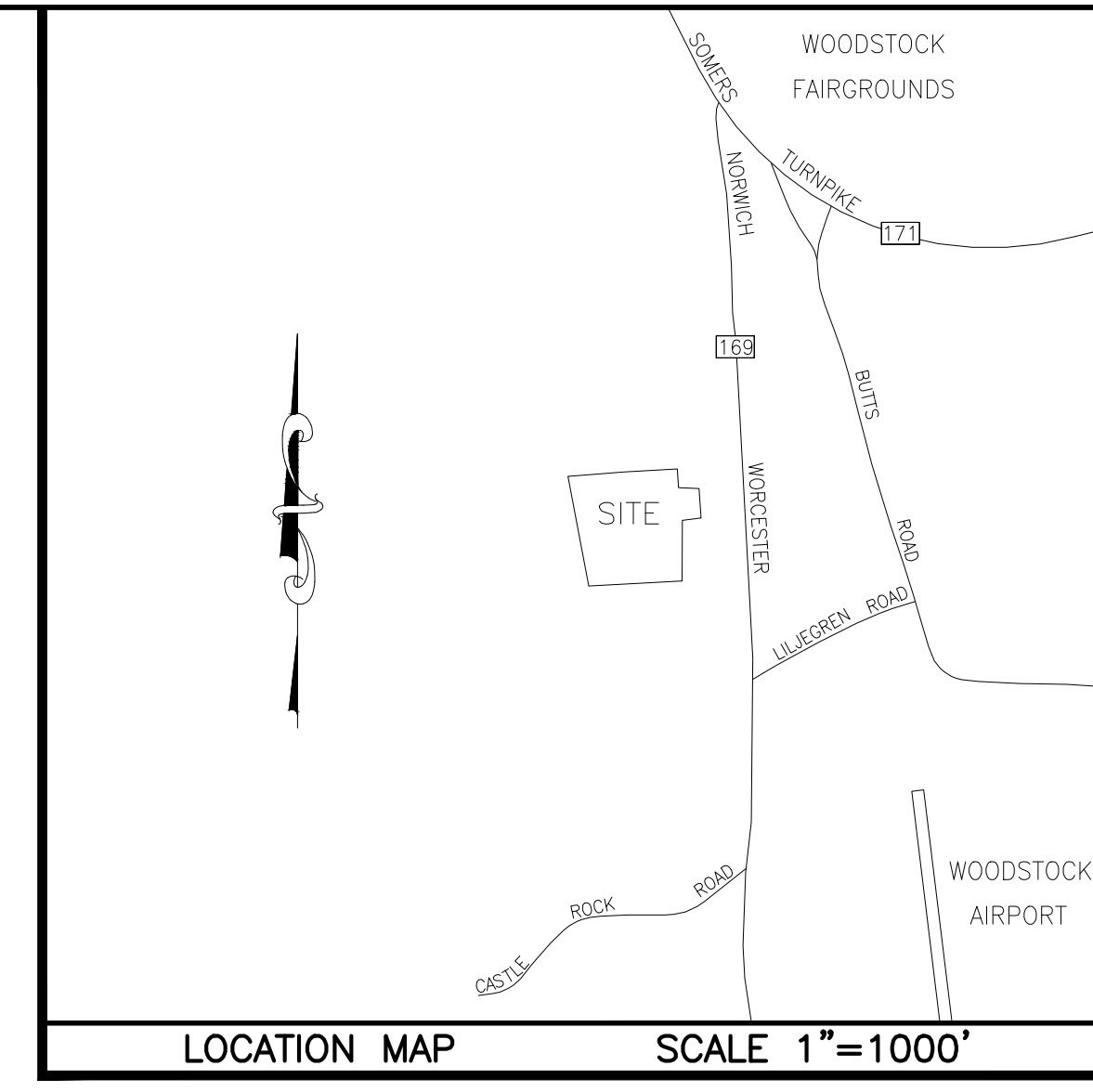


**SITE DEVELOPMENT PLAN
PREPARED FOR:
WOODSTOCK ACADEMY
150 ROUTE 169,
WOODSTOCK, CONNECTICUT**



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
- MHST 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: _____

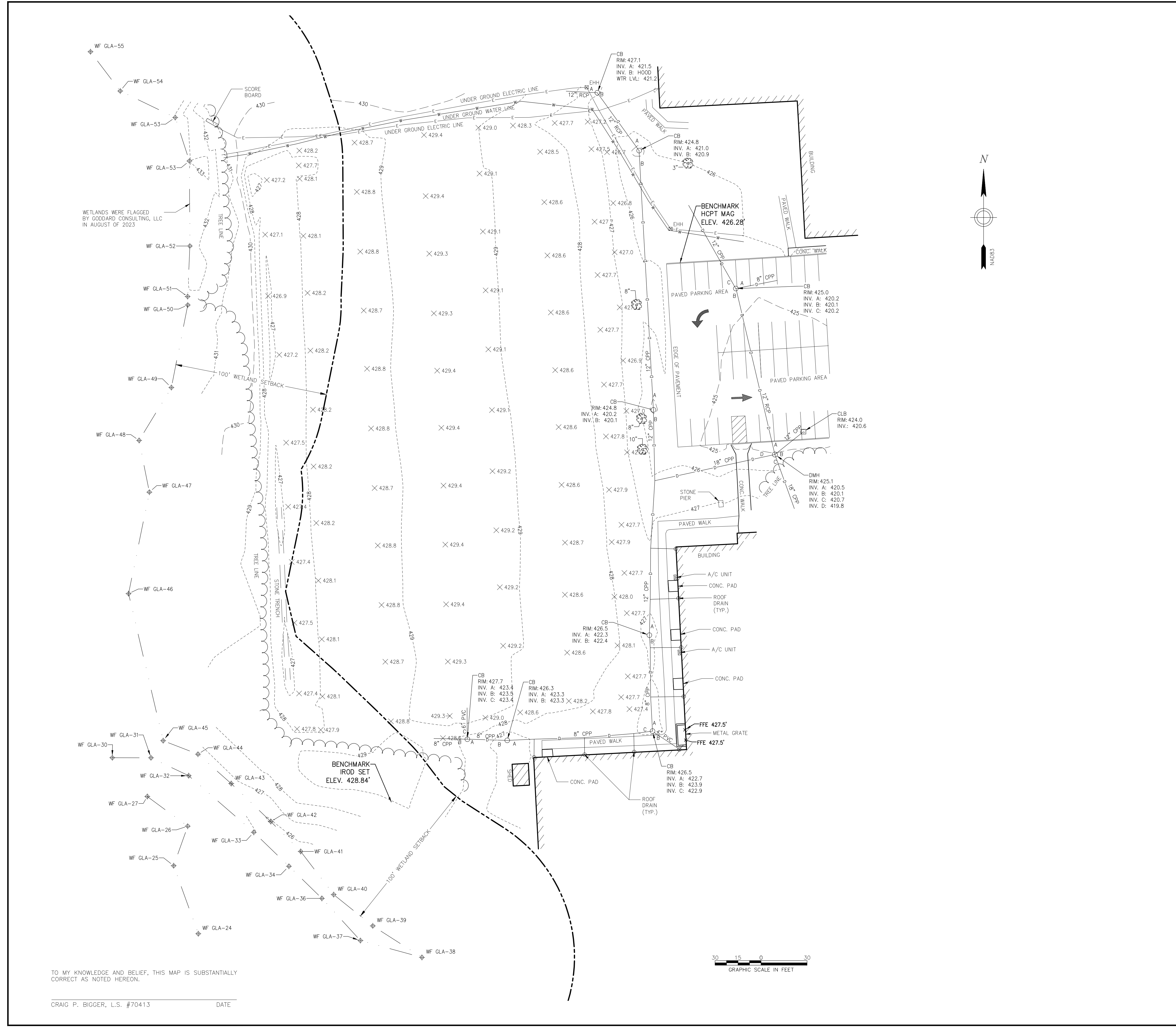
CHAIRMAN OR SECRETARY SIGNATURE _____ DATE _____

EXISTING CONDITIONS

No.	Submittal / 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 _____

DIMENSIONAL REQUIREMENTS COMMUNITY DISTRICT (NON-RESIDENTIAL / COMMERCIAL USE)		
ZONING CRITERIA	REQUIRED	PROVIDED
LOT AREA	1.25 AC	±119 AC
LOT FRONTAGE	150'	±176.3'
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

SITE DEVELOPMENT PLAN
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150 ROUTE 169,
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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 IN ANY MANNER, IF AN ITEM BEARING THE SIGNATURE 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.

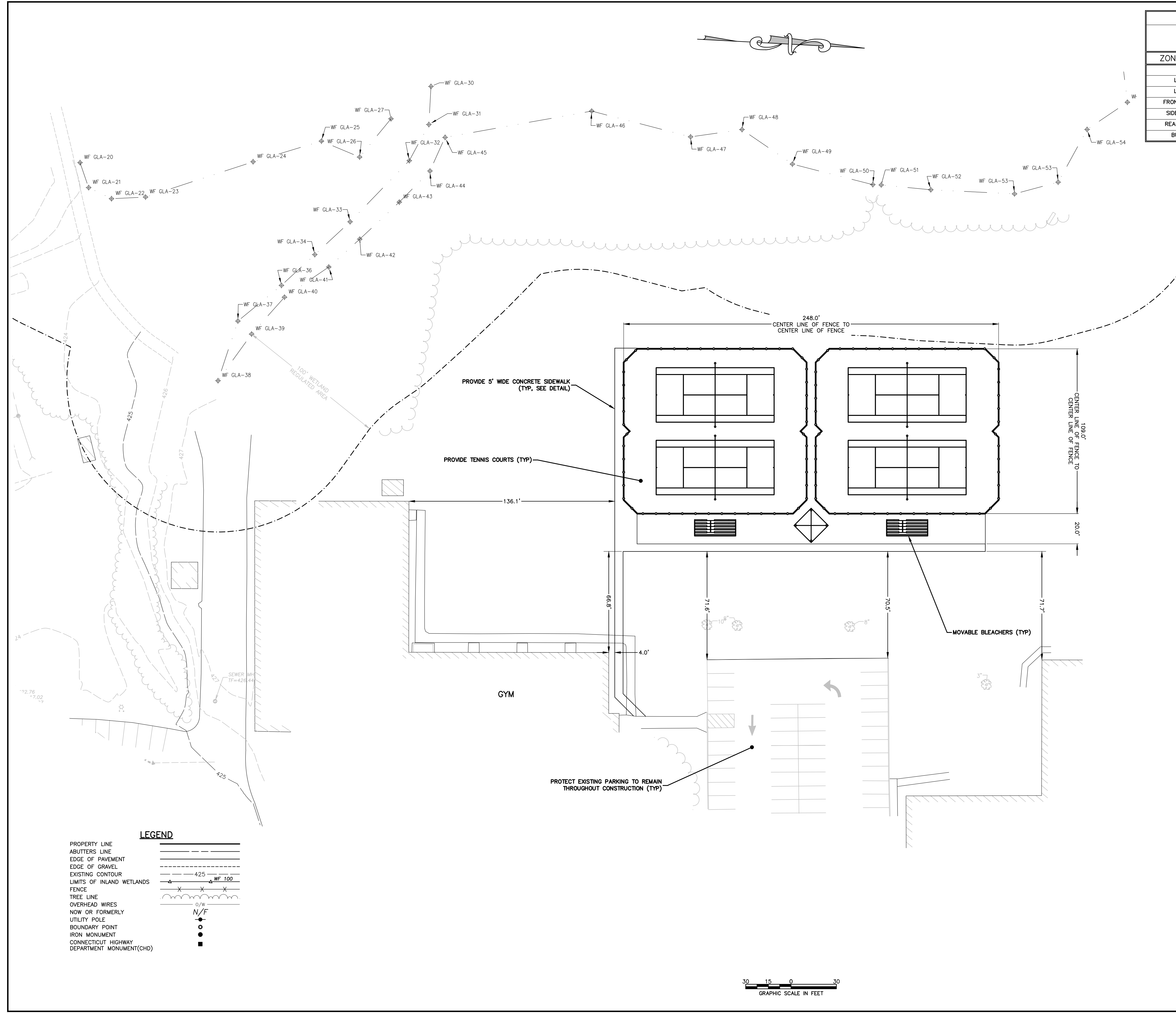
No.	Submittal / Revision	App'd.	By	Date

SITE LAYOUT

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

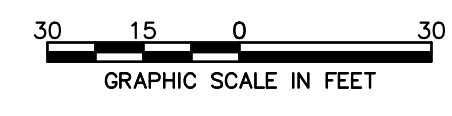
Issue Date: 12/11/2023
Project No: 082795
Scale: 1" = 30'

Drawing No.:
SHEET 2



LEGEND

PROPERTY LINE	—
ABUTTERS LINE	- - - -
EDGE OF PAVEMENT	=====
EDGE OF GRAVEL	-----
EXISTING CONTOUR	~ ~ ~ ~
LIMITS OF INLAND WETLANDS	△ 425 WF 100
FENCE	X X X X
TREE LINE	o/o
OVERHEAD WIRES	o/w
NOW OR FORMERLY UTILITY POLE	N/F
BOUNDARY POINT	●
IRON MONUMENT	○
CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)	■



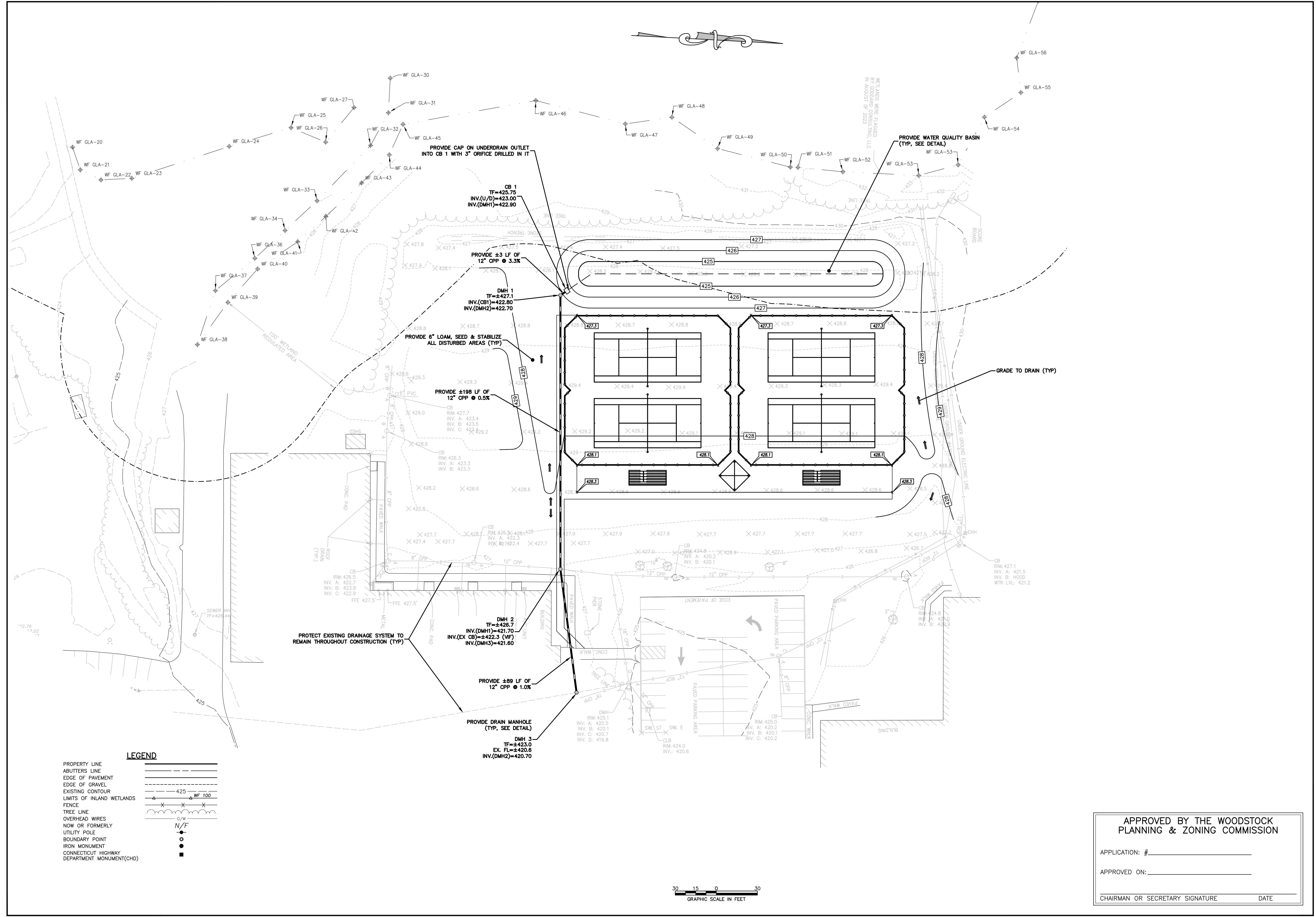
APPROVED BY THE WOODSTOCK
PLANNING & ZONING COMMISSION

APPLICATION: # _____

APPROVED ON: _____

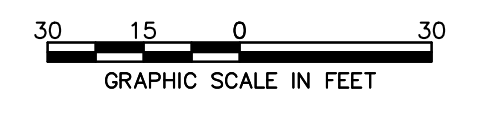
CHAIRMAN OR SECRETARY SIGNATURE _____ DATE _____

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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)

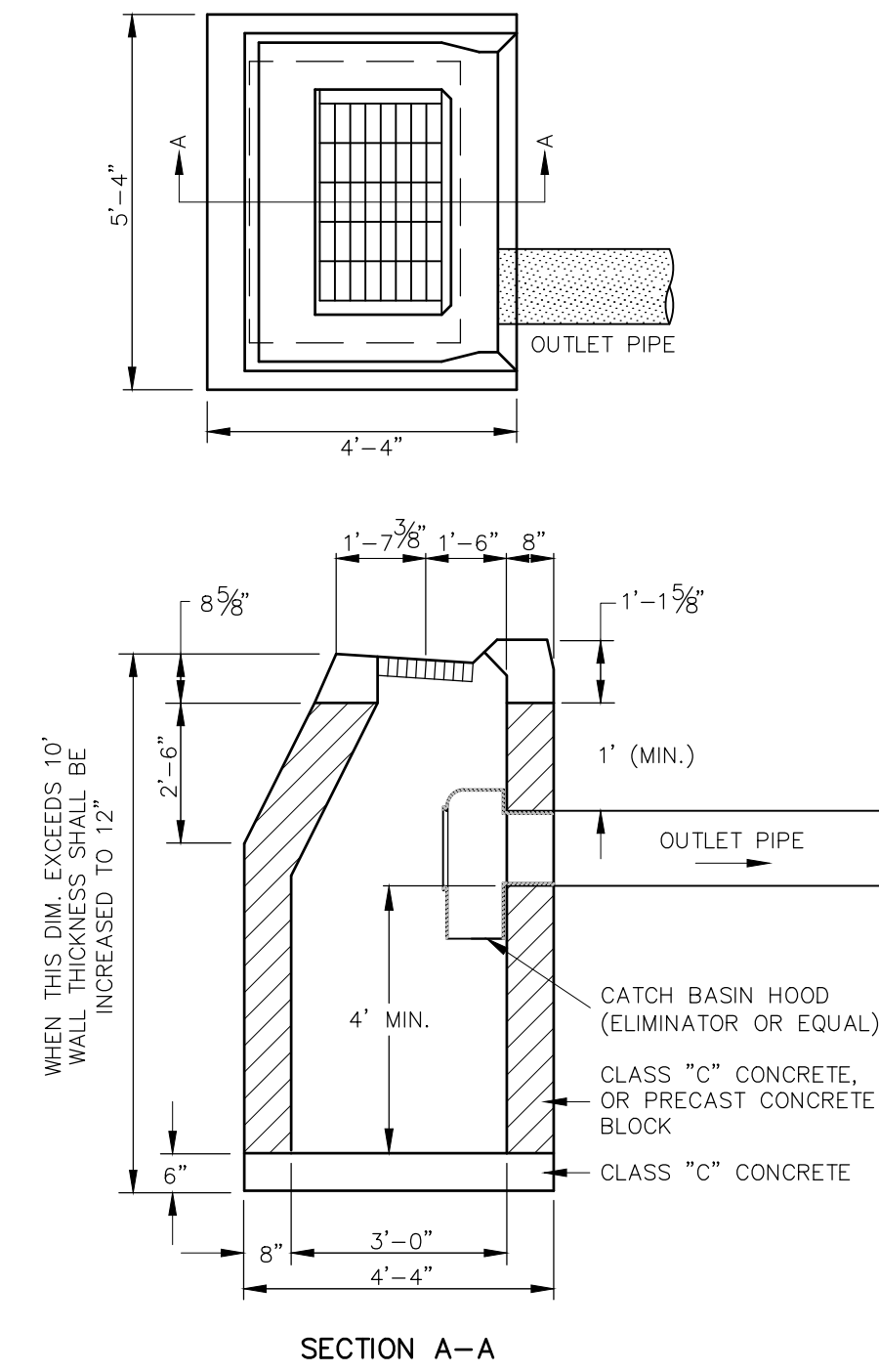


APPROVED BY THE WOODSTOCK PLANNING & ZONING COMMISSION
 APPLICATION: # _____
 APPROVED ON: _____
 CHAIRMAN OR SECRETARY SIGNATURE _____ DATE _____

SITE GRADING & DRAINAGE

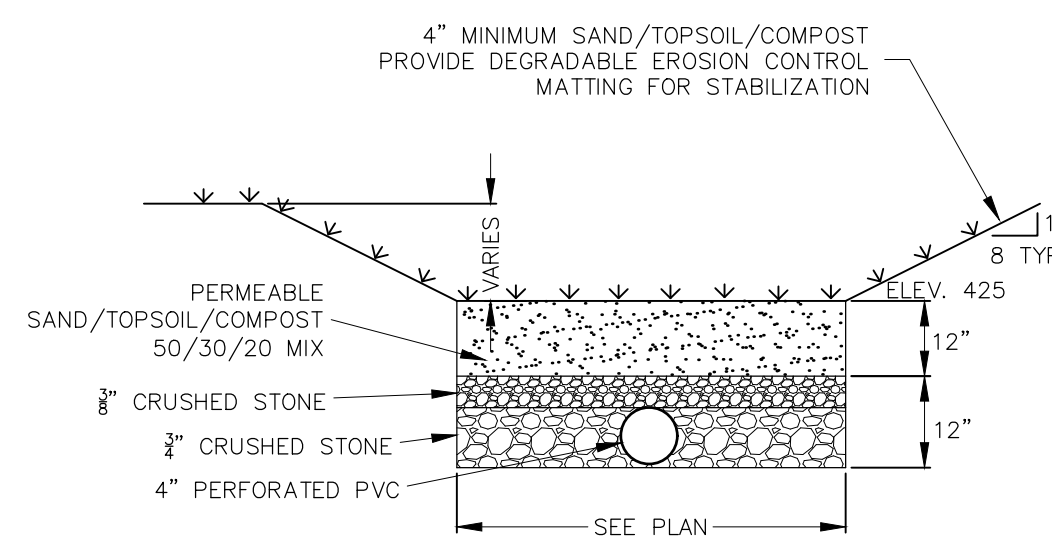
Designed By:	Drawn By:	Checked By:
PMP	ZBC/PMP	CB/CEE
Issue Date:	Project No:	Scale:
12/11/2023	082795	1" = 30'

Drawing No.:
SHEET 3



TYPE "C" CATCH BASIN
NOT TO SCALE

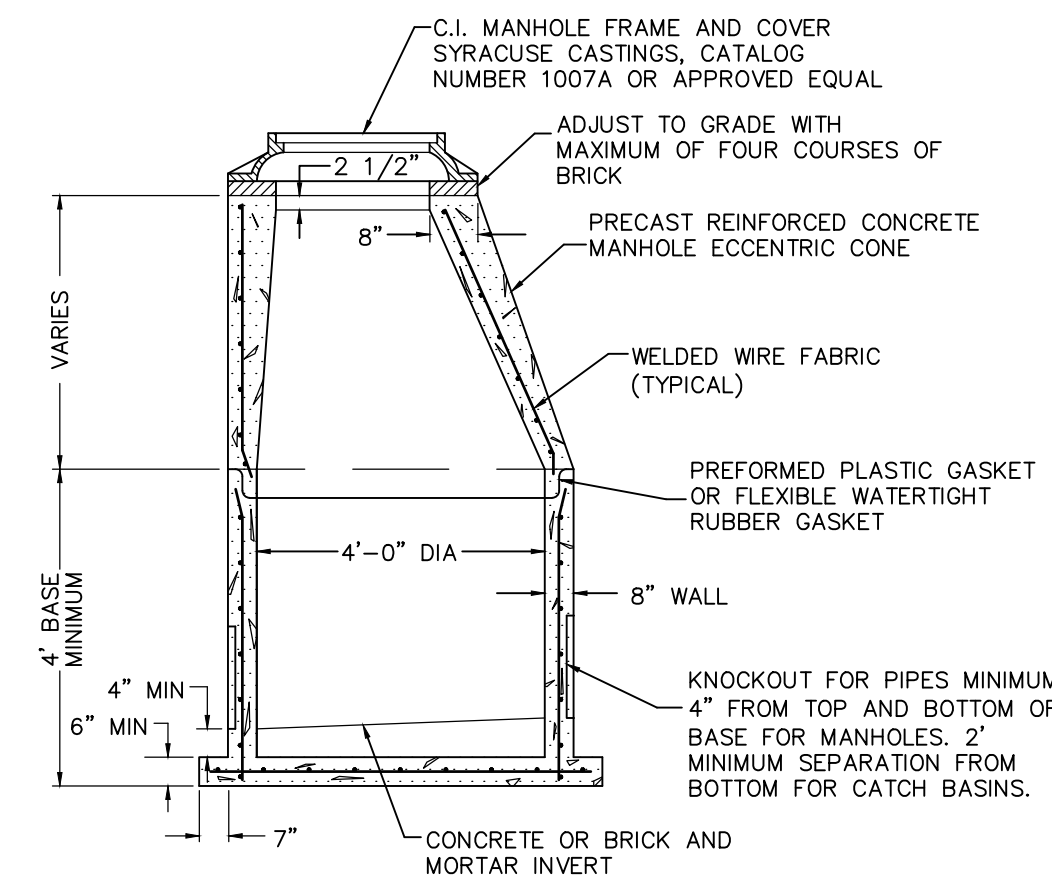
NOTE: ALL CATCH BASINS SHALL BE PROVIDED WITH A HOODED OUTLET.



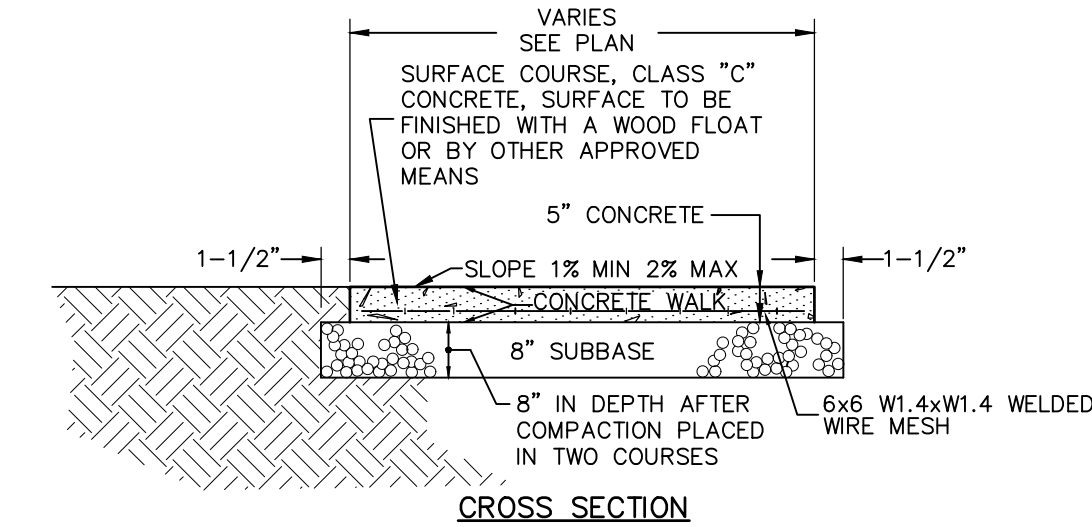
NOTES:

- 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.
- 2.) THE CONTRACTOR SHALL BE LIABLE FOR THE REPLACEMENT OF THE SAND/TOPSOIL/COMPOST MIXTURE IF EAS CONTROLS ARE NOT INSTALLED & MAINTAINED AS INDICATED.

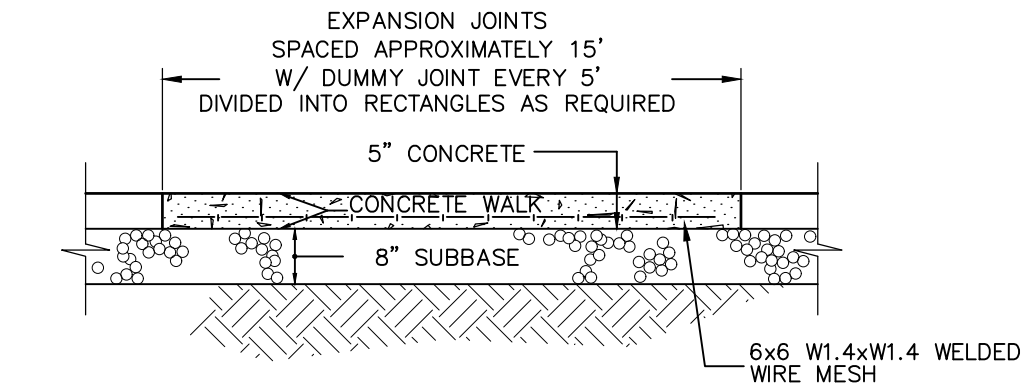
WATER QUALITY BASIN
NOT TO SCALE



DRAINAGE MANHOLE CROSS SECTION
NOT TO SCALE

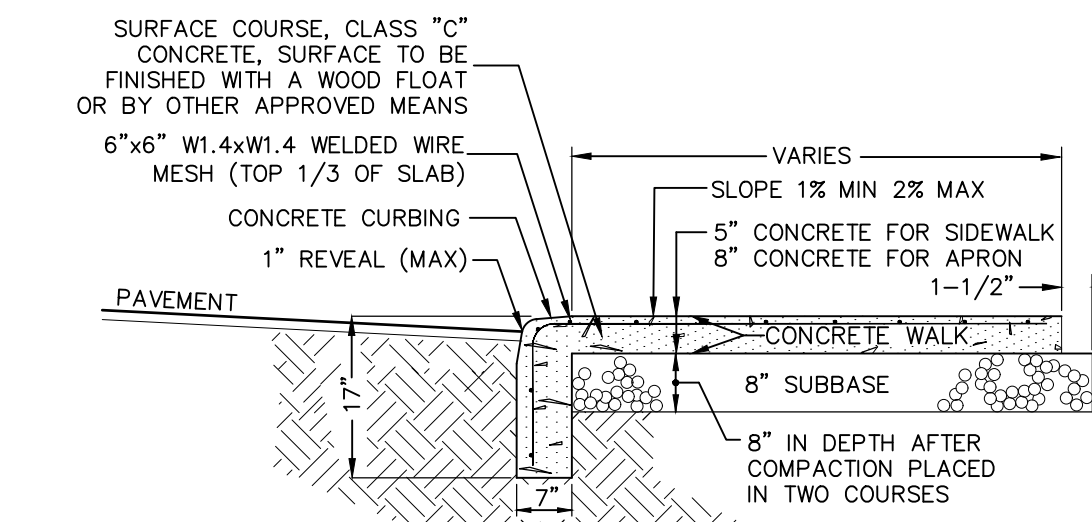


CROSS SECTION

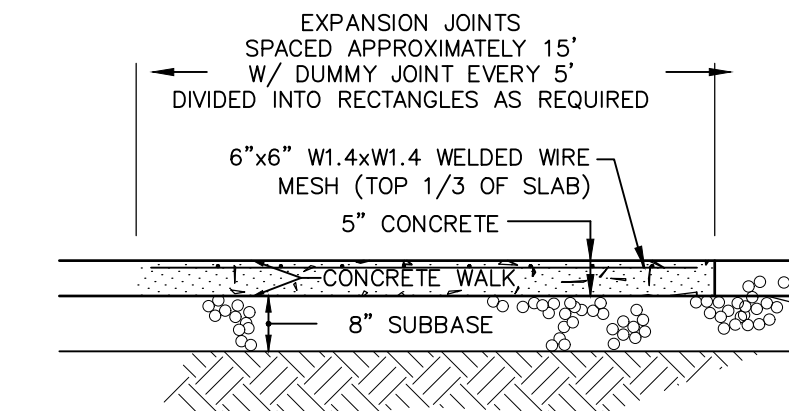


LONGITUDINAL SECTION

CONCRETE SIDEWALK
NOT TO SCALE

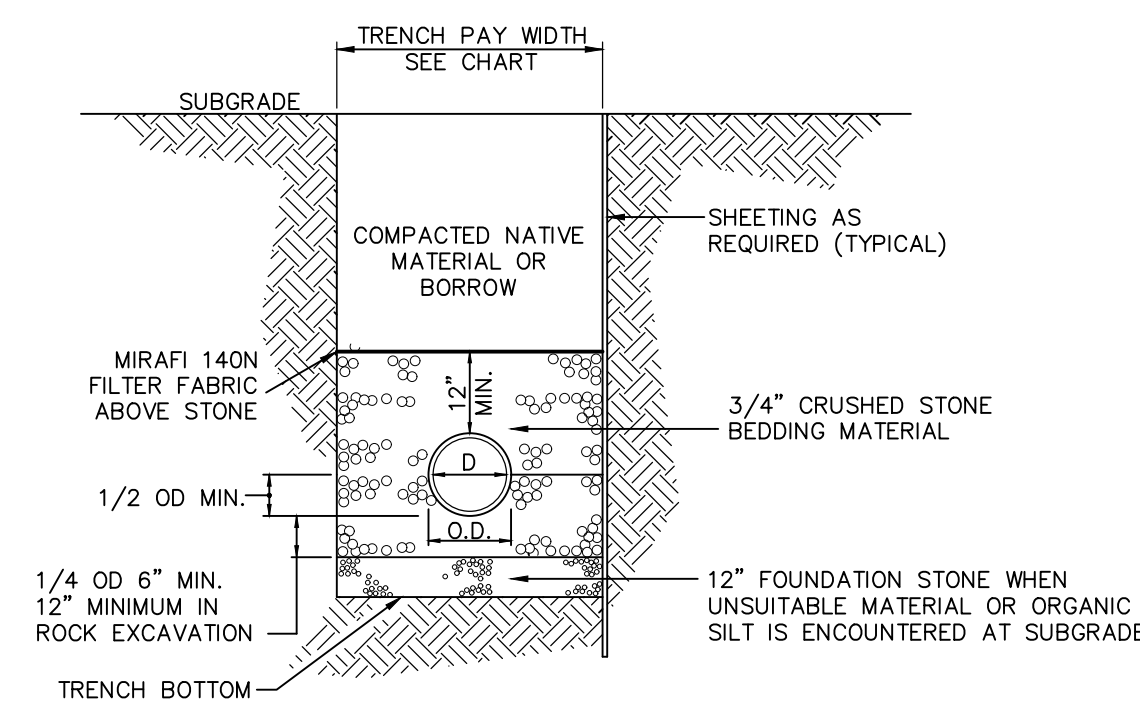


DEPRESSED CURB CROSS SECTION



LONGITUDINAL SECTION
CONCRETE SIDEWALK WITH MONOLITHIC CONCRETE CURBING
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

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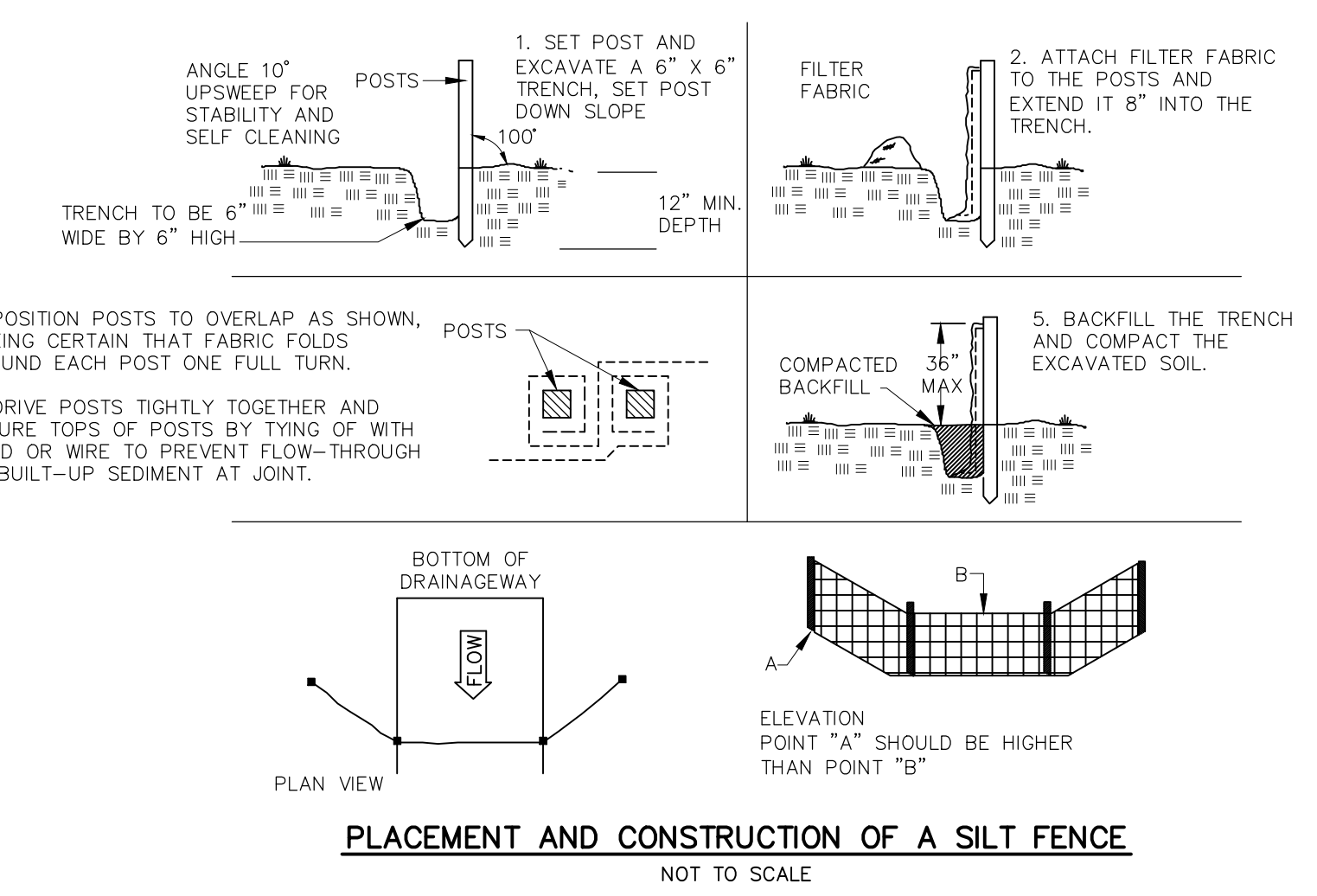
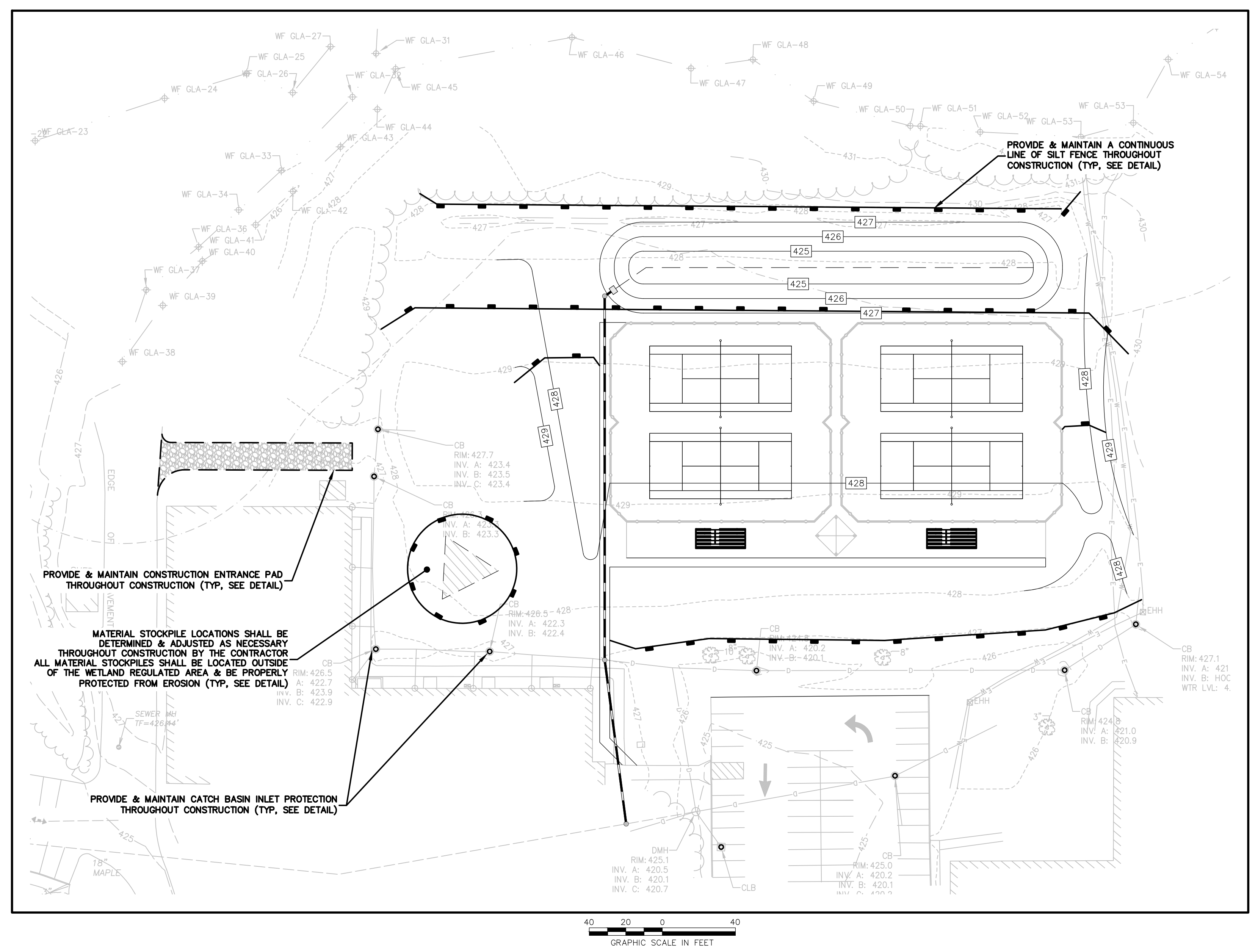
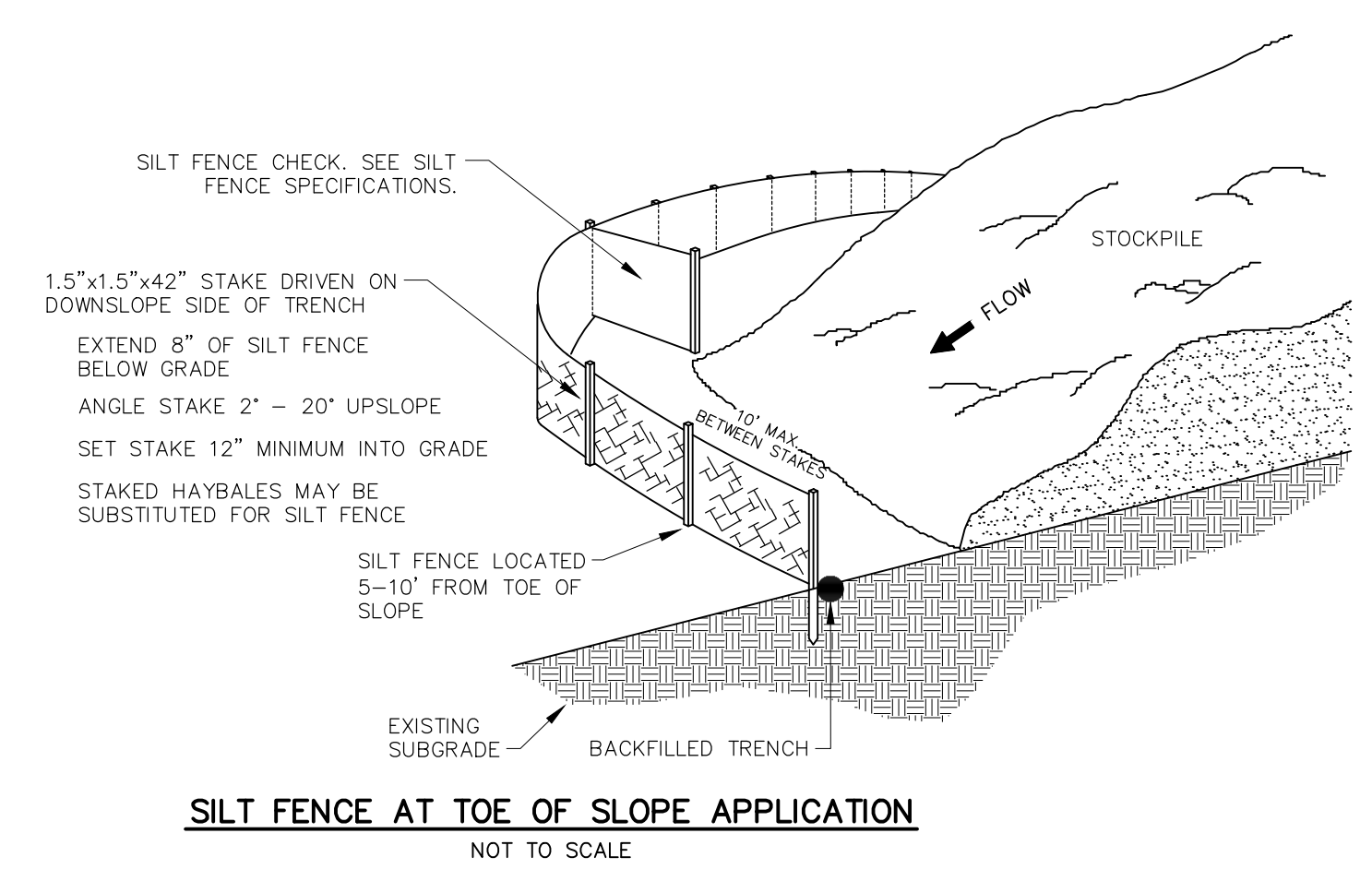
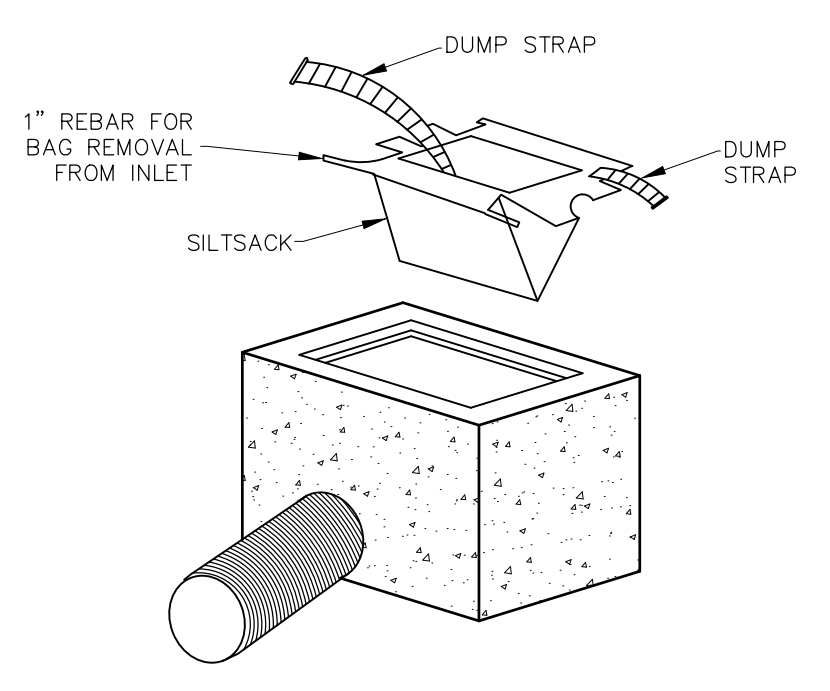
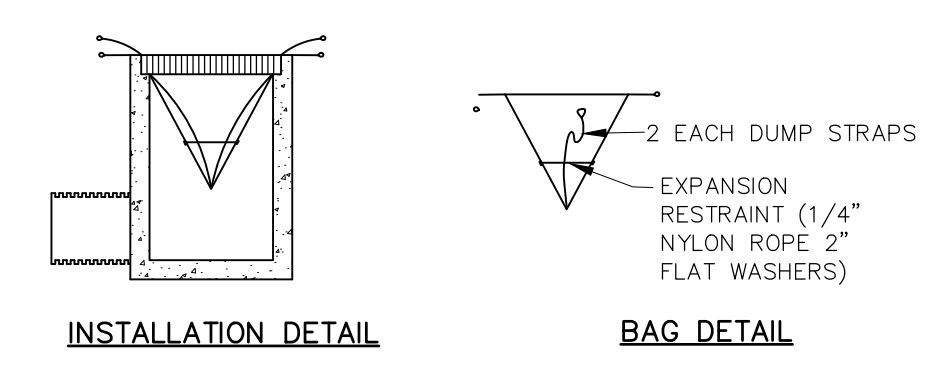
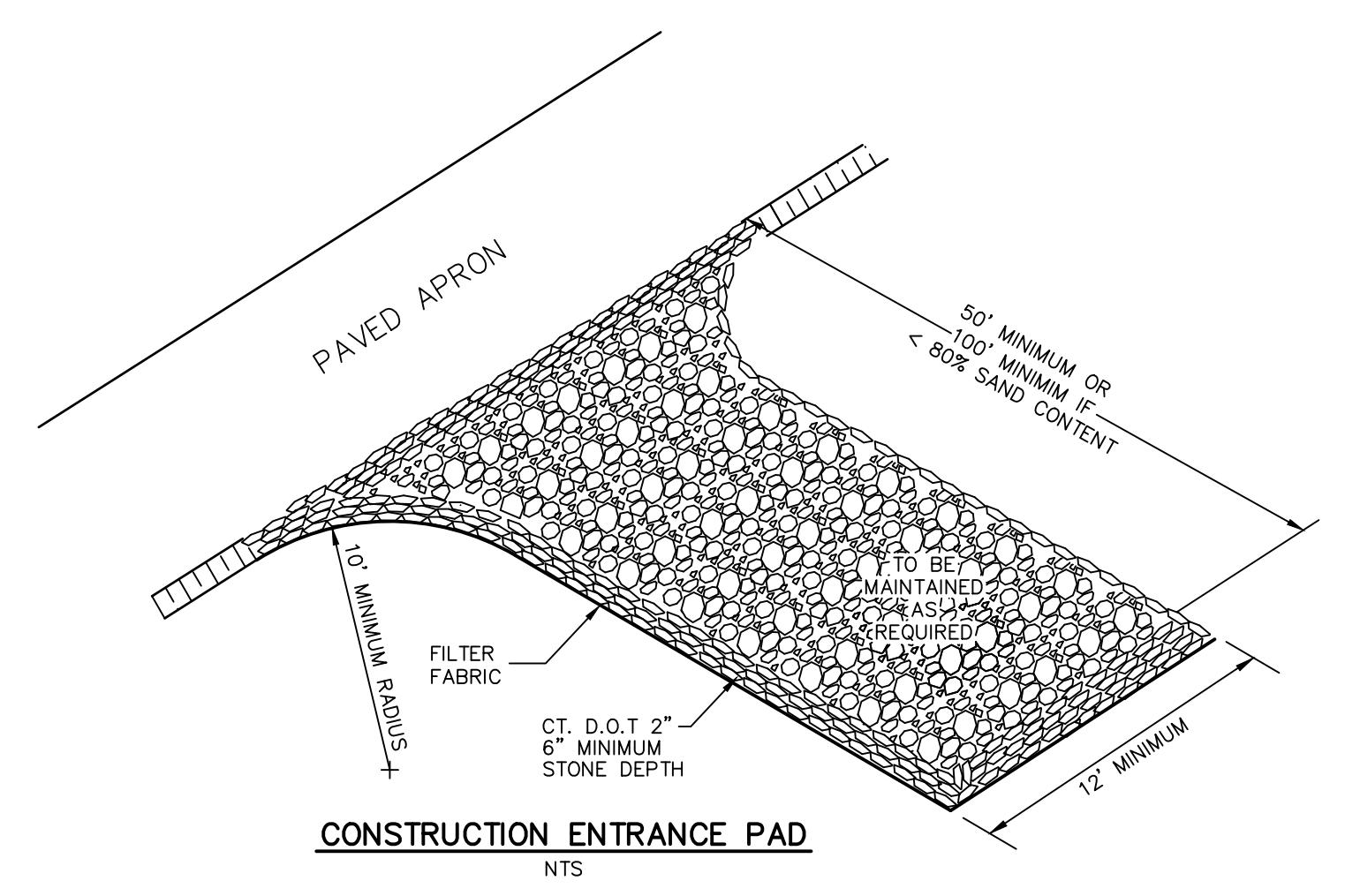
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No.	Submittal / Revision	App'd.	By	Date

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 _____

