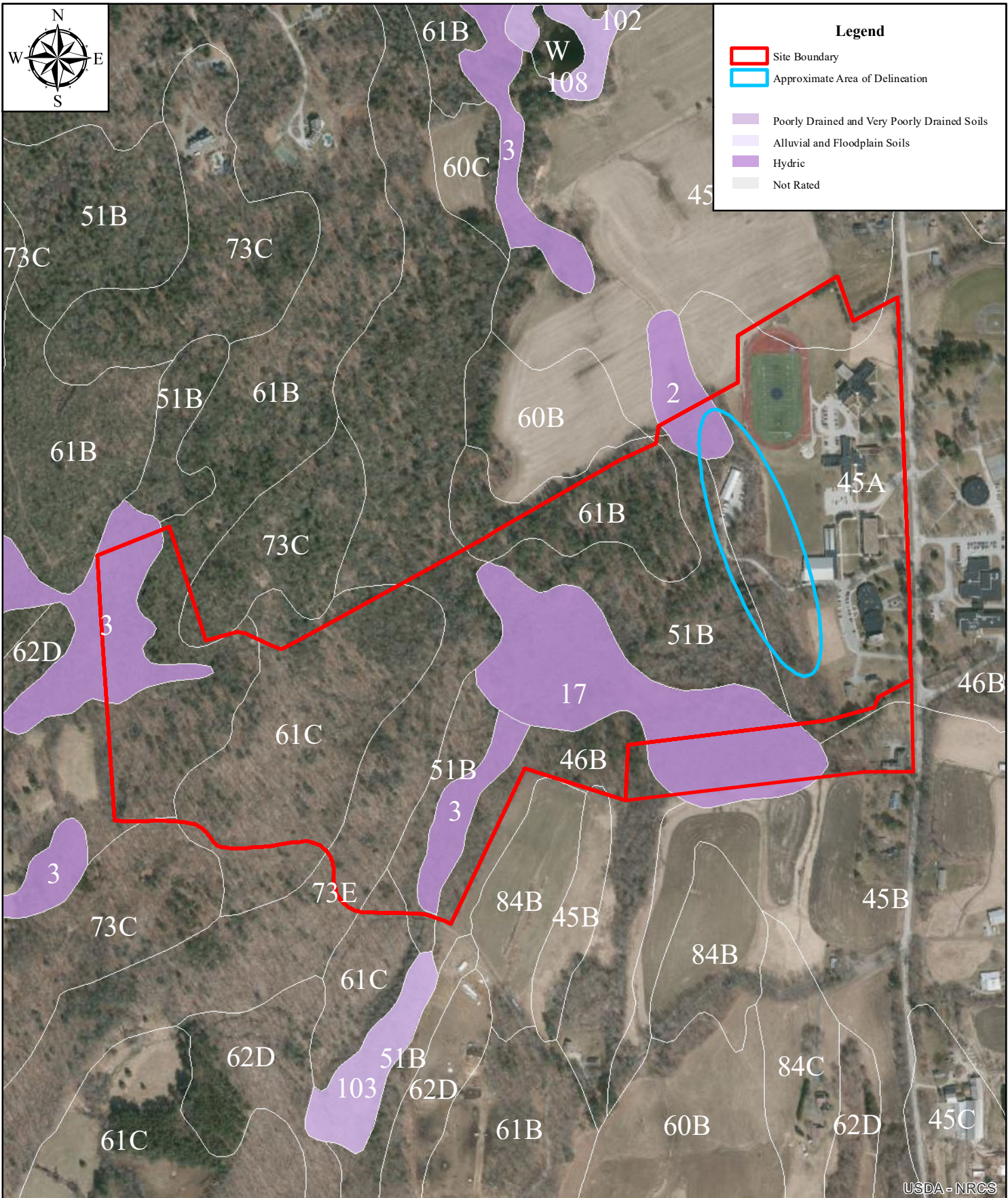





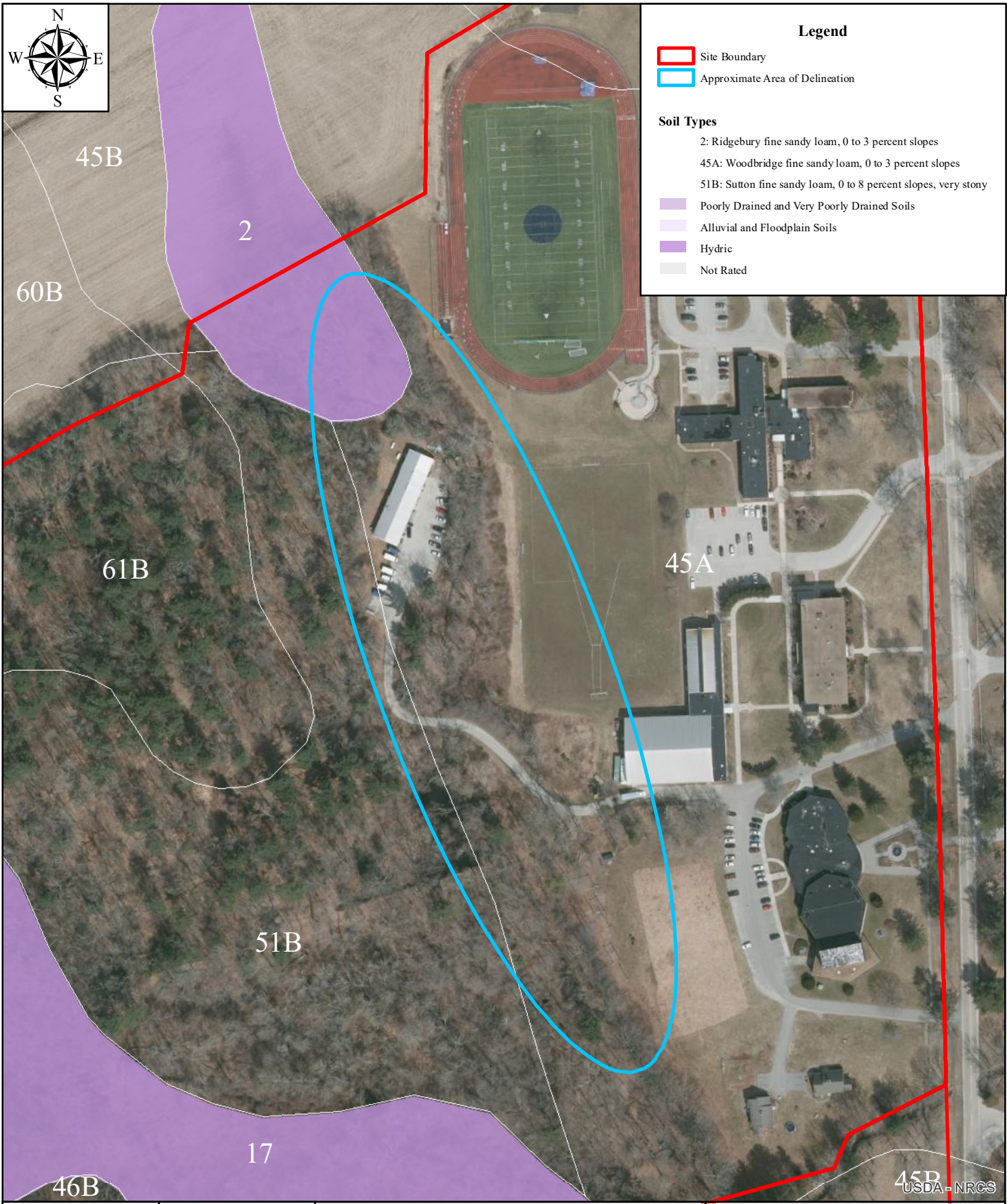
Copyright © 2013 National Geographic Society, i-cubed

Date: 8/18/2023	GC Job Number: CT-017	
<h1>USGS Locus</h1>		
150 Rt. 169 Woodstock, CT 06281		1 in = 2,000 ft  <b>Figure 1</b>





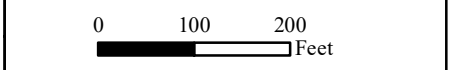
Date: 8/18/2023	GC Job Number: CT-017	<h2 style="margin: 0;">Orthophoto &amp; Soils Map</h2> <p style="margin: 0;">150 Rt. 169 Woodstock, CT 06281</p>	<p>0      300      600</p> <p style="text-align: right;">Feet</p>	<h2 style="margin: 0;">Figure 2</h2>
			<p>1 in = 600 ft</p>	



Date: 8/18/2023

GC Job Number:  
CT-017

# Soils Map



150 Rt. 169  
Woodstock, CT 06281

1 in = 200 ft

Figure 3



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Date: 8/18/2023

GC Job Number:  
CT-017

### FEMA Map

0 500 1,000  
Feet

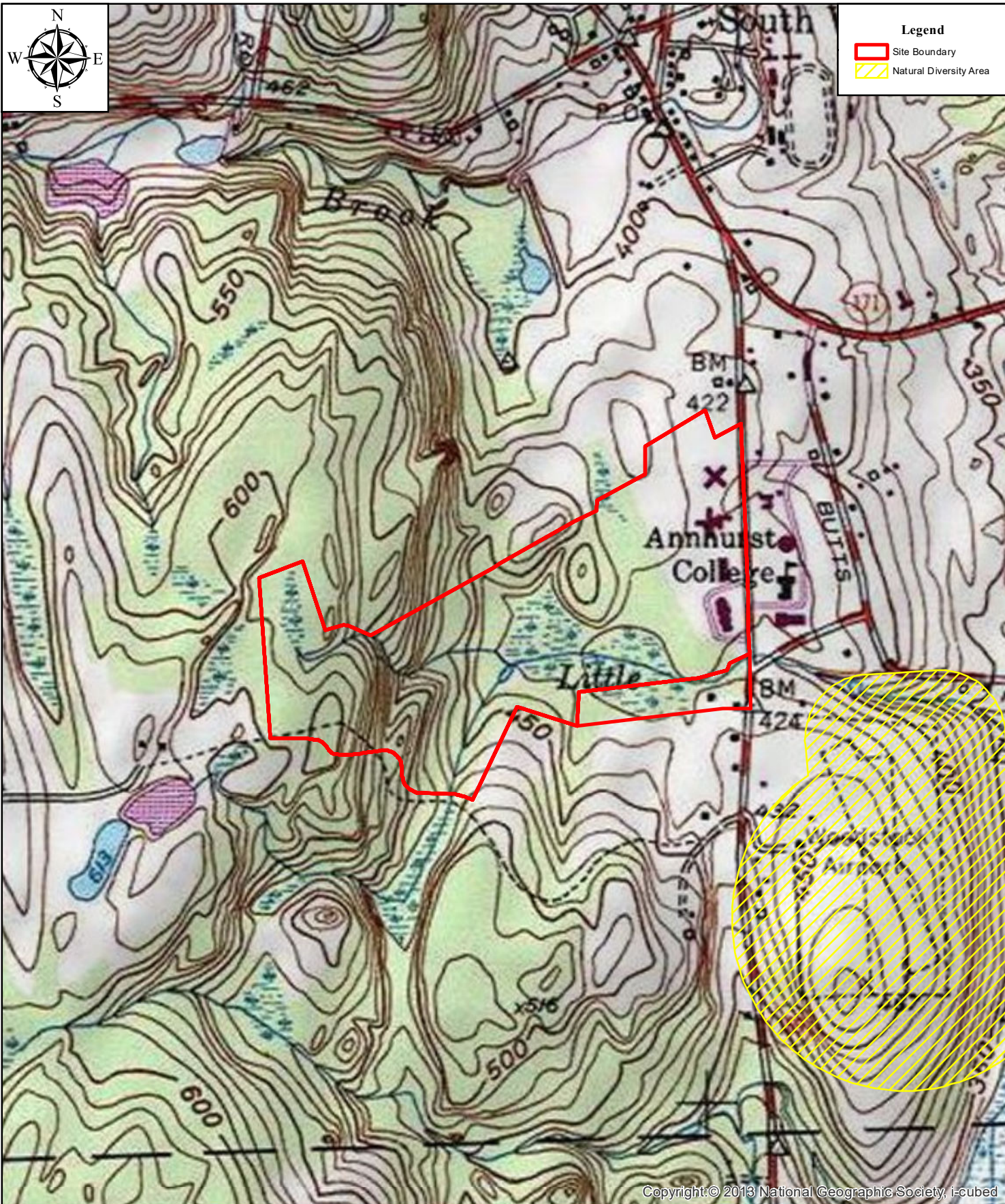


**GODDARD  
CONSULTING**  
Strategic Ecological Consulting

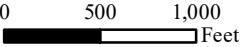

150 Rt. 169  
Woodstock, CT 06281

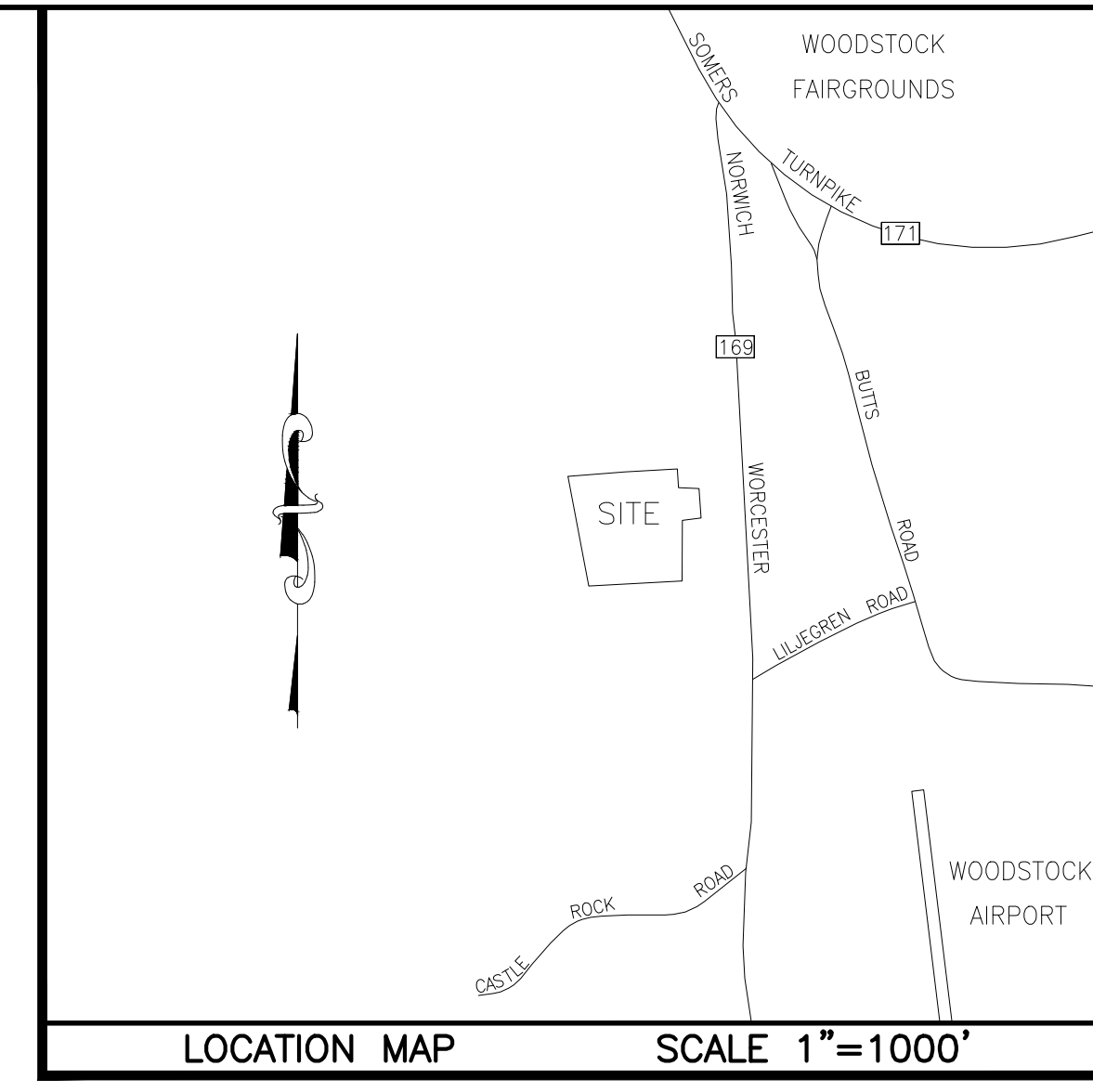
1 in = 1,000 ft

Figure 4



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Date: 8/18/2023	GC Job Number: CT-017	<div style="text-align: center;">  <p>0 500 1,000 Feet</p> </div>	
<h2>NDDB Map</h2>			1 in = 1,000 ft
 <p><b>GODDARD CONSULTING</b> Strategic Ecological Consulting</p>			<h2>Figure 5</h2>
<p>150 Rt. 169 Woodstock, CT 06281</p>			



**MAP REFERENCES**

1. TOPOGRAPHIC MAP PREPARED FOR HYDE SCHOOL AT SOUTH WOODSTOCK, INC. #124 ROUTE 169 WOODSTOCK, CT, EXISTING CONDITIONS, SCALE: 1"=40', DATE: FEB. 16, 2006, LAST REVISED 4/10/06, SHEET 1 OF 1, PREPARED BY CME ASSOCIATES, INC.

**NOTES**

1. 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 SURVEY CONFORMING TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 AND VERTICAL CLASS T-2 AND IS A RESURVEY OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PREPARED TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY.

2. THE SUBJECT PARCEL WAS CONVEYED TO WOODSTOCK ACADEMY, THROUGH A CONVEYANCE DATED ON 6/15/2015, AND IS RECORDED IN VOLUME 623, PAGE 382 OF THE WOODSTOCK LAND RECORDS.

3. THE SUBJECT PROPERTY IS SHOWN ON THE WOODSTOCK TAX ASSESSOR MAP No. 6395 AS LOT 11 OF BLOCK 64 AND HAS BEEN ASSIGNED ADDRESS OF 150 ROUTE 169, WOODSTOCK, CONNECTICUT.

4. NORTH IS BASED ON CONNECTICUT STATE PLANE COORDINATE, NAD83 OBTAINED BY GPS OBSERVATIONS AT THE TIME OF THE SURVEY.

5. ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.

6. TOTAL AREA OF PROPERTY = 119.01± ACRES

7. SITE IS LOCATED IN ZONE COMMUNITY DISTRICT.

8. 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 CHA. 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.

**LEGEND**

- TREE DECIDUOUS TREE
- CB ROUND CATCH BASIN
- CB SQUARE CATCH BASIN
- MHS STORM MANHOLE
- EHH ELECTRIC HAND HOLE
- BUILDING LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- TREE LINE
- ELECTRIC LINE
- WATER LINE

**APPROVED BY THE WOODSTOCK  
PLANNING & ZONING COMMISSION**

APPLICATION: # \_\_\_\_\_

APPROVED ON: \_\_\_\_\_

CHAIRMAN OR SECRETARY SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

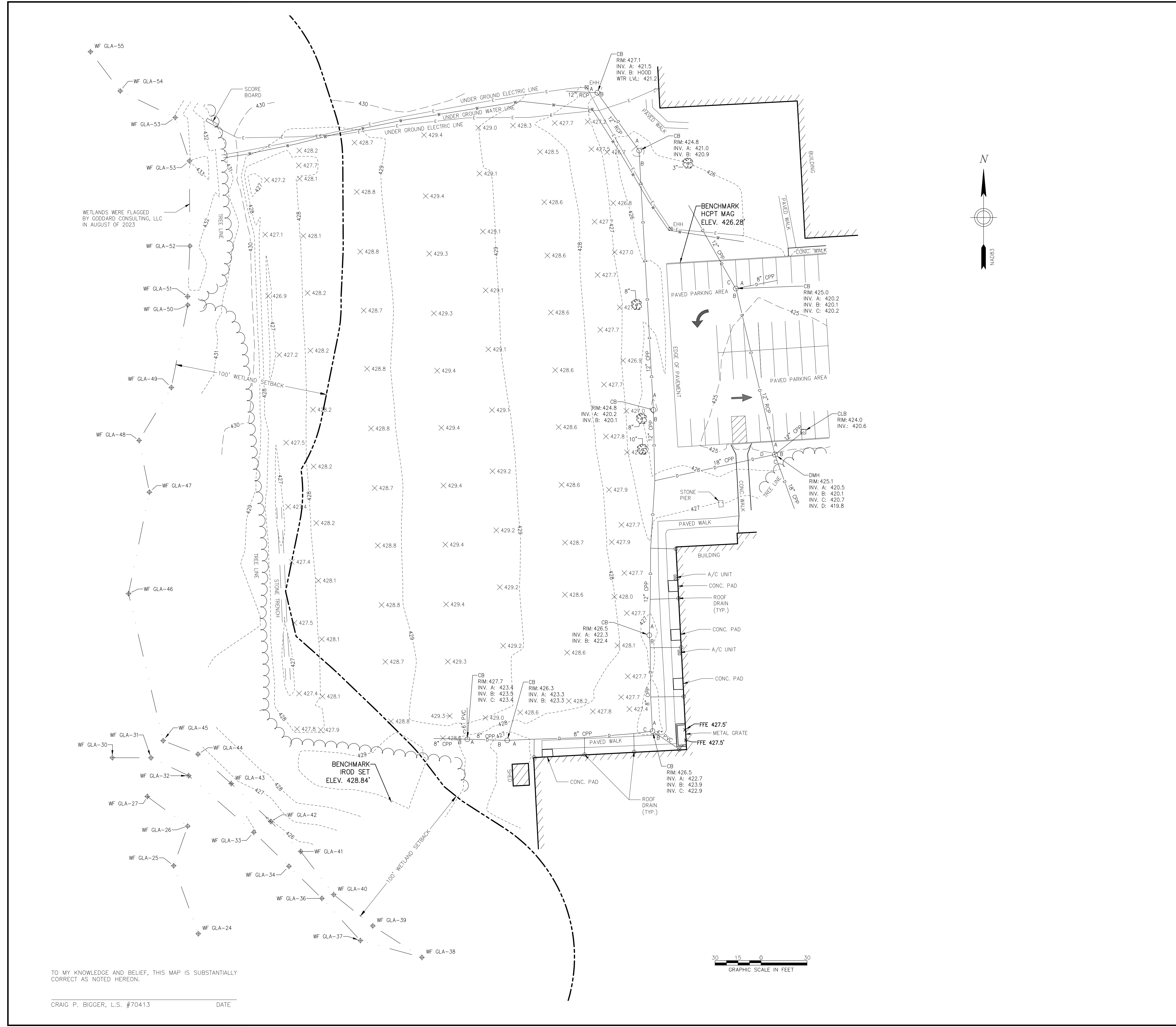
**EXISTING CONDITIONS**

No.	Submitted / Revision	App'd.	By	Date

Designed By: PMP Drawn By: ZBC/PMP Checked By: CB/CEE

Issue Date: 12/11/2023 Project No: 082795 Scale: 1" = 30'

Drawing No.: SHEET 1

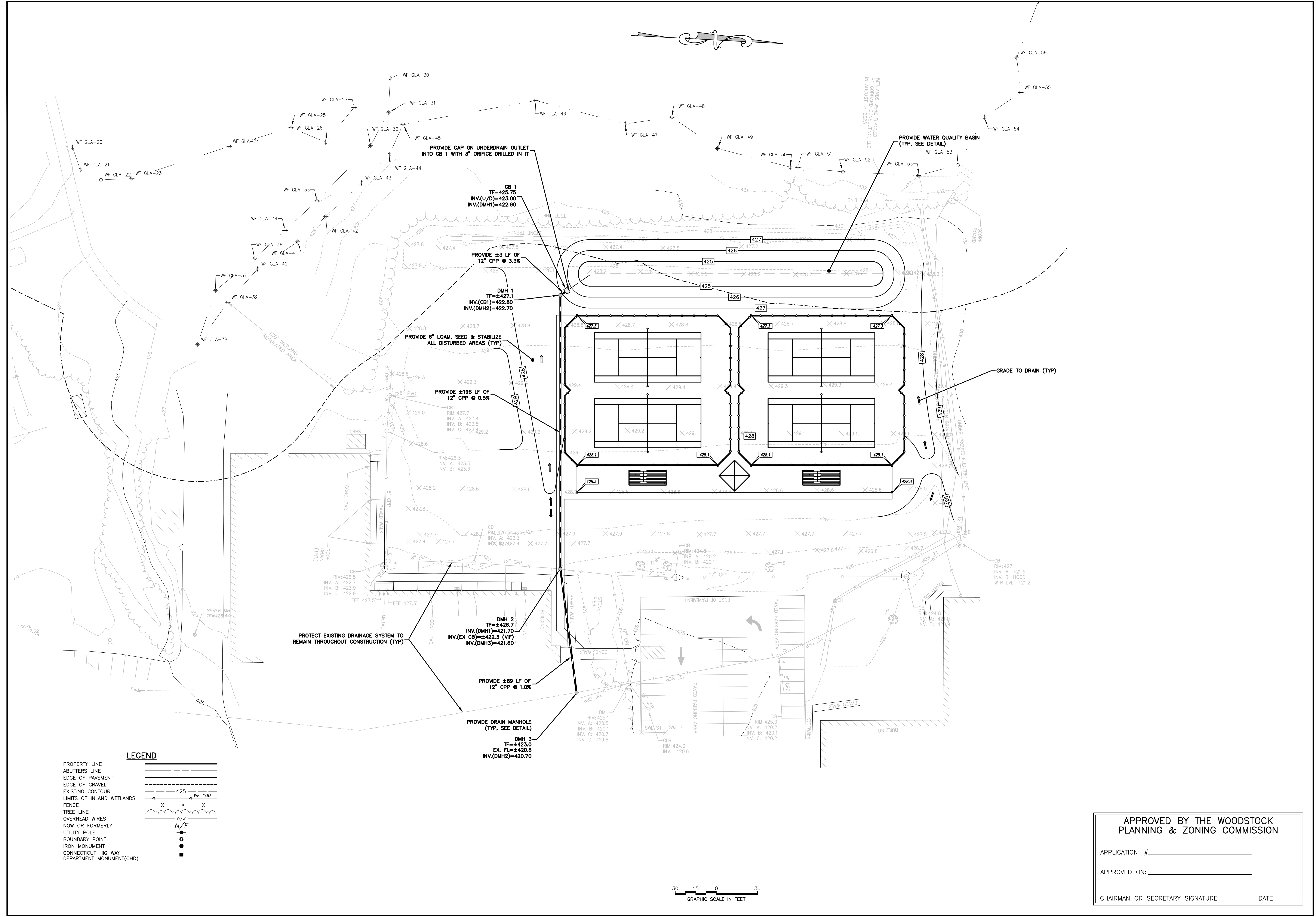


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CRAIG P. BIGGER, L.S. #70413 DATE \_\_\_\_\_

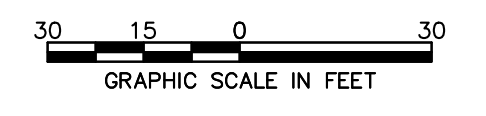


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE 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.



**LEGEND**

- PROPERTY LINE
- ABUTTERS LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONTOUR
- LIMITS OF INLAND WETLANDS
- FENCE
- TREE LINE
- OVERHEAD WIRES
- NOW OR FORMERLY UTILITY POLE
- BOUNDARY POINT
- IRON MONUMENT
- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)



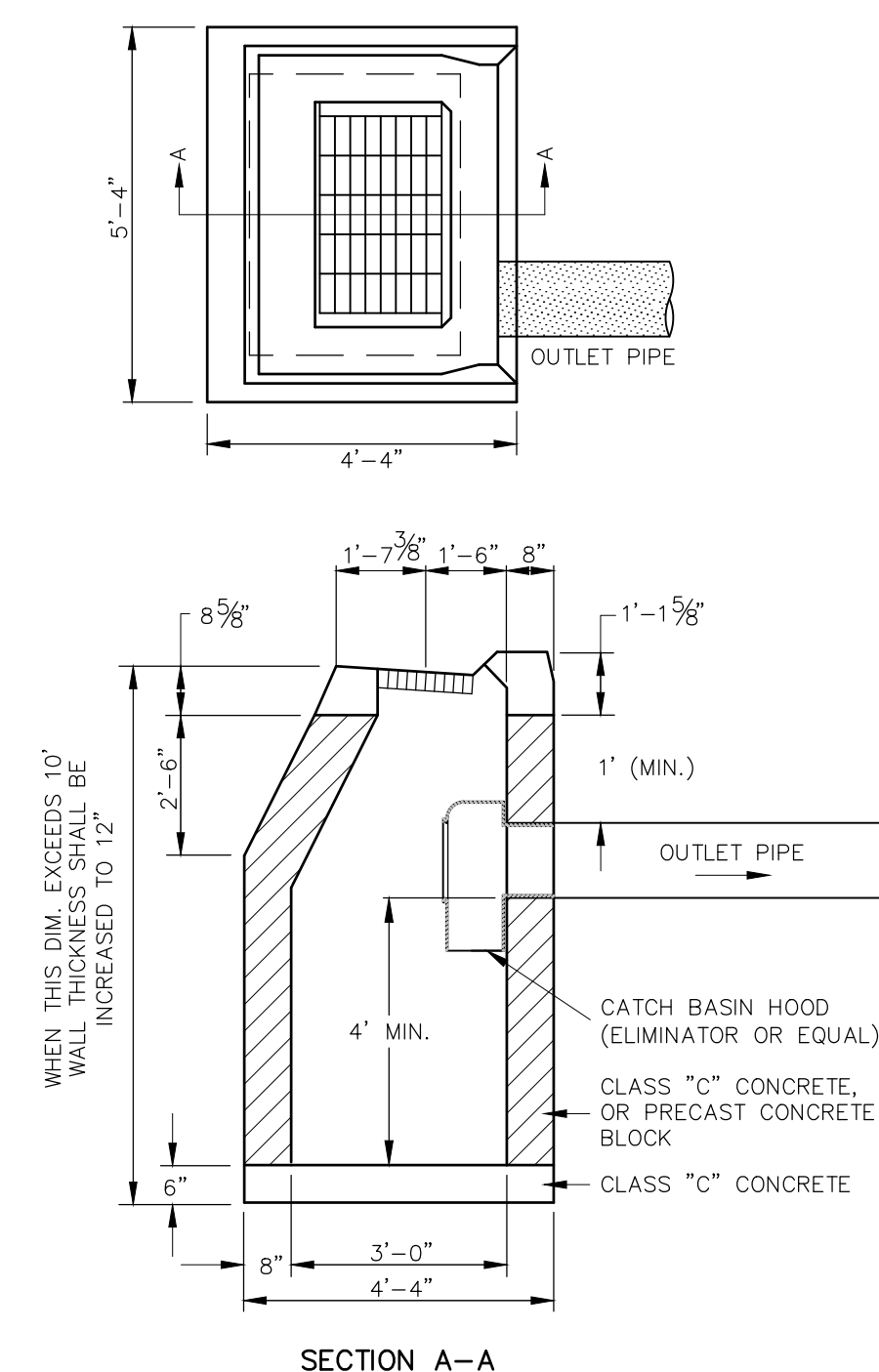
**APPROVED BY THE WOODSTOCK  
 PLANNING & ZONING COMMISSION**

APPLICATION: # \_\_\_\_\_  
 APPROVED ON: \_\_\_\_\_  
 CHAIRMAN OR SECRETARY SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**SITE GRADING & DRAINAGE**

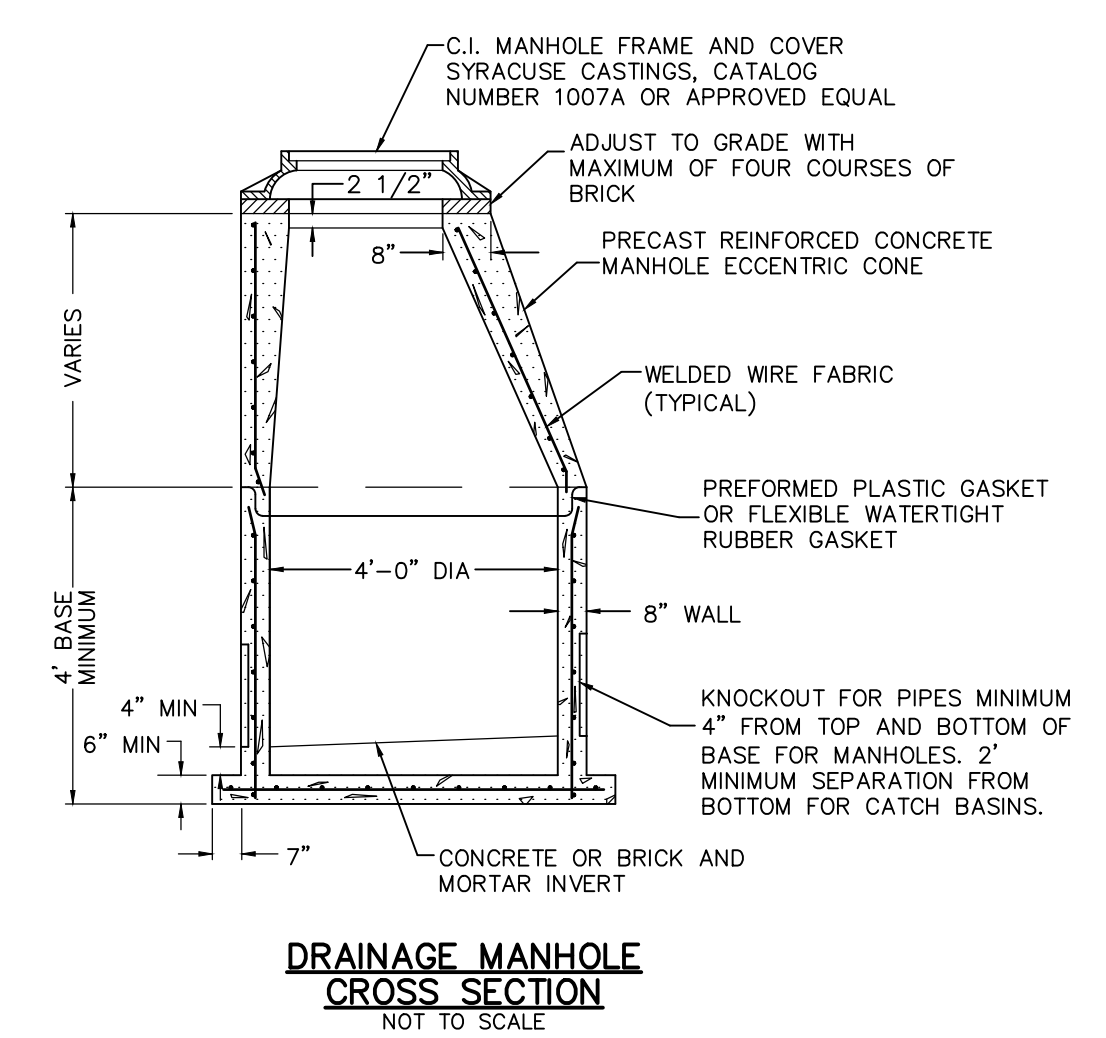
Designed By:	Drawn By:	Checked By:
PMP	ZBC/PMP	CB/CEE
Issue Date:	Project No:	Scale:
12/11/2023	082795	1" = 30'



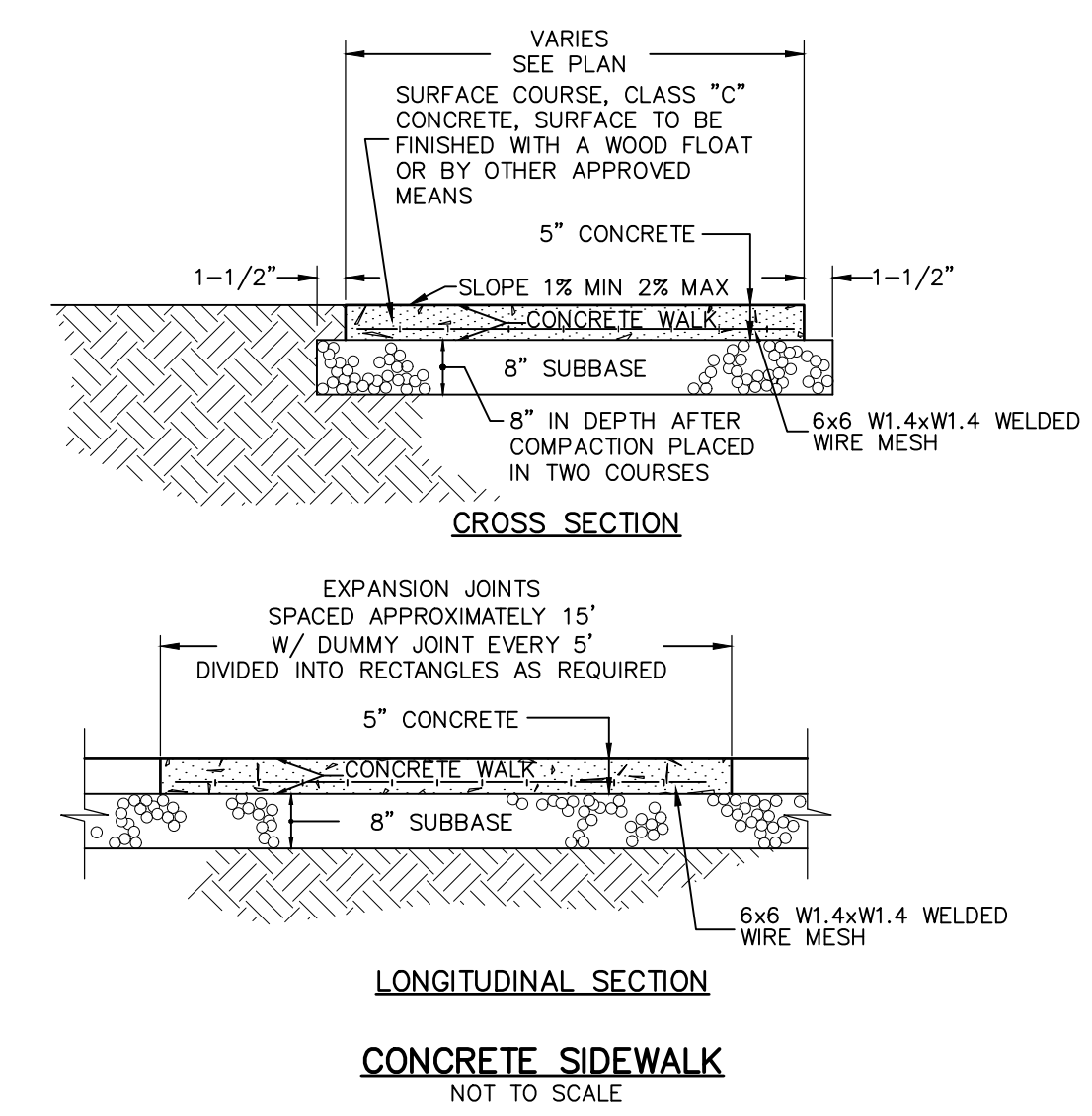


**TYPE "C" CATCH BASIN**  
NOT TO SCALE

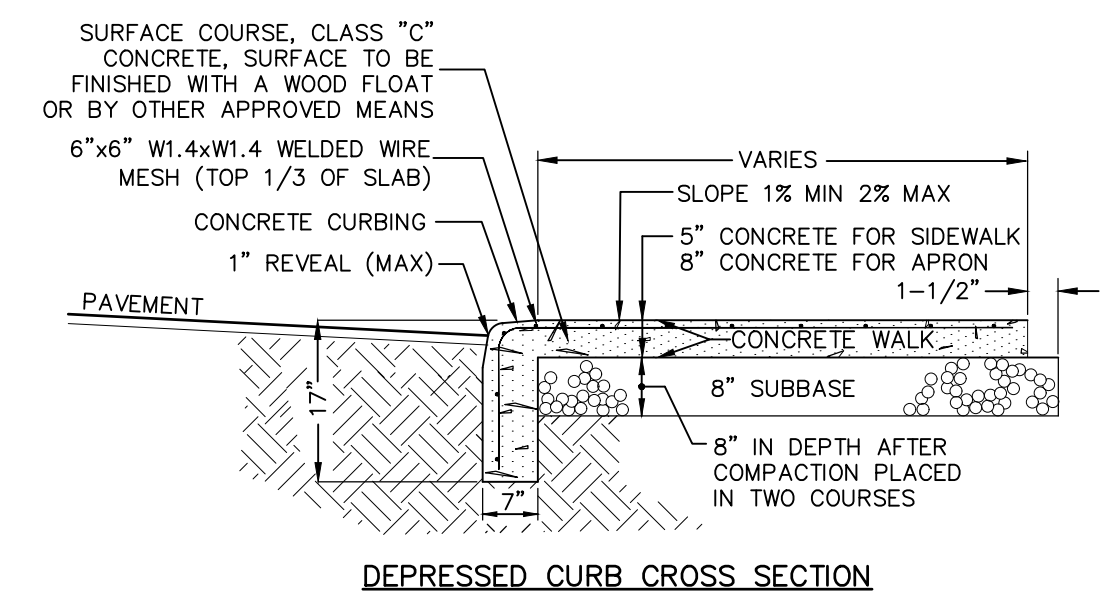
NOTE: ALL CATCH BASINS SHALL BE PROVIDED WITH A HOODED OUTLET.



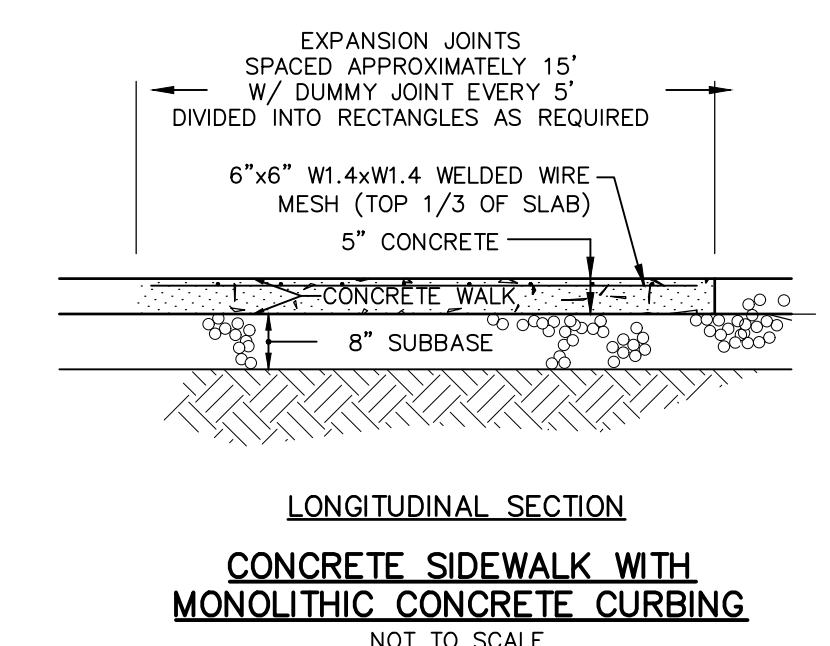
**DRAINAGE MANHOLE CROSS SECTION**  
NOT TO SCALE



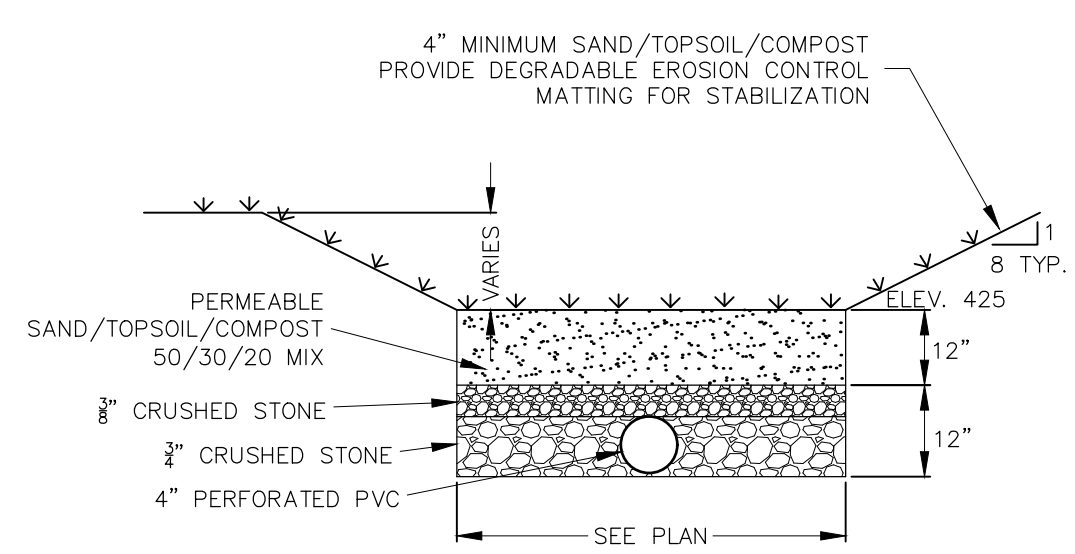
**CONCRETE SIDEWALK**  
NOT TO SCALE



**DEPRESSED CURB CROSS SECTION**



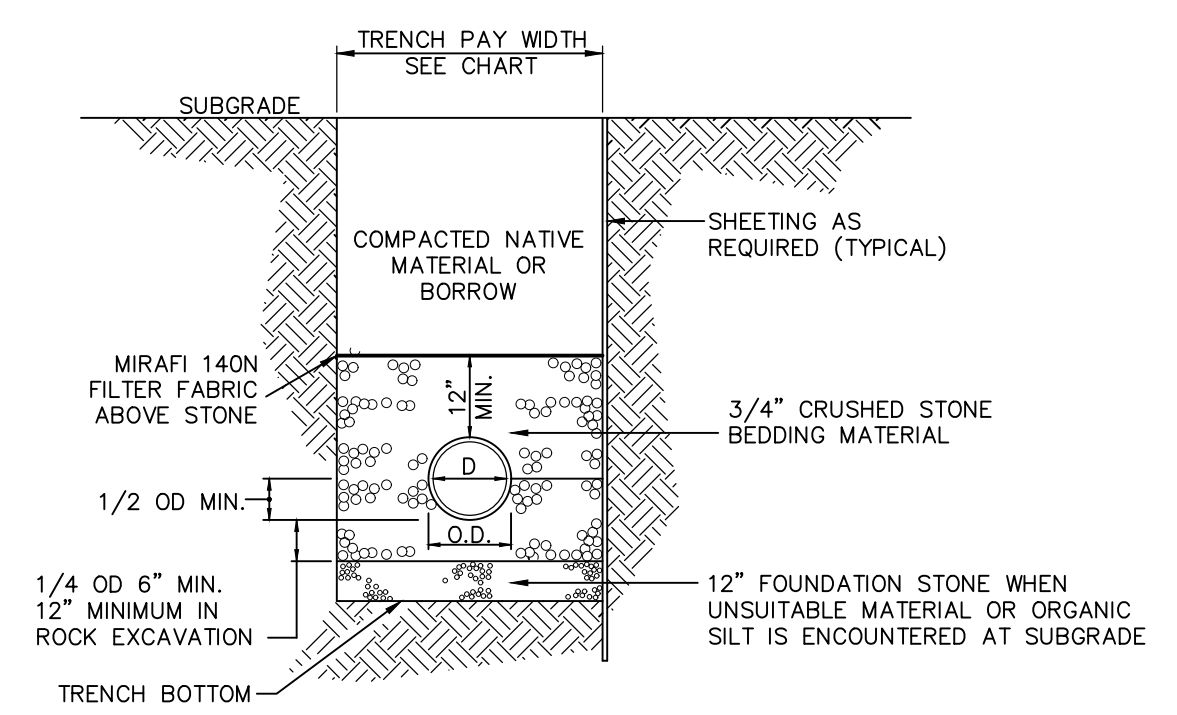
**CONCRETE SIDEWALK WITH MONOLITHIC CONCRETE CURBING**  
NOT TO SCALE



- NOTES:
- 1.) SAND/TOPSOIL/COMPOST MIXTURE SHALL BE PLACED OVER THE ENTIRE WATER QUALITY BASIN FLOOR.
  - 2.) SAND/TOPSOIL/COMPOST MIXTURE SHALL NOT BE COMPACTED AND THE ENTIRE WATER QUALITY BASIN SHALL BE PROTECTED FROM HEAVY EQUIPMENT TRAFFIC THROUGHOUT CONSTRUCTION.
  - 3.) THE CONTRACTOR SHALL BE LIABLE FOR THE REPLACEMENT OF THE SAND/TOPSOIL/COMPOST MIXTURE IF EAS CONTROLS ARE NOT INSTALLED & MAINTAINED AS INDICATED.

**WATER QUALITY BASIN**  
NOT TO SCALE

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"



**TRENCH SECTION FOR STORM DRAINS**  
NOT TO SCALE

SITE DEVELOPMENT PLAN  
 PREPARED FOR:  
**WOODSTOCK ACADEMY**  
 150 ROUTE 169,  
 WOODSTOCK, 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

CONSTRUCTION DETAILS

APPROVED BY THE WOODSTOCK  
 PLANNING & ZONING COMMISSION

APPLICATION: # \_\_\_\_\_

APPROVED ON: \_\_\_\_\_

CHAIRMAN OR SECRETARY SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Designed By:	Drawn By:	Checked By:
PMP	ZBC/PMP	CB/CEE
Issue Date:	Project No:	Scale:
12/11/2023	082795	AS NOTED

SITE DEVELOPMENT PLAN  
 PREPARED FOR:  
**WOODSTOCK ACADEMY**  
 150 ROUTE 169,  
 WOODSTOCK, CONNECTICUT

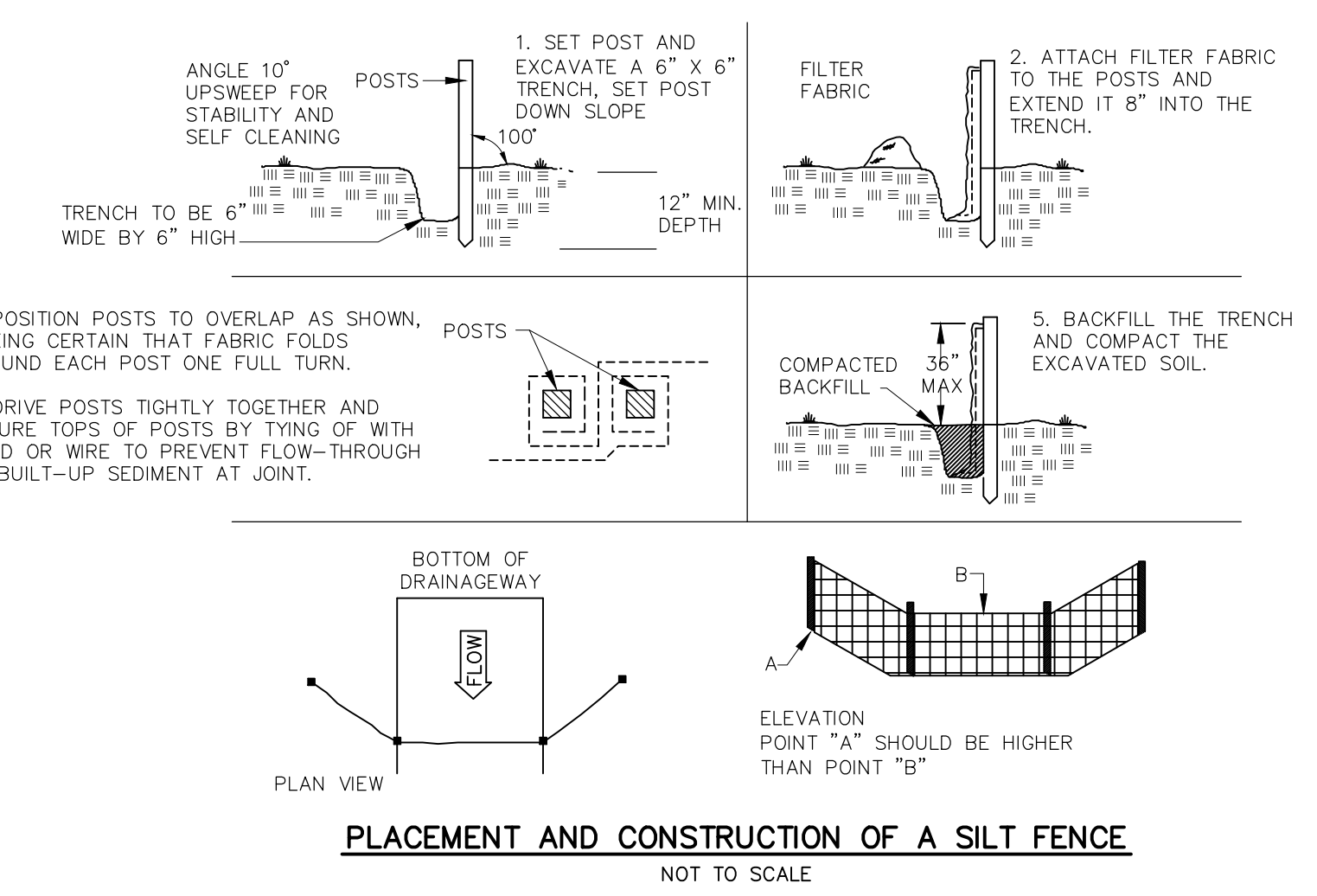
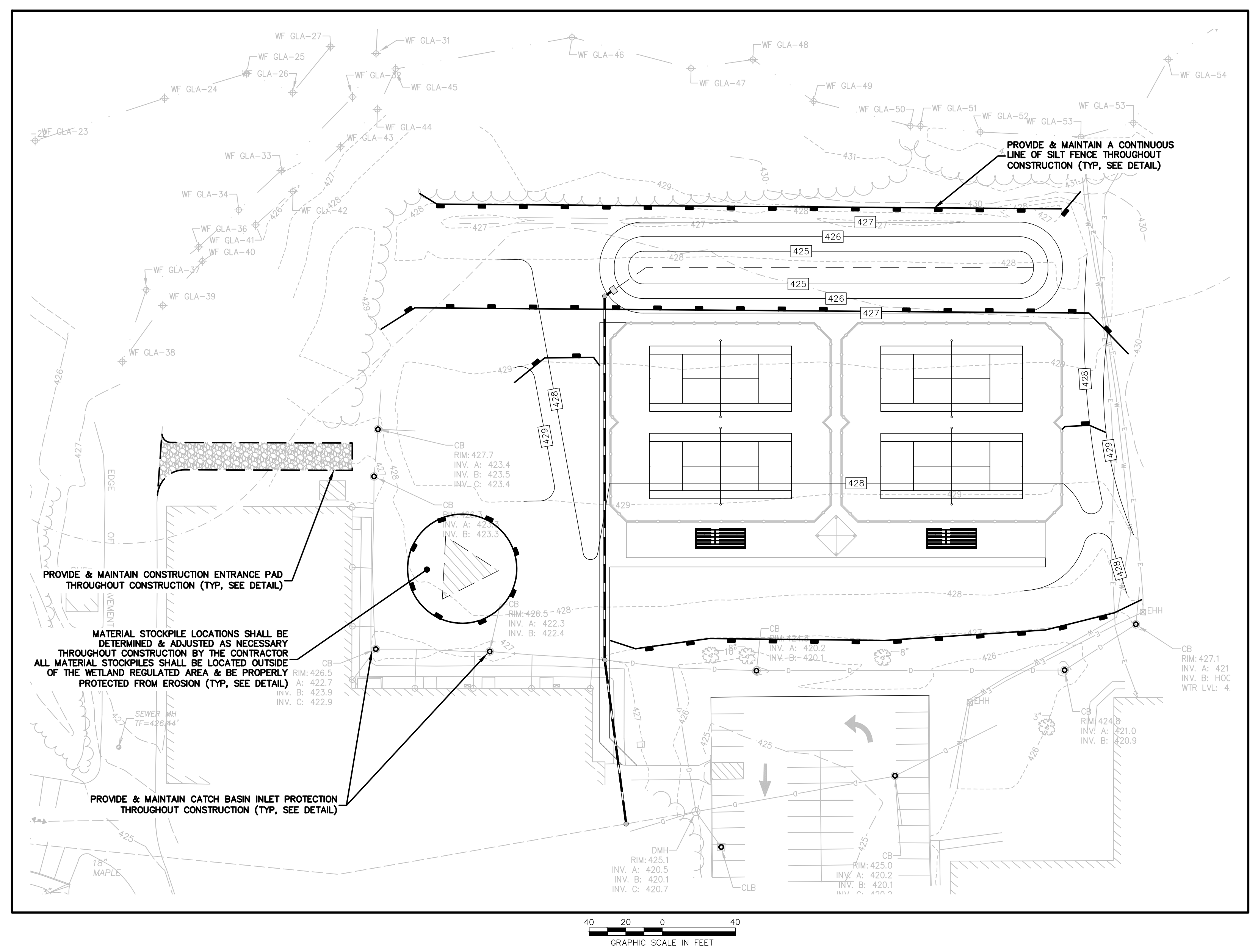
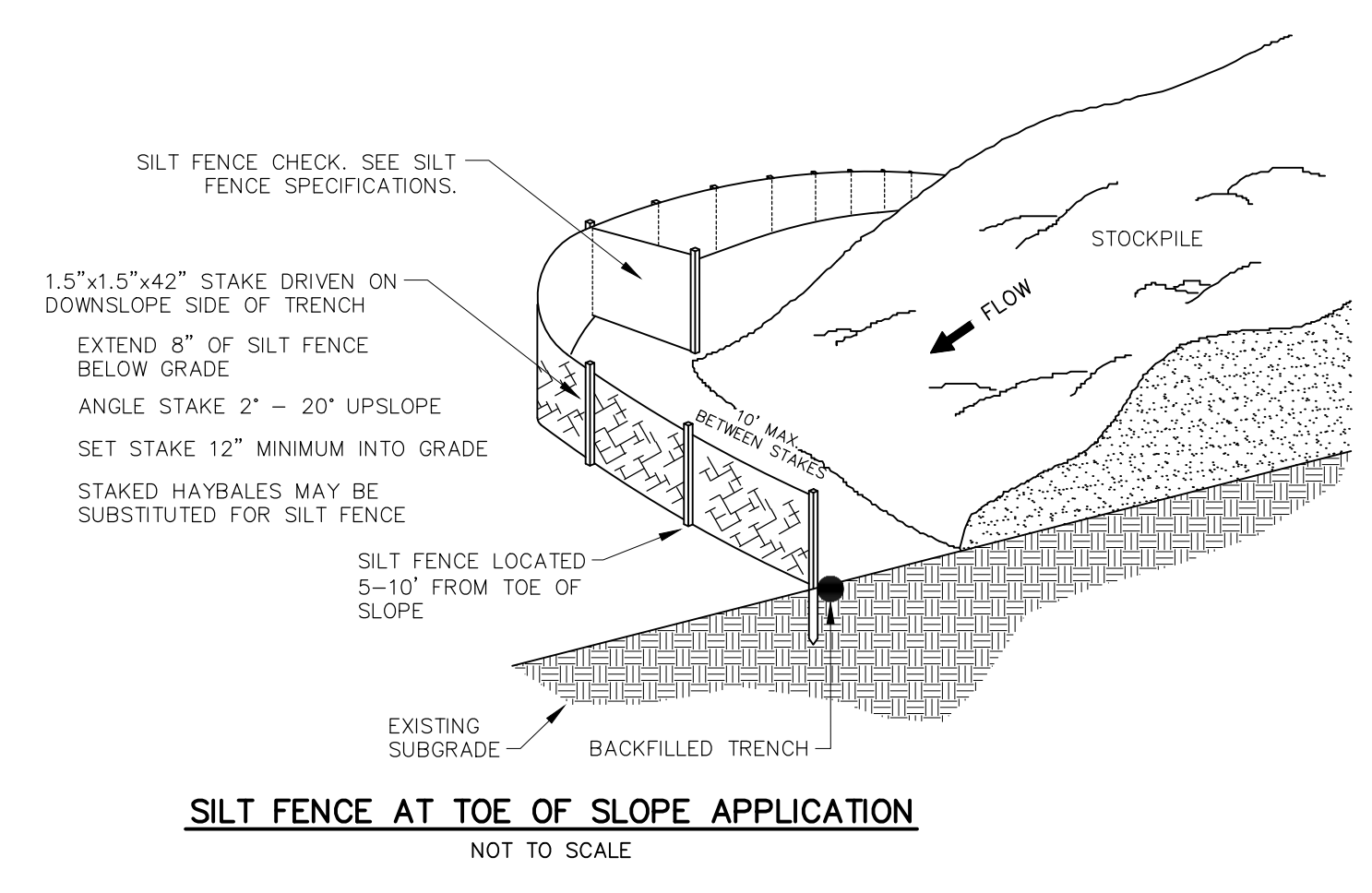
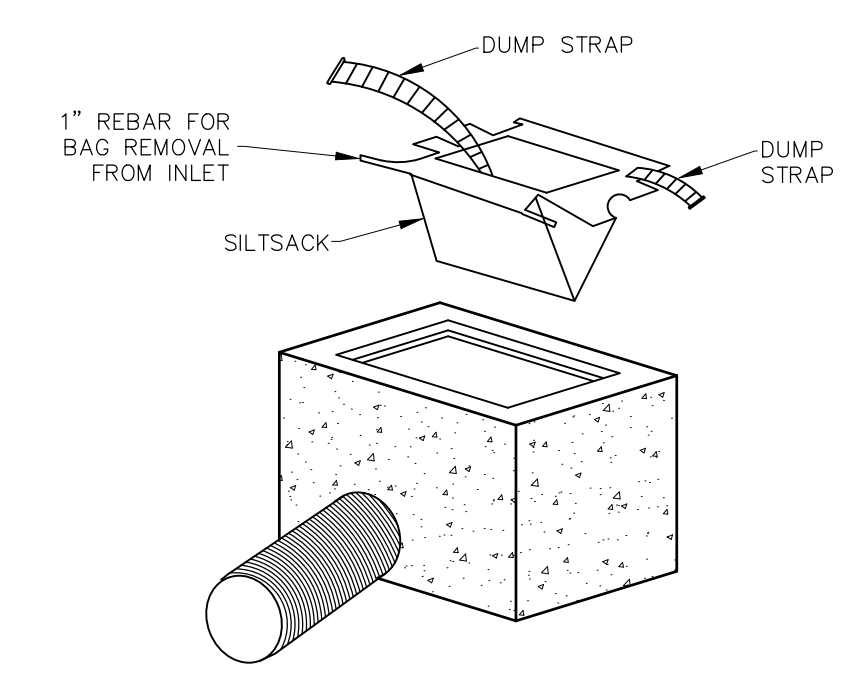
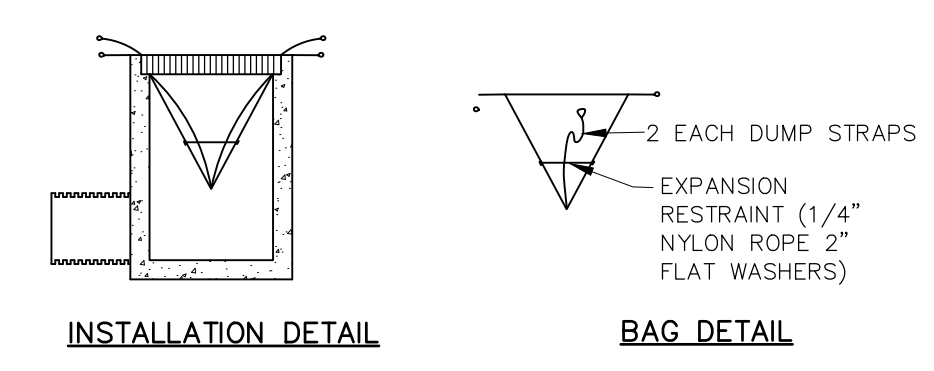
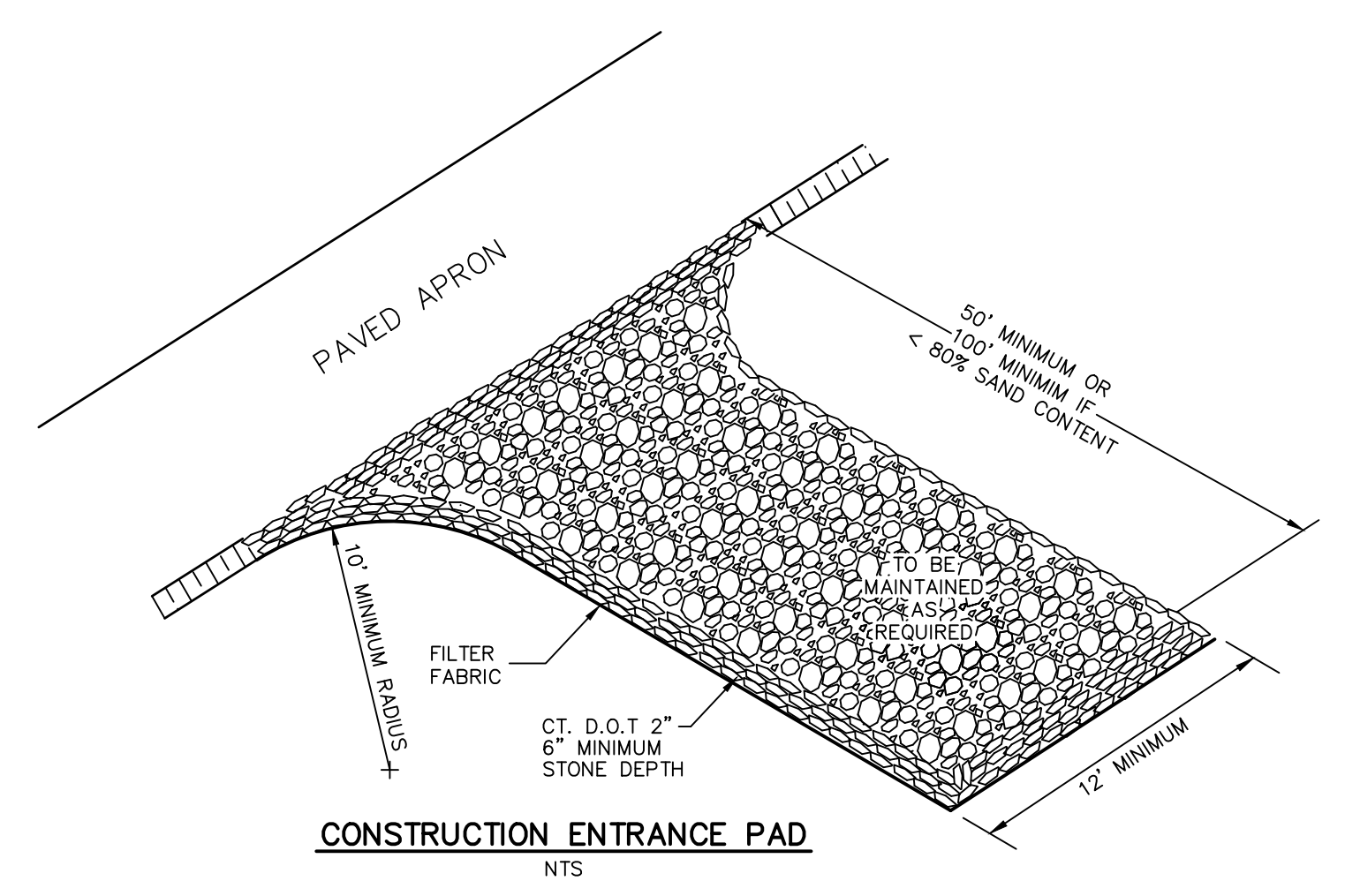
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE 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.	Submittal / Revision	App'd.	By	Date

**EROSION & SEDIMENT CONTROL**

Designed By: PMP	Drawn By: ZBC/PMP	Checked By: CB/CEE
Issue Date: 12/11/2023	Project No: 082795	Scale: AS NOTED

Drawing No.:  
**SHEET 6**



**APPROVED BY THE WOODSTOCK PLANNING & ZONING COMMISSION**

APPLICATION: # \_\_\_\_\_  
 APPROVED ON: \_\_\_\_\_  
 CHAIRMAN OR SECRETARY SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



### EROSION & SEDIMENT CONTROL BOND ESTIMATE

Woodstock Academy  
South Campus Tennis Courts  
Woodstock, CT  
December 11, 2023

Item No.	Description	Units	Quantity	Unit Cost	Total
<b>Erosion &amp; Sediment Controls</b>					
1	Tracking Pad	L.S.	1	\$ 1,500.00	\$ 1,500.00
2	Silt Fence	L.F.	1,200	\$ 5.00	\$ 6,000.00
3	Catch Basin Inlet Protection	EA	9	\$ 500.00	\$ 4,500.00

Sub-Total \$ **12,000.00**  
10% Contingency \$ **1,200.00**  
Total Bond Amount \$ **13,200.00**

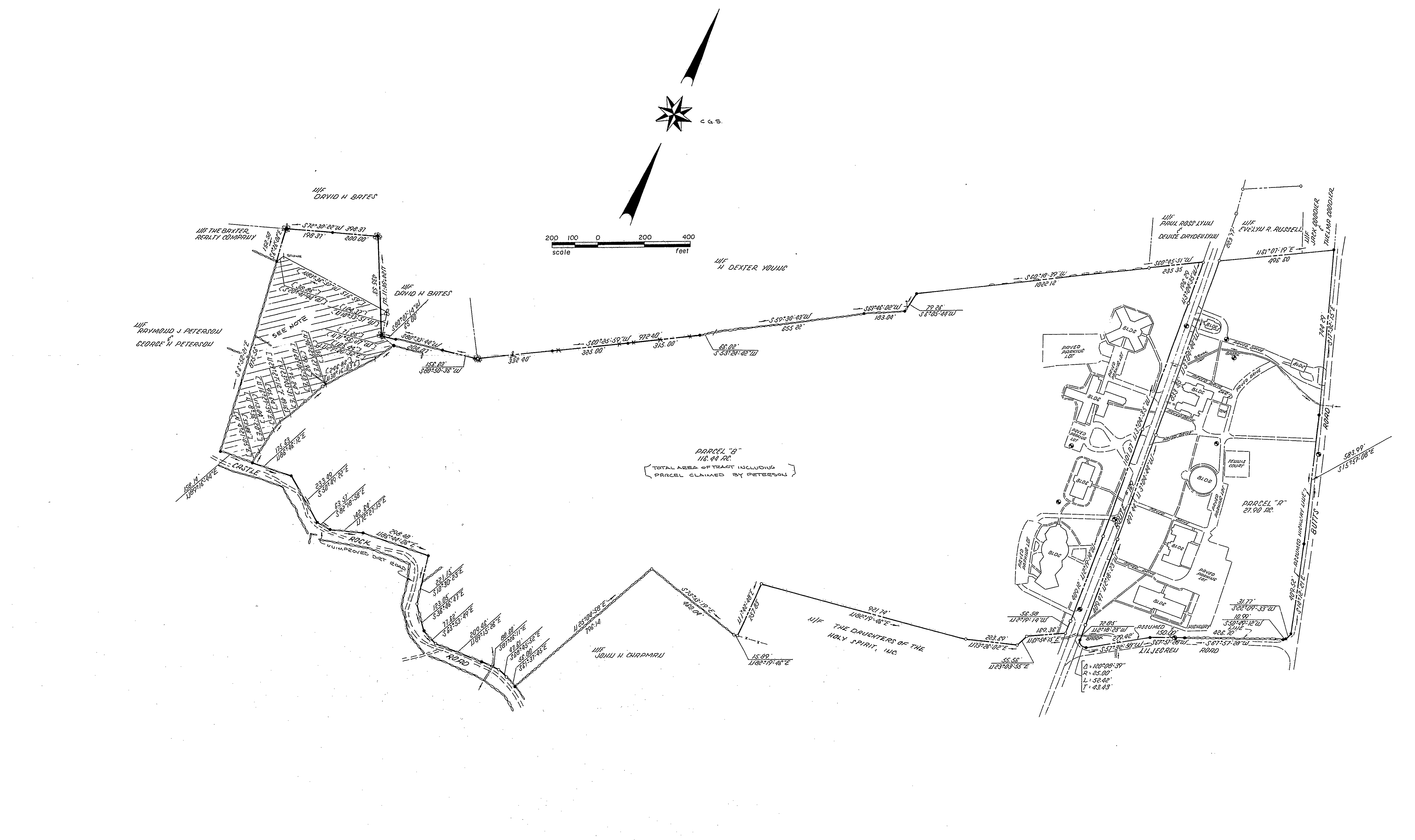
DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER  
**724**

DRAWING NUMBER

SAVED PRODUCTS • NEW HOPKINS, MINNESOTA  
REORDER BY PART NUMBER 6858  
PRECISION MADE BY PETERSON



NOTE  
THE SHADED PARCEL IS THAT LAND CLAIMED BY RAYMOND J. PETERSON & GEORGE H. PETERSON. THIS PARCEL CONTAINS 7.4 ACRES. THE EASTERLY AND NORTHERLY BOUNDARIES OF THE SHADED PARCEL ARE SHOWN [ IN BRACKETS ] AND ARE AS POINTED OUT BY THE PETERSONS ON THE SITE 6-25-1981.

Received July 1, 1981 at 12:50 P.M.  
Attest: *St. Kermin Hillwood*, Town Clerk

- LEGEND
- CHD MONUMENT FOUND
  - IRON PIN FOUND
  - IRON PIN SET
  - STONE WALL
  - - - WIRE FENCE
  - ⊕ STONE PILE
  - ⊙ SANITARY SEWER MANHOLE

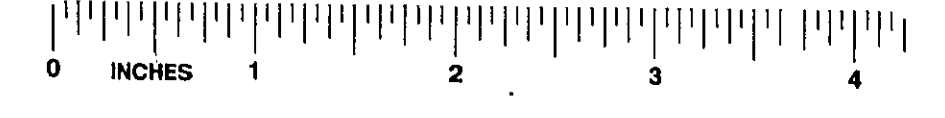
I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

*Robert Kieltyka*  
ROBERT KIELTYKA  
CONN. REG. NO. 6399

REVISED 6/25/81

PLAN OF LAND OF  
**ANNHURST COLLEGE OF SOUTH WOODSTOCK**  
BUTTS ROAD, LILJEGREN ROAD, ROUTE 169  
& CASTLE ROCK ROAD  
WOODSTOCK, CONNECTICUT

KIELTYKA, WOODS & PIKE  
LAND SURVEYORS KILLINGLY, CONNECTICUT  
SCALE 1" = 200' JOB NO 80/55 SHEET 1 OF 1  
DATE 10/3/1980 FB NO 259 DWS NO 2/721



## Watershed or Aquifer Area Project Notification Form

### REQUIREMENT:

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

**Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.**

---

**Step 1:** Have you already notified the CT Department of Public Health (CTDPH) of this project?

No, Go to Step 2

Yes, I have notified DPH under a different project name - Complete steps 4-6

Yes, same name different year - Notification Year  Complete steps 4-6

### Step 2:

1. Name of public water supply aquifer your project lies within:

2. Name of the public water supply watershed your project lies within:

3. Public Water Supply Identification number (PWSID) for the water utility:

### Step 3: For 1-5 Check all that apply

1. My project is proposing:

Industrial use;  Commercial use;  Agricultural use;  Residential use;

Recreational use;  Transportation improvements;  Institutional (school, hospital, nursing home, etc.);

Quarry/Mining;  Zone Change, Please Describe:

Other, Please describe:

2. The total acreage of my project is:

Less than or equal to 5 acres  Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

Wetland;  Stream;  River;  Pond or Lake

4. Existing use of my project site is:

Grassland/meadow;  Forested;  Agricultural;  Transportation;  Institutional (school, hospital, nursing home, etc.);  Residential;  Commercial;  Industrial;  Recreational;  Quarry/Mining  
 Other Please Describe: Existing Soccer Fields

5. My project will utilize:

septic system;  existing public sewer;  new public sewer;  agricultural waste facility;  
 existing private well;  new private well;  existing public water supply;  
 new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH?  Yes  No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool):  Less than or equal to 20%  Greater than 20% to 50%  Greater than 50%

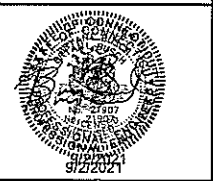
**Step: 4 Applicants Contact Information:**

Name: Woodstock Academy  
E-mail address: csandford@woodstockacadem  
Telephone: 860-928-6575  
Fax number:

**Step 5: Please provide the following if available:**

Project name: South Campus Tennis Courts  
Project site address: 150 Route 169  
Town: Woodstock  
Project site nearest intersection: Liljegren Road  
Project site latitude and longitude: 41.926722,-71.958285

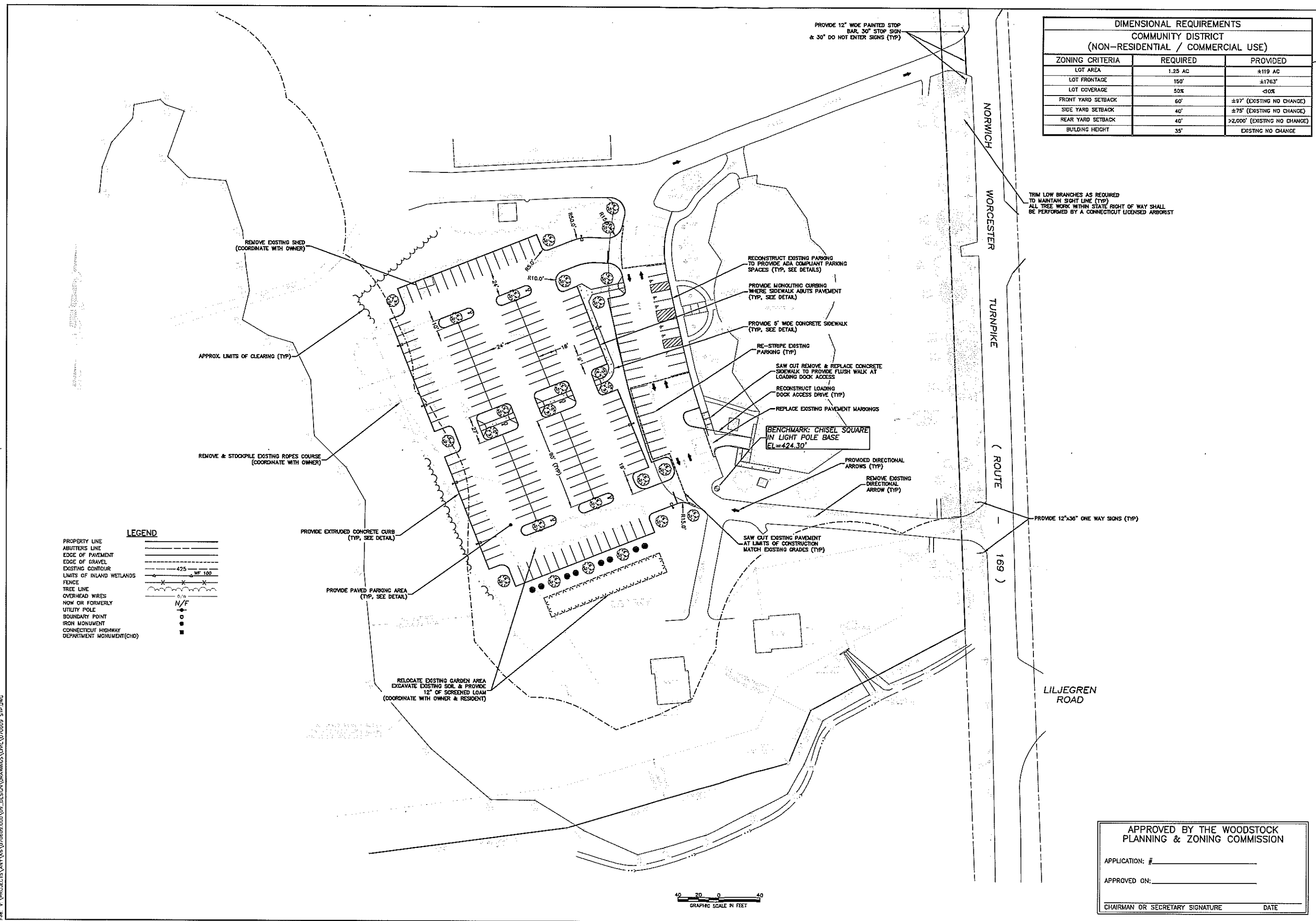
**E-mail completed form to [dph.swpmail@ct.gov](mailto:dph.swpmail@ct.gov)**



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 PLACE AN INCH OR ANY FRACTION THEREOF OF ANY SCALE OR SIZE OF ANY SIGN OR MARKING ON ANY PUBLIC HIGHWAY OR TO PLACE ANY SIGN OR MARKING ON ANY PUBLIC HIGHWAY UNLESS THE PERSON IS LICENSED BY THE STATE OF CONNECTICUT AND THE SIGN OR MARKING IS PLACED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF CONNECTICUT.

DIMENSIONAL REQUIREMENTS COMMUNITY DISTRICT (NON-RESIDENTIAL / COMMERCIAL USE)		
ZONING CRITERIA	REQUIRED	PROVIDED
LOT AREA	1.25 AC	±119 AC
LOT FRONTAGE	150'	±1763'
LOT COVERAGE	50%	<10%
FRONT YARD SETBACK	60'	±97' (EXISTING NO CHANGE)
SIDE YARD SETBACK	40'	±75' (EXISTING NO CHANGE)
REAR YARD SETBACK	40'	>2,000' (EXISTING NO CHANGE)
BUILDING HEIGHT	35'	EXISTING NO CHANGE

TRIM LOW BRANCHES AS REQUIRED TO MAINTAIN SIGHT LINE (TYP)  
ALL TREE WORK WITHIN STATE RIGHT OF WAY SHALL BE PERFORMED BY A CONNECTICUT LICENSED ARBORIST



APPROVED BY THE WOODSTOCK  
PLANNING & ZONING COMMISSION

APPLICATION: # \_\_\_\_\_

APPROVED ON: \_\_\_\_\_

CHAIRMAN OR SECRETARY SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

No.	Submittal/Revision	App'd. By	Date
1	REVIEW COMMENTS	PUP	03/02/2021

SITE LAYOUT

Designed By:	Drawn By:	Checked By:
PMP	ZBC/PMP	CB/CCE
Issue Date:	Project No:	Scale:
07/20/2021	070609	1" = 40'

FILE: V:\PROJECTS\144\144\_070609\_003\03\_DSC\CA\DRAWINGS\CHA\1070609\_SIT.DWG