

**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 CIA. 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 \_\_\_\_\_

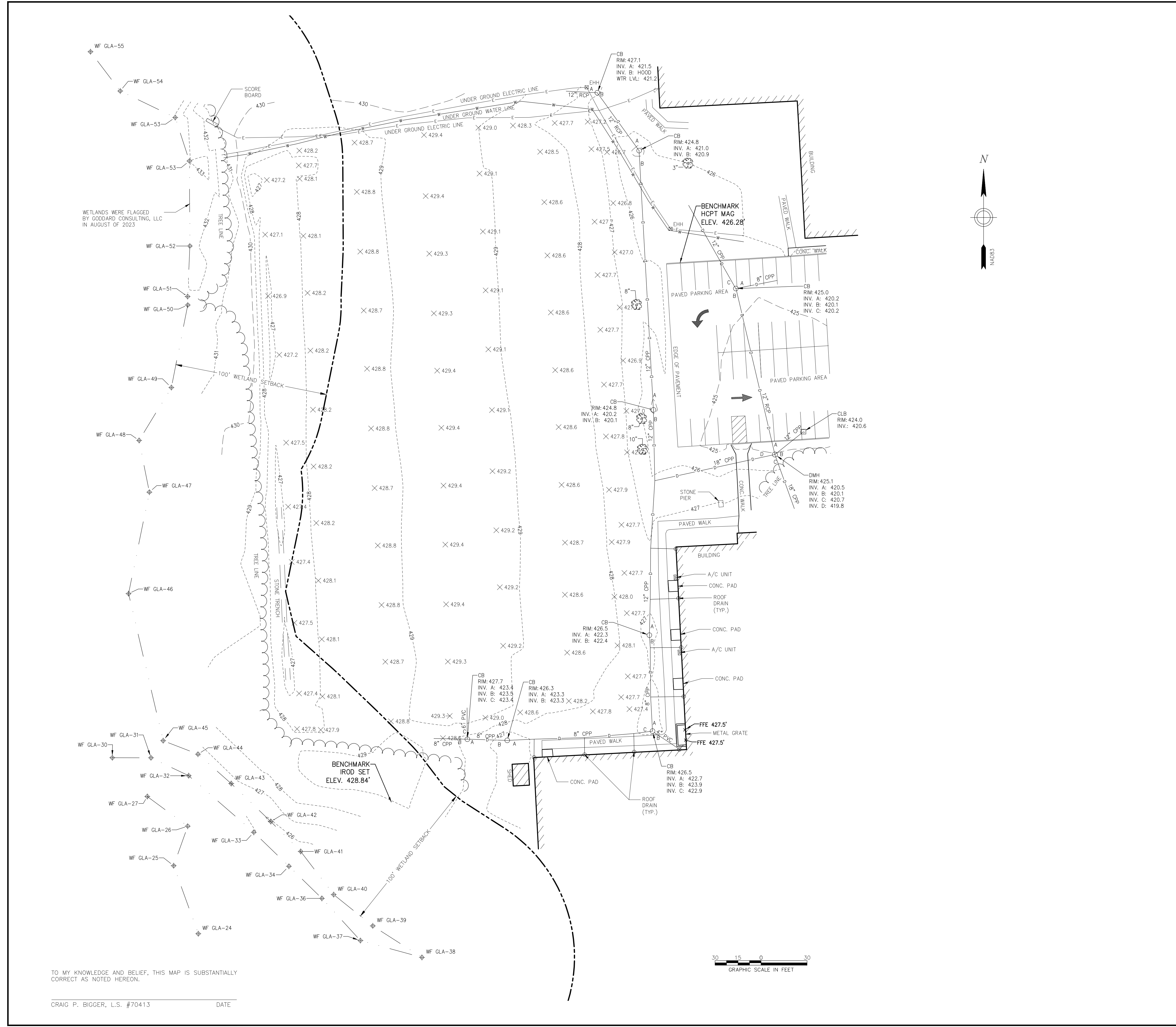
**EXISTING CONDITIONS**

| No. | Submittal / Revision | App'd. | By | Date |
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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<br>COMMUNITY DISTRICT<br>(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  
 PREPARED FOR:  
**WOODSTOCK ACADEMY**  
 150 ROUTE 169,  
 WOODSTOCK, CONNECTICUT

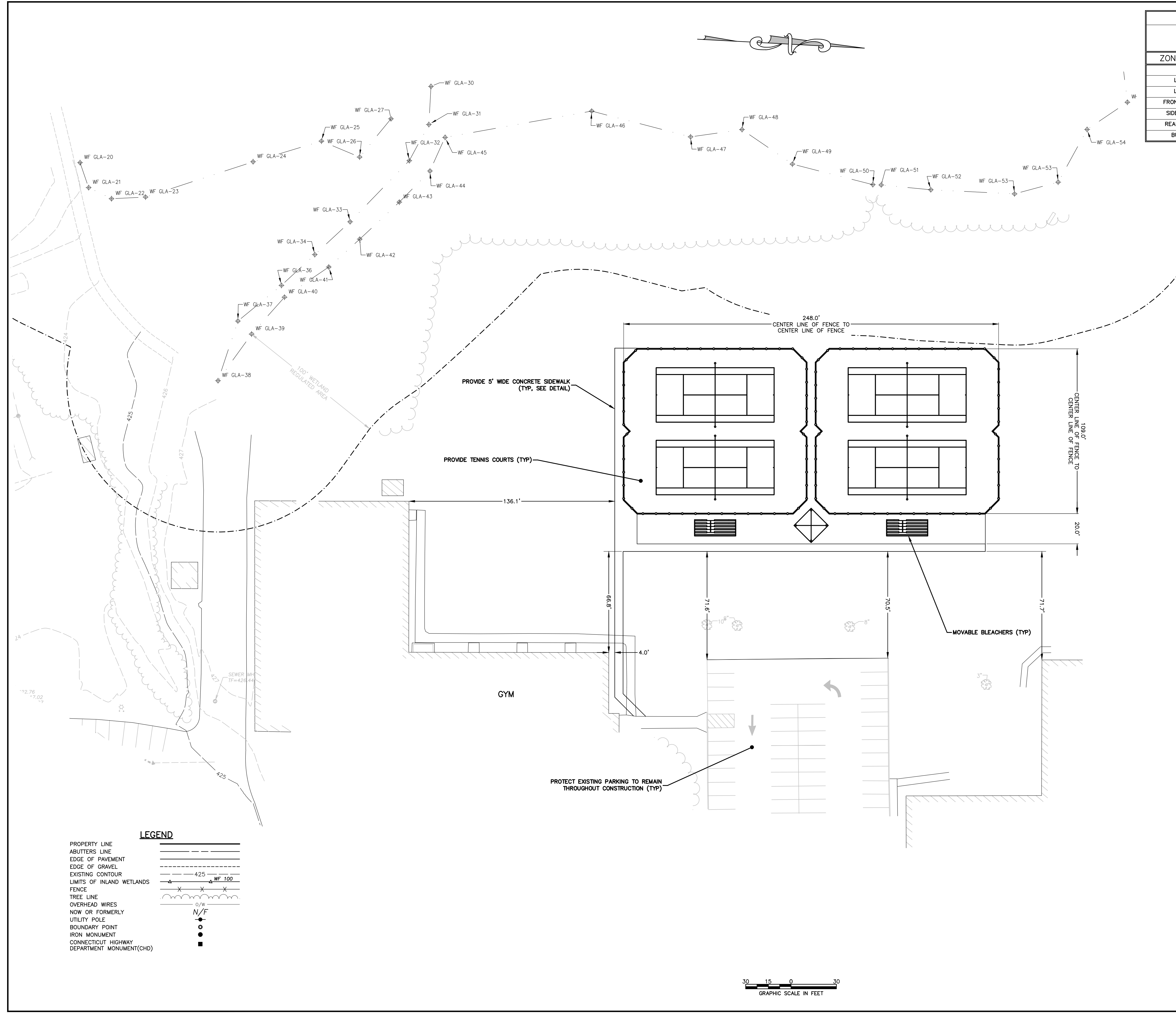
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER IN ANY MANNER, IF AN ITEM BEARING THE SIGNATURE OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE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

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SITE LAYOUT

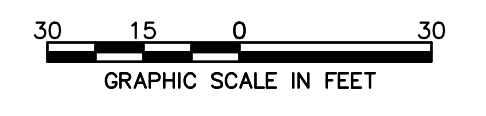
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| Designed By:<br>PMP       | Drawn By:<br>ZBC/PMP  | Checked By:<br>CB/CEE |
| Issue Date:<br>12/11/2023 | Project No:<br>082795 | Scale:<br>1" = 30'    |

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                                | N/F          |
| NOW OR FORMERLY UTILITY POLE                  | ●            |
| BOUNDARY POINT                                | ○            |
| IRON MONUMENT                                 | ●            |
| CONNECTICUT HIGHWAY DEPARTMENT MONUMENT (CHD) | ■            |



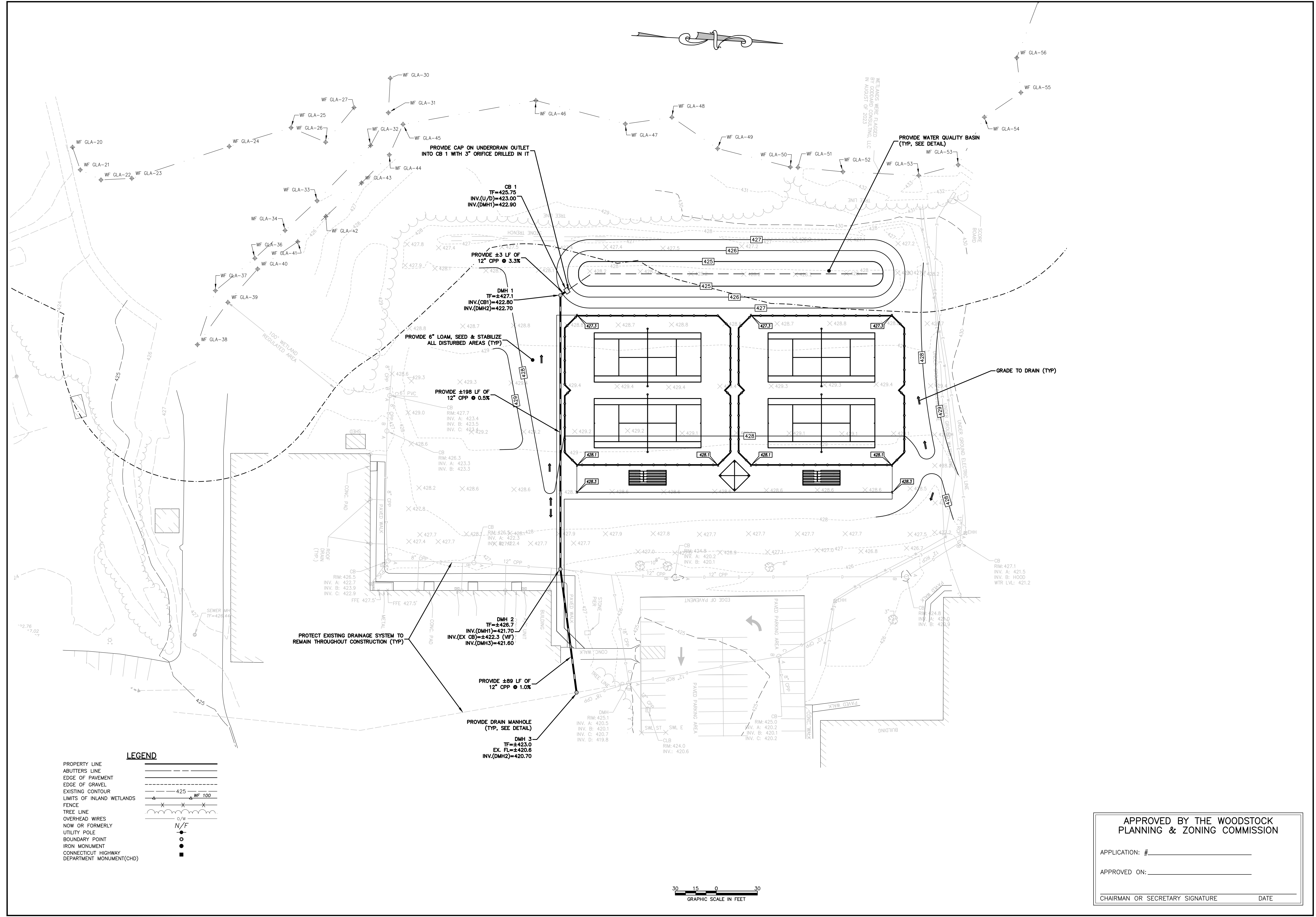
APPROVED BY THE WOODSTOCK  
 PLANNING & ZONING COMMISSION

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

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

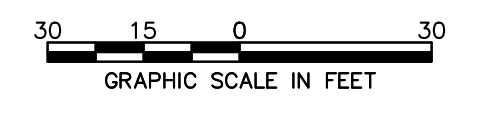
CHAIRMAN OR SECRETARY SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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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)



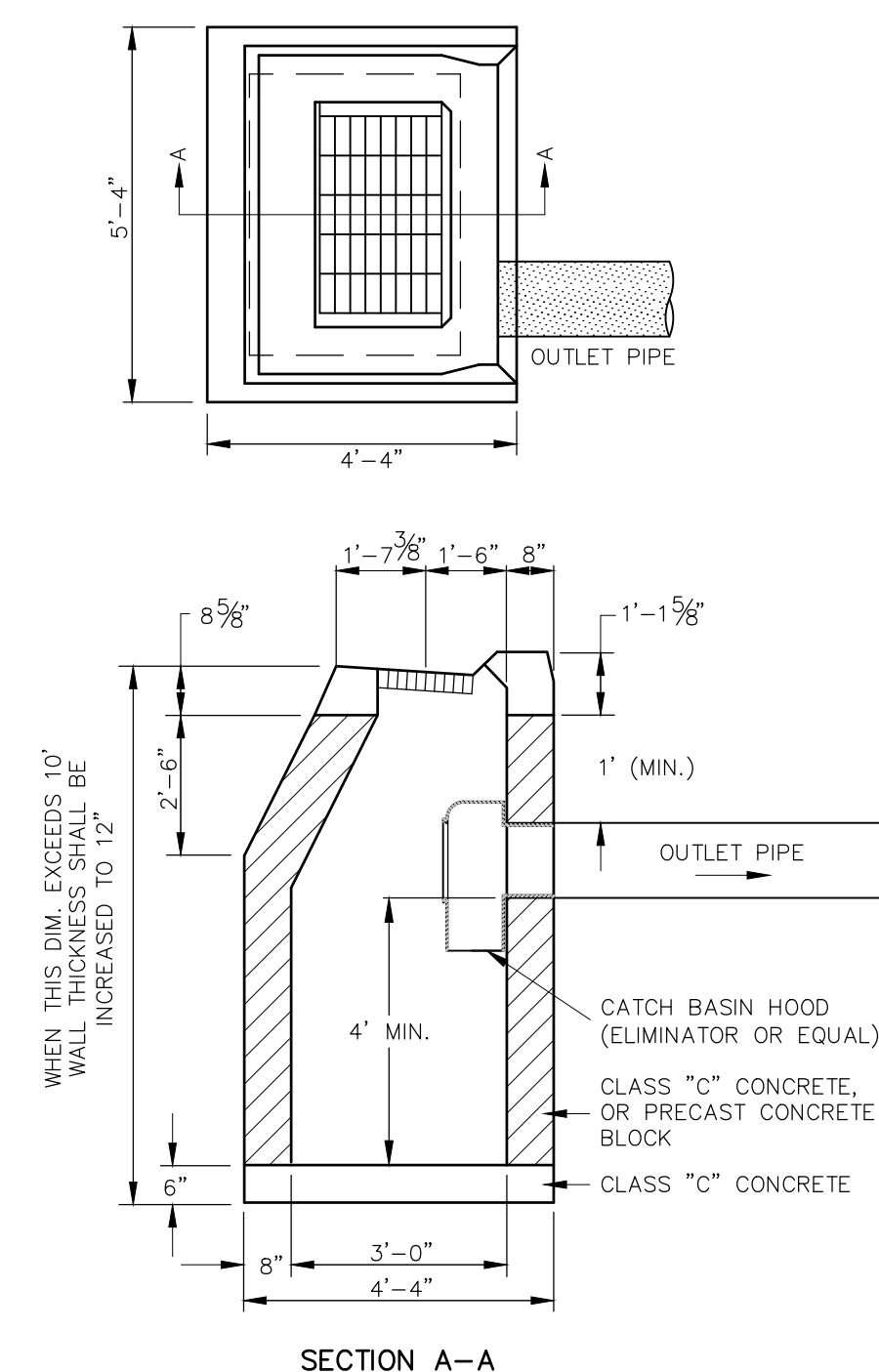
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APPLICATION: # \_\_\_\_\_  
 APPROVED ON: \_\_\_\_\_  
 CHAIRMAN OR SECRETARY SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**SITE GRADING & DRAINAGE**

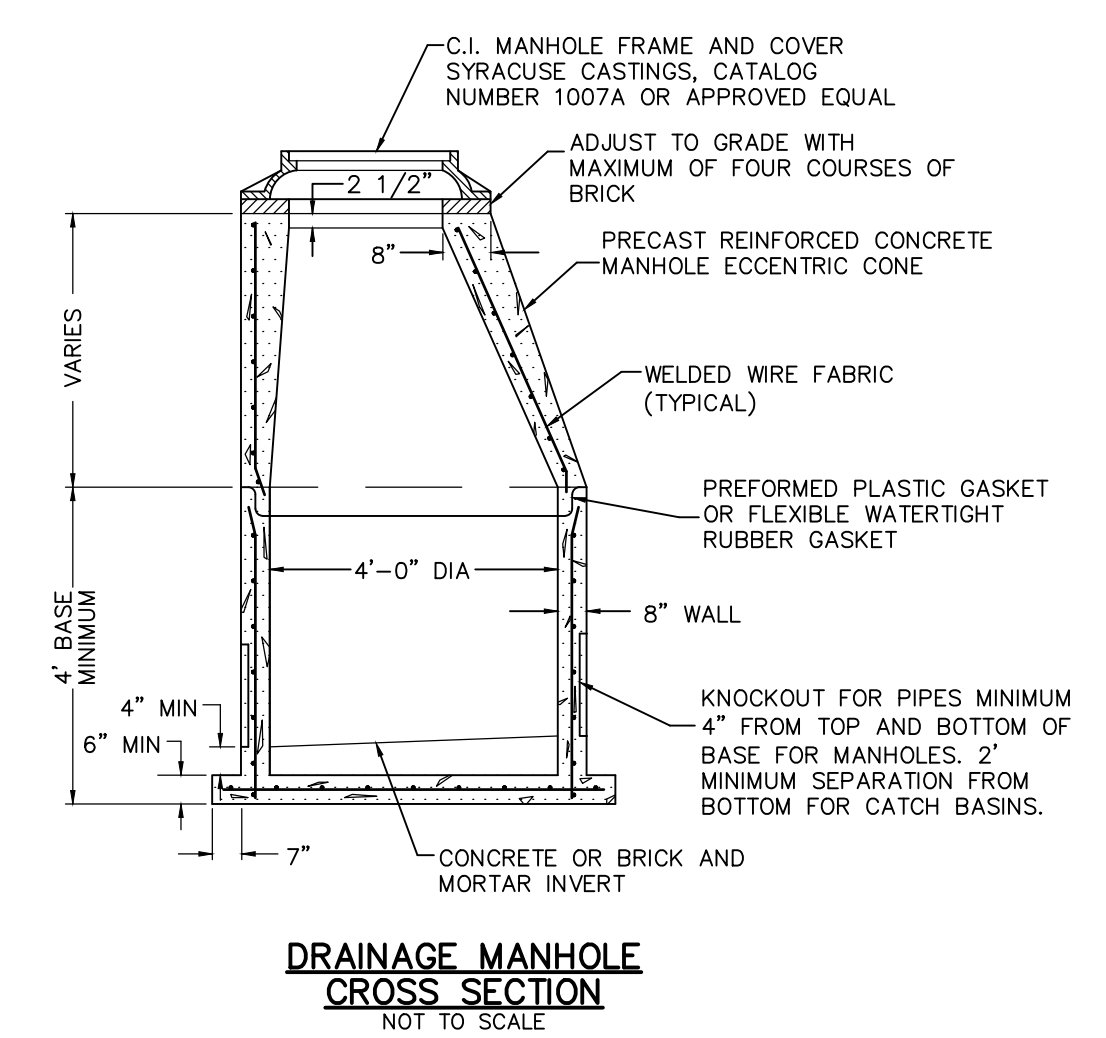
| Designed By: | Drawn By:   | Checked By: |
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| PMP          | ZBC/PMP     | CB/CEE      |
| Issue Date:  | Project No: | Scale:      |
| 12/11/2023   | 082795      | 1" = 30'    |

Drawing No.:  
**SHEET 3**

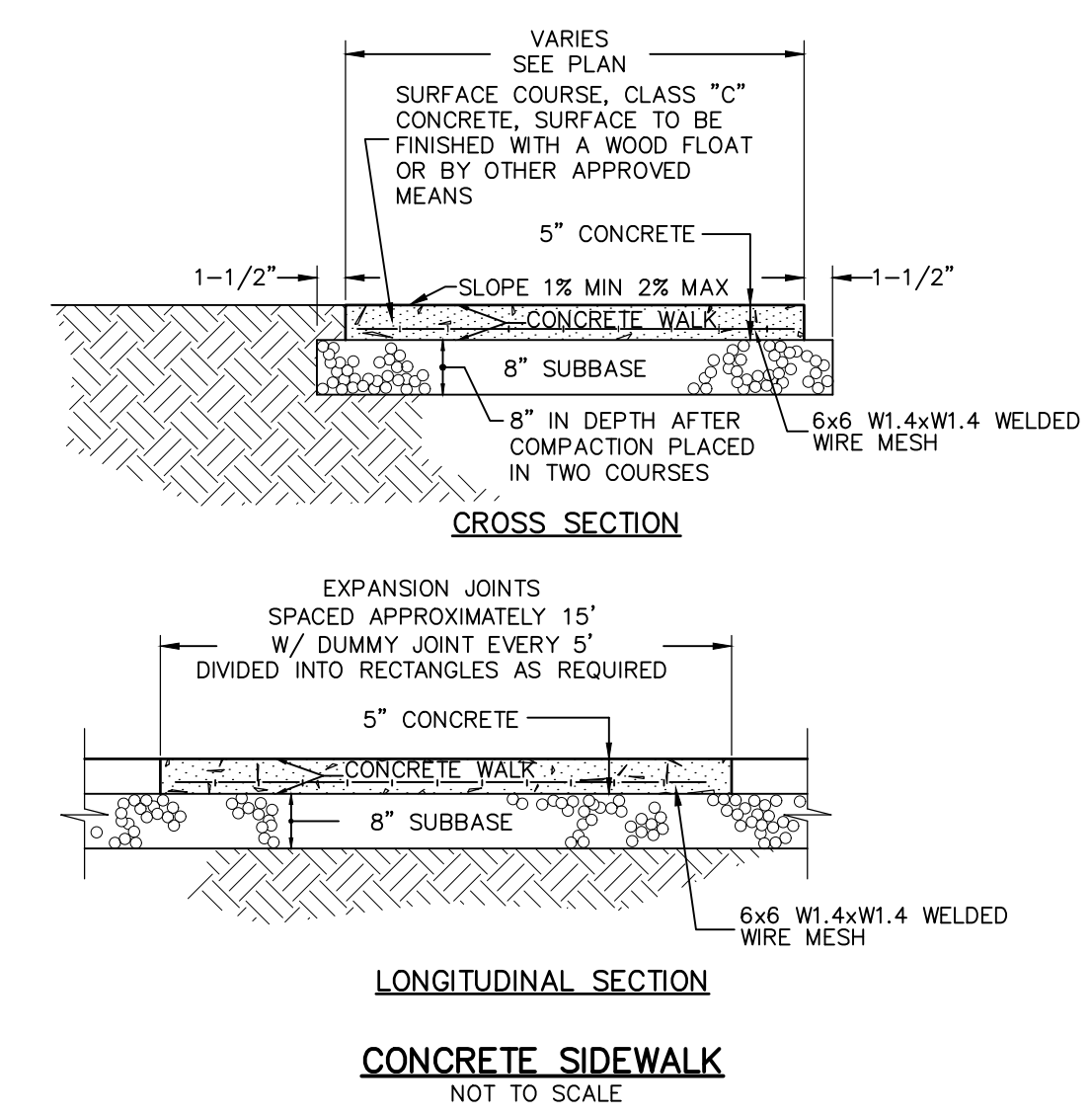


**TYPE "C" CATCH BASIN**  
NOT TO SCALE

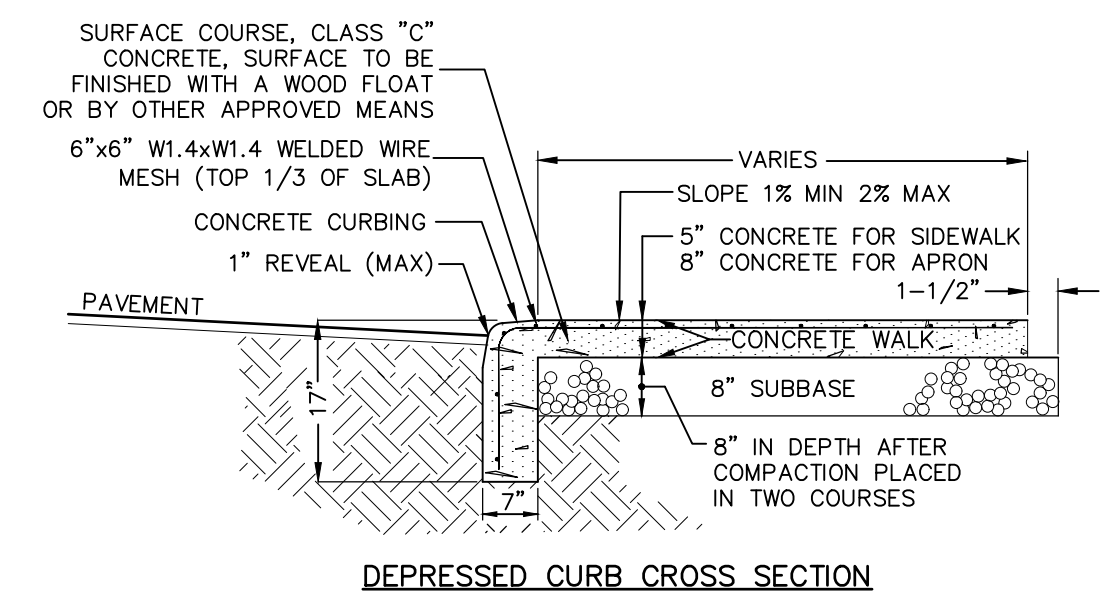
NOTE: ALL CATCH BASINS SHALL BE PROVIDED WITH A HOODED OUTLET.



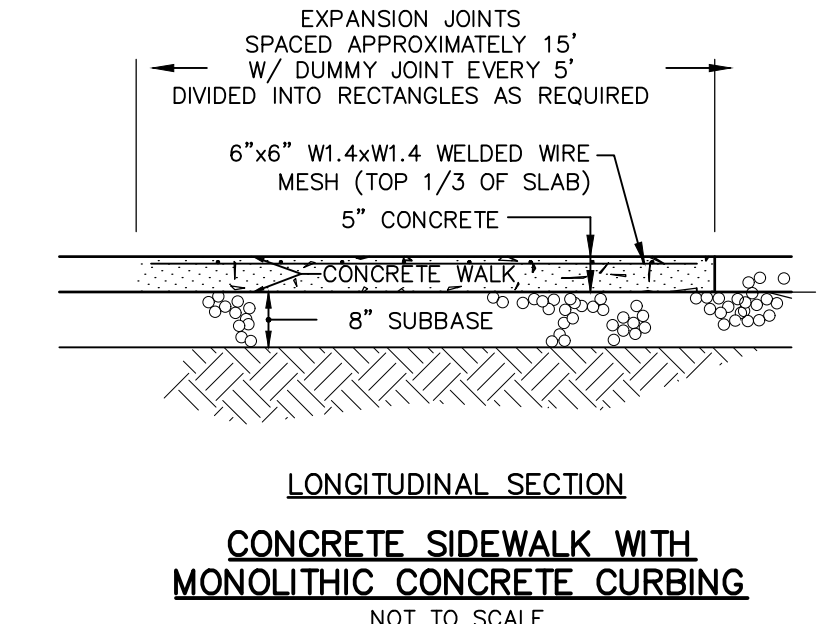
**DRAINAGE MANHOLE CROSS SECTION**  
NOT TO SCALE



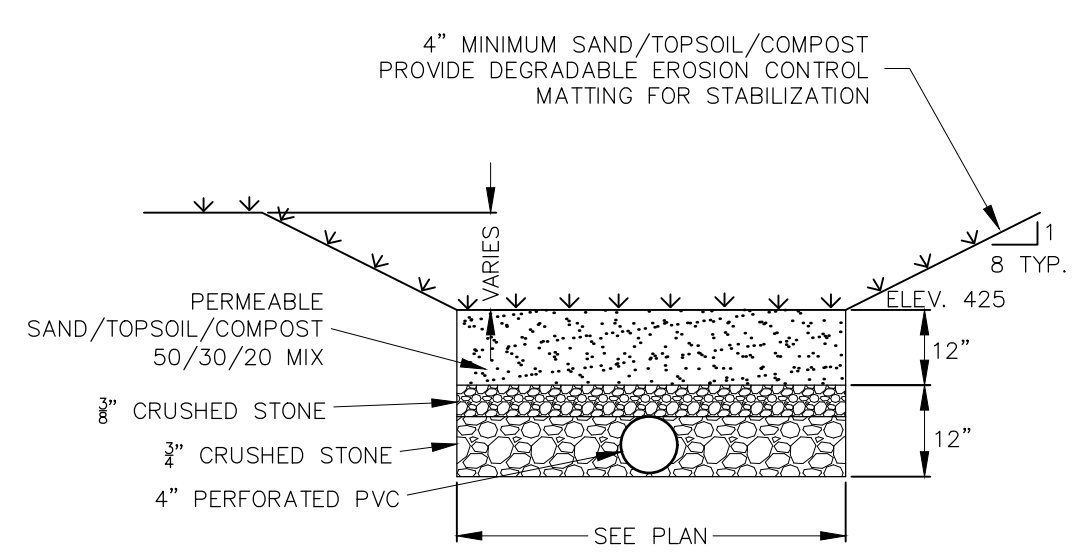
**CONCRETE SIDEWALK LONGITUDINAL SECTION**  
NOT TO SCALE



**DEPRESSED CURB CROSS SECTION**



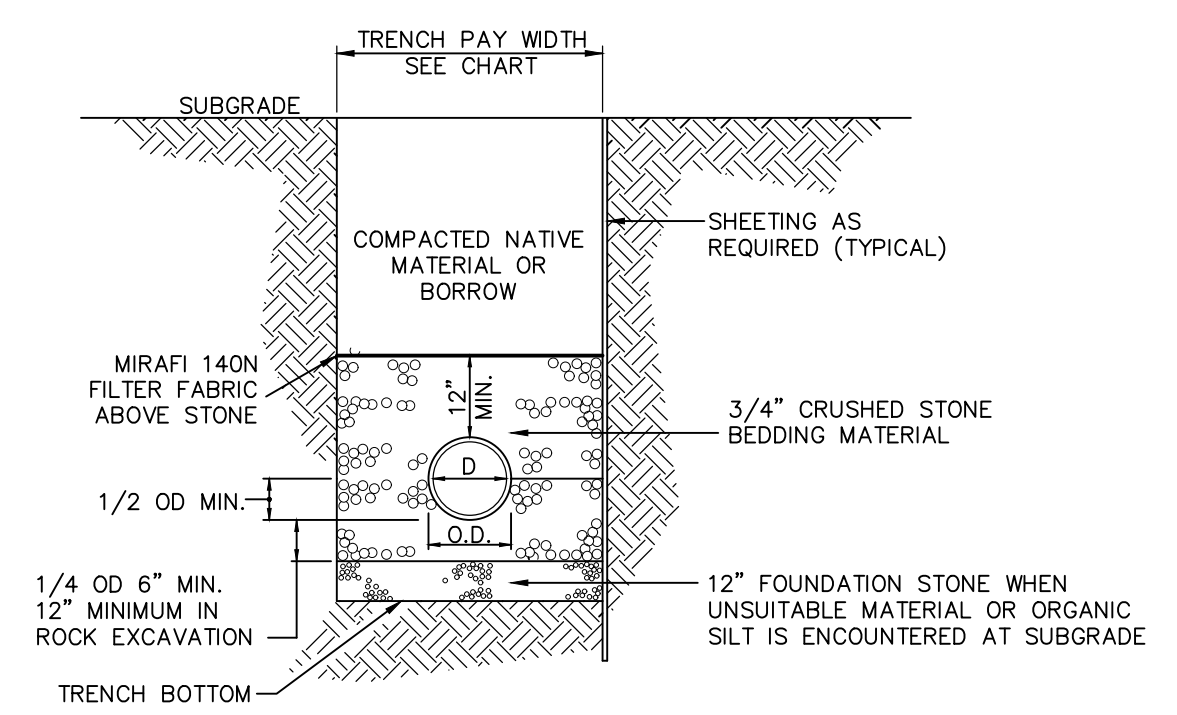
**CONCRETE SIDEWALK WITH MONOLITHIC CONCRETE CURBING LONGITUDINAL SECTION**  
NOT TO SCALE



- 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.
  - 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

| 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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**CONSTRUCTION DETAILS**

APPROVED BY THE WOODSTOCK  
 PLANNING & ZONING COMMISSION

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

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

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

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| 12/11/2023   | 082795      | AS NOTED    |

SITE DEVELOPMENT PLAN  
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**WOODSTOCK ACADEMY**  
 150 ROUTE 169,  
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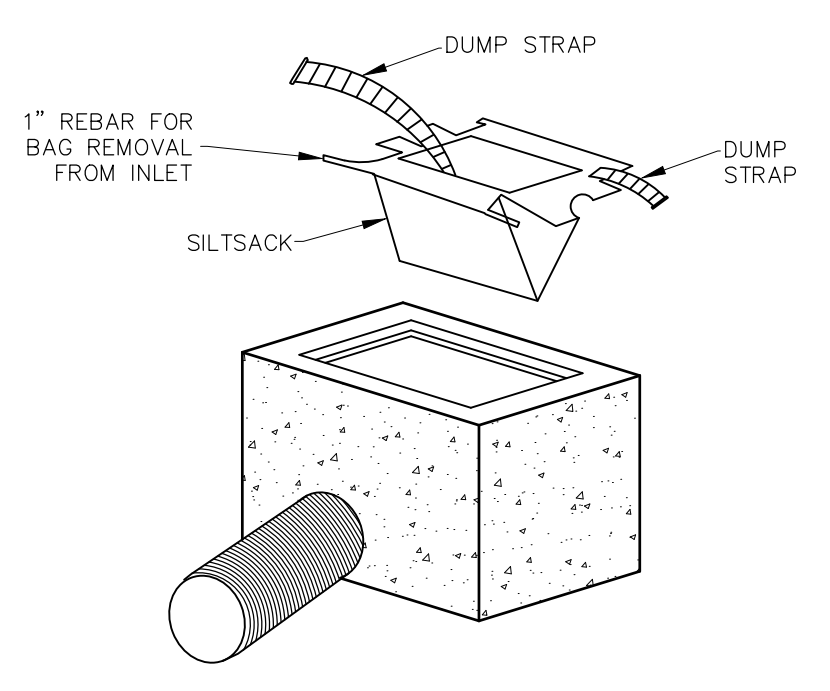
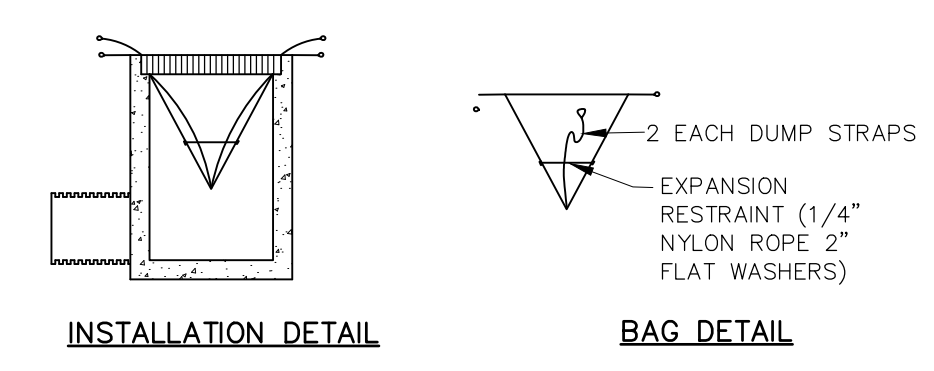
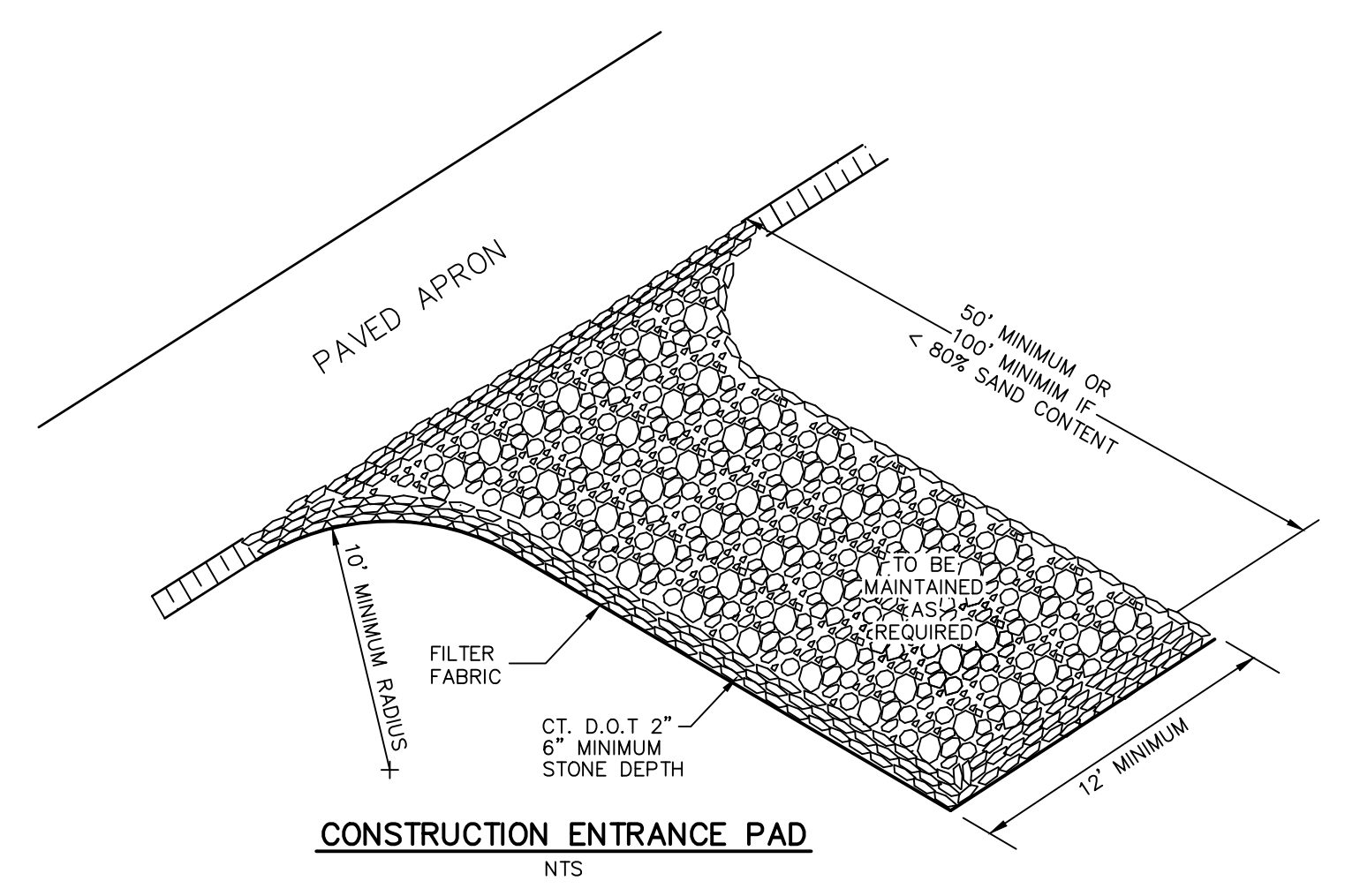
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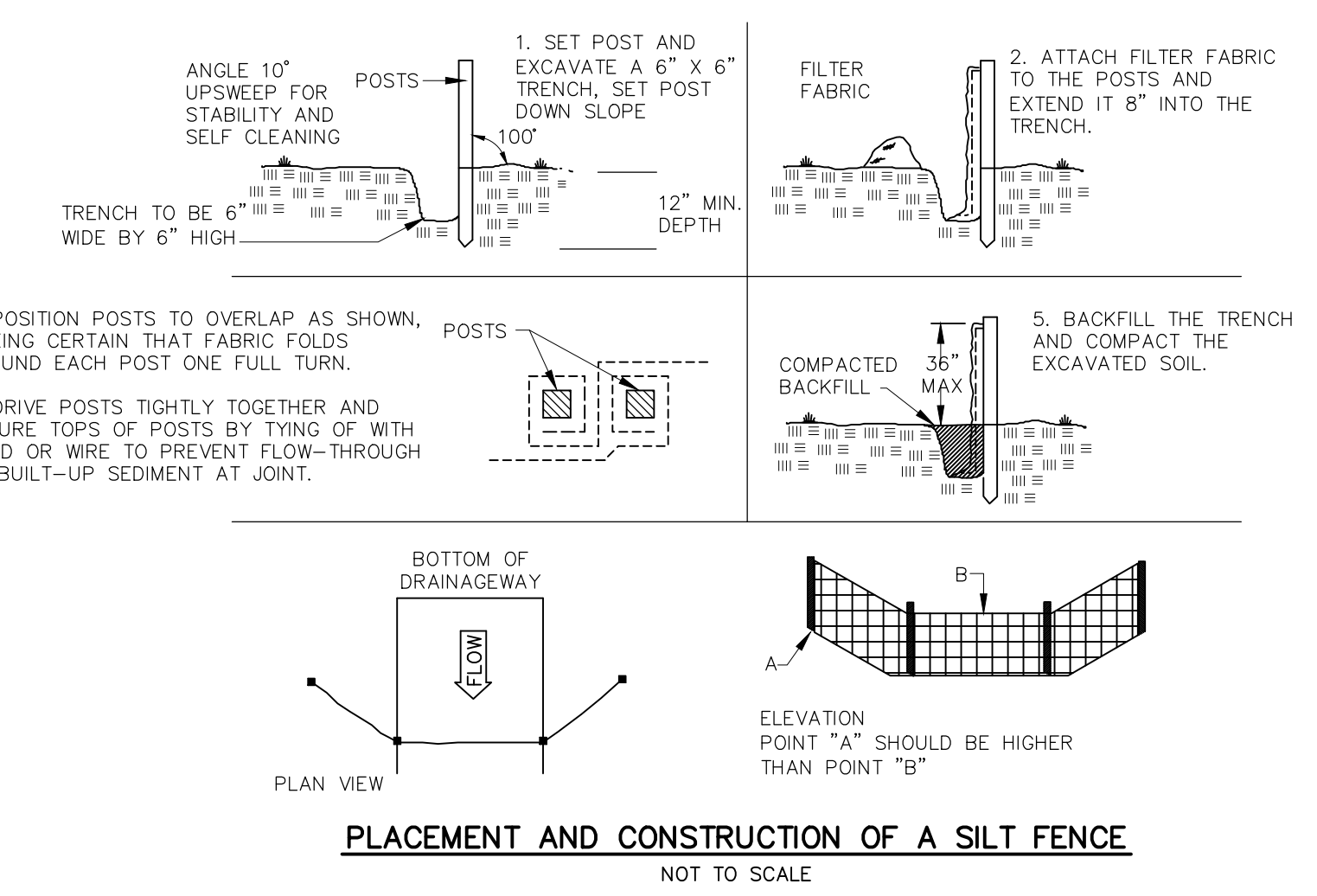
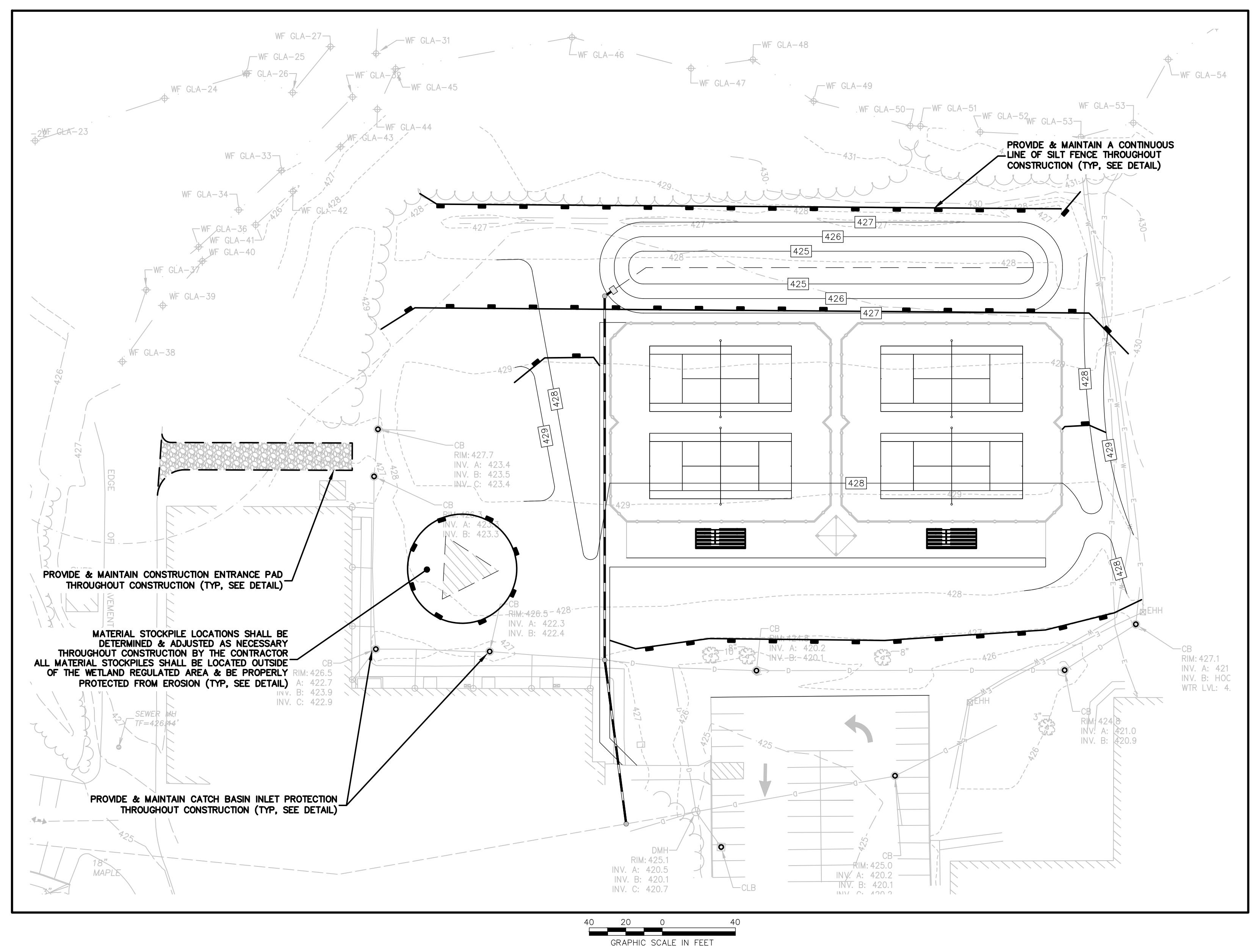
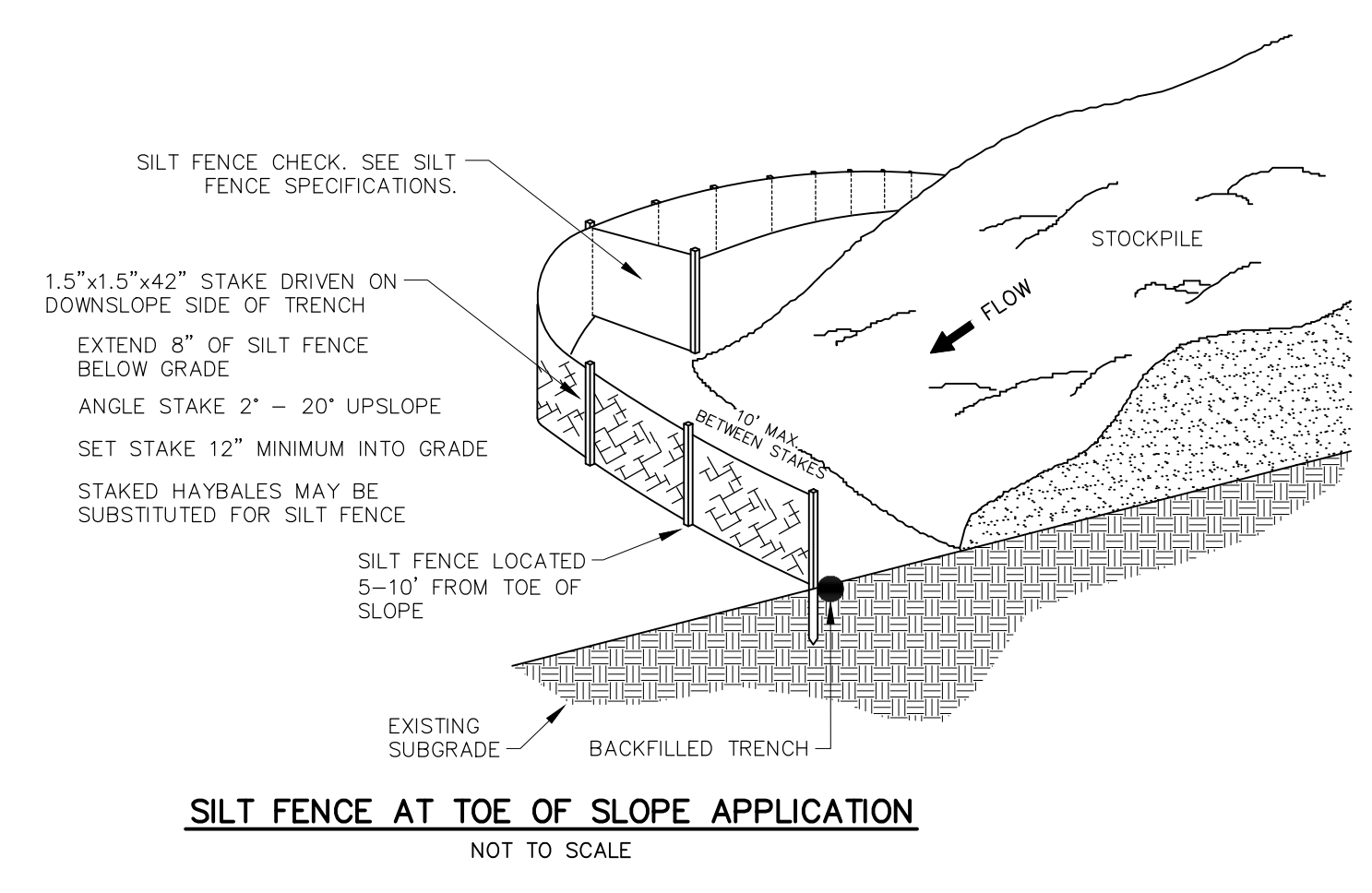
**EROSION & SEDIMENT CONTROL**

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

Drawing No.:  
**SHEET 6**



**INLET SEDIMENT CONTROL DEVICE**  
 NOT TO SCALE



APPROVED BY THE WOODSTOCK PLANNING & ZONING COMMISSION

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

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

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

## EROSION AND SEDIMENTATION CONTROL NARRATIVE & NOTES

### PROJECT NARRATIVE

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF NEW TENNIS COURTS ON THE ±119 ACRE WOODSTOCK ACADEMY SOUTH CAMPUS. THE LOCATION OF THE SITE IS ON THE WEST SIDE OF ROUTE 169 JUST NORTH OF THE INTERSECTION OF LILJEGREN ROAD. THIS PROJECT WILL CONSIST OF TENNIS COURTS, DRAINAGE PIPING AND STRUCTURES.

IT IS ANTICIPATED THAT APPROXIMATELY 2.9 ACRES OF THE 119 ACRE SITE WILL BE DISTURBED DURING THE CONSTRUCTION OF THE FACILITY.

THE PROJECT SHALL BE DEVELOPED IN A SINGLE PHASE, HOWEVER, DISTURBED AREAS SHALL BE STABILIZED AT MILESTONE POINTS DURING CONSTRUCTION. ALL WORK SHALL BE SCHEDULED SUCH THAT STABILIZATION COINCIDES WITH THE ABILITY TO VEGETATE DISTURBED AREAS, APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1.

THIS PROJECT REQUIRES THE FOLLOWING PERMITS:  
 INLAND WETLANDS & WATERCOURSES (WORK IN REGULATED AREA)  
 PLANNING & ZONING SPECIAL PERMIT (SITE PLAN MODIFICATION)

### ESTIMATED CONSTRUCTION SCHEDULE

- A. INSTALL EROSION AND SEDIMENT CONTROL SYSTEMS – MAY 2024
- B. ROUGH GRADE SITE – JUNE 2024
- C. INSTALL STORMWATER AND UTILITY SYSTEMS – JULY 2024
- D. CONSTRUCT TENNIS COURTS, ACCESS ROADWAYS & PARKING – AUGUST 2024
- E. FINISH GRADE SITE AND INSTALL LANDSCAPING – SEPTEMBER 2024

### GENERAL NOTES

- A. ELEVATIONS ARE BASED ON NAVD83.
- B. ALL UTILITIES SHALL BE APPROVED BY LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION; ALL UTILITIES SHALL BE CONSTRUCTED TO UTILITY COMPANY SPECIFICATIONS.
- C. ALL CONSTRUCTION SHALL BE TO TOWN SPECIFICATIONS & REGULATIONS.
- D. NO CHANGES CAN BE MADE TO THESE PLANS WITHOUT THE TOWN'S APPROVAL.
- E. CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL & STATE PERMITS PRIOR TO BEGINNING ANY CONSTRUCTION.
- F. FIELD CHANGES SHALL HAVE PRIOR APPROVAL OF THE TOWN.
- G. CATCH BASIN TOPS SHALL NOT BE CEMENTED DOWN UNTIL FINAL GRADES ARE SET.
- H. UNLESS OTHERWISE NOTED OR SPECIFIED, ALL ROADWAYS & STORM DRAINAGE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STATE OF CONNECTICUT, D.O.T. "STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 818" AND ALL SUPPLEMENTS THERETO. SIMILARLY PERTINENT CONSTRUCTION DETAILS THAT ARE NOT INCLUDED WITH THESE DRAWINGS SHALL CONFORM TO THE STATE OF CONNECTICUT, D.O.T. STANDARD ROADWAY DRAWINGS.
- I. CONTRACTOR SHALL NOTIFY THE TOWN OF CONSTRUCTION SCHEDULE SO THAT INSPECTION MAY BE PROVIDED.
- J. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED ON PLANS HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY, FIELD MEASUREMENTS AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED 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.
- K. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

### SEEDING SPECIFICATIONS

- A. IF GROUND HAS BEEN PREVIOUSLY MULCHED, MULCH MUST BE REMOVED OR ADDITIONAL NITROGEN MUST BE ADDED.
- B. REMOVE ALL SURFACE STONES 2" OR LARGER AS WELL AS ALL DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLOUDS, CLUMPS, OR OTHER UNSUITABLE MATERIAL.
- C. APPLY FERTILIZER AT 7.5 POUNDS PER 1,000 SQUARE FEET AND LIME AT 200 POUNDS PER 1,000 SQUARE FEET UNLESS SOIL TESTING FOR REQUIREMENTS IS PERFORMED.
- D. NO MOWING IS TO BE UNDERTAKEN UNTIL THE MAJORITY OF THE VEGETATION IS AT LEAST 6" HIGH. MOWING SHOULD CUT THE TOP 1/3 OF VEGETATION. DO NOT UNDER ANY CIRCUMSTANCES CUT VEGETATION BELOW 3".
- E. DO NOT APPLY ANY FORM OF WEED CONTROL UNTIL GRASS HAS BEEN MOWED AT LEAST 4 TIMES.
- F. THESE SEEDING MEASURES ARE NOT TO BE USED ON SLOPES IN EXCESS OF 2:1 GRADING.
- G. PERMANENT SEEDING MEASURES ARE TO BE USED INSTEAD OF TEMPORARY SEEDING MEASURES WHERE WORK IS TO BE SUSPENDED FOR A PERIOD OF TIME LONGER THAN 1 YEAR.
- H. IF THERE IS NO EROSION, BUT SEED SURVIVAL IS LESS THAN 100 PLANTS PER SQUARE FOOT AFTER 4 WEEKS OF GROWTH, RE-SEED AS PLANTING SEASON ALLOWS.

### CONSTRUCTION SEQUENCE

- A. STAKEOUT LIMIT OF DISTURBANCE.
- B. HOLD A PRECONSTRUCTION MEETING.
- C. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- D. INSTALL THE CONSTRUCTION ENTRANCE.
- E. INSTALL PERIMETER FILTER (SILT FENCE)
- F. PERFORM ALL NECESSARY CLEARING AND GRUBBING OPERATIONS.
- G. EXCAVATE & DISPOSE OF ALL STUMPS OFF SITE.
- H. STRIP ALL TOPSOIL WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE. STOCKPILE ALL TOPSOIL IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS.
- I. ROUGH GRADE SITE.
- J. PRIOR TO INSTALLATION OF SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
- K. STABILIZE CUT AND FILL SLOPES.
- L. INSTALL DRAINAGE SYSTEM.
- M. CONSTRUCT TENNIS COURTS.
- N. FINISH GRADE REMAINDER OF SITE.
- O. PLACE TOPSOIL WHERE REQUIRED.
- P. FINISH GRADE SIDE SLOPES, SEED AND MULCH.
- Q. COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS.
- R. ALL REMAINING EXPOSED AREAS SHALL BE LOAMED, SEEDED AND MULCHED OR SODDED WITHIN 14 DAYS OF FINAL GRADING.
- S. AFTER SITE IS FULLY STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.
- T. CONTRACTOR TO REMOVE ANY ACCUMULATED SEDIMENT FROM DRAINAGE STRUCTURES OR BASINS.

NOTE: SEVERAL OF THE ABOVE ACTIVITIES MAY BE DONE SIMULTANEOUSLY.

### SILT FENCE SPECIFICATIONS

- A. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, ETHYLENE, OR SIMILAR FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING MINIMUM REQUIREMENTS:
  - 1. FILTERING EFFICIENCY 75 PERCENT (MIN)
  - 2. GRAB TENSILE STRENGTH 100 POUNDS
  - 3. ELONGATION AT FAILURE 15 PERCENT
  - 4. MULLEN BURST STRENGTH 250 POUNDS PER SQUARE INCH
  - 5. PUNCTURE STRENGTH 50 POUNDS
  - 6. APPARENT OPENING SIZE 0.60mm < X < 0.90mm
  - 7. FLOW RATE 0.2 GALLONS PER SQUARE FOOT PER MINUTE
  - 8. PERMITTIVITY 0.05 PER SECOND (MIN)
  - 9. ULTRAVIOLET RADIATION STABILITY 70 PERCENT AFTER 500 HOURS OF EXPOSURE (MIN)
- B. STAKES ARE TO BE MADE OUT OF HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 1.5 SQUARE INCHES OR STEEL POSTS WITH A MINIMUM WEIGHT OF 0.5 POUNDS PER LINEAR FOOT.
- C. TORN OR PUNCTURED GEOTEXTILES SHALL NOT BE USED.
- D. ON SLOPES WHERE SURFACE FLOW FOLLOWS THE SILT FENCE LINE, PERPENDICULAR SILT FENCE CHECKS SHALL BE INSTALLED AT 50 FOOT INTERVALS.
- E. LINES OF SILT FENCE SHOULD FOLLOW CONTOUR LINES 5-10 FEET DOWN GRADIENT FROM THE SLOPE. WHERE CONTOUR LINES CAN NOT BE FOLLOWED PERPENDICULAR WINGS SHOULD BE PLACED AT 50 FOOT INTERVALS.

### EROSION & SEDIMENT CONTROL OPERATIONS AND MAINTENANCE

- A. EROSION AND SEDIMENTATION CONTROL AND RESTORATION MEASURES SHALL CONFORM TO THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL," PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION; AND TO TOWN REGULATIONS.
- B. INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS WATTLES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES.
- C. ALL STOCKPILED MATERIAL SHALL BE RINGED WITH WATTLES OR SILT FENCES. ANY MATERIAL TO BE STOCKPILED LONGER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR JUTE NETTING.
- D. PAVEMENT AND CURBING SHOULD BE INSTALLED AS SOON AS POSSIBLE AFTER STORM DRAINAGE IS INSTALLED.
- E. CATCH BASINS SHALL BE PROTECTED FROM SEDIMENTATION UNTIL ALL AREAS ARE PERMANENTLY VEGETATED OR STABILIZED.
- F. CATCH BASIN SUMPS SHALL BE CLEANED OF SILT PERIODICALLY DURING CONSTRUCTION.
- G. WATTLES OR SILT FENCE SHALL BE PLACED 5-10 FEET FROM THE TOE OF ALL CRITICAL SLOPES AS SHOWN ON THE PLAN. THESE SHALL BE CHECKED BY THE CONTRACTOR REGULARLY AND REPAIRED WHENEVER THEY FAIL TO ENSURE CLEAN RUN-OFF FROM THE SITE.
- H. ADDITIONAL CONTROL MEASURES IF REQUESTED BY THE TOWN SHALL BE INSTALLED IMMEDIATELY UPON REQUEST.
- I. ALL DISTURBED AREAS SHALL BE PROTECTED WITH A MINIMUM VEGETATION COVER AS SHOWN IN ACCOMPANYING CHART.
- J. THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF THE DISTURBED AREAS.
- K. THE CONTRACTOR SHALL MAKE DAILY INSPECTIONS OF THE SITE TO INSURE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES AND WILL IMMEDIATELY MAKE NECESSARY REPAIRS IF REQUIRED BY THE TOWN.
- L. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.1 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS.
- M. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REPLACED WITHIN 24 HOURS OF AN OBSERVED FAILURE.
- N. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE BY THE DESIGNATED ENTRANCE. THIS ENTRANCE SHALL BE CONSTRUCTED OF CRUSHED STONE TO HELP FREE TIRES OF SOIL WHEN LEAVING THE SITE. THE CONTRACTOR SHALL INSTRUCT ALL VEHICLE DRIVERS TO CLEAN SOIL MATERIAL FROM TIRES IN FRONT OF THE SITE. ALL SOIL, MISCELLANEOUS DEBRIS, OR OTHER MATERIAL SPILLED, DUMPED OR OTHERWISE DEPOSITED ON PUBLIC STREETS, HIGHWAYS, SIDEWALKS OR OTHER PUBLIC THOROUGHFARES DURING TRANSIT TO OR FROM THE SITE SHALL BE REMOVED PROMPTLY.
- O. THE CONTRACTOR HEREBY ACKNOWLEDGES HIS RESPONSIBILITY TO INSTALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ON THIS SITE AND THAT HIS FAILURE TO INSTALL AND MAINTAIN THESE DEVICES COULD RESULT IN FINES OR SUSPENSION OF WORK BY THE CITY/TOWN.
- P. MINIMIZE OR ELIMINATE ANY UNNECESSARY LAND DISTURBANCE OR CLEARING.

### STORMWATER OPERATION AND MAINTENANCE

STORMWATER FACILITY OPERATION AND MAINTENANCE PLAN:

### CONSTRUCTION PHASE

GENERAL PROVISIONS:

1. CONTRACTOR TO INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON THE PLAN SET.
2. PRIOR TO CONSTRUCTION, ALL EROSION/SILTATION CONTROL DEVICES SHOWN ON THE PLAN SHALL BE INSTALLED. TO PREVENT SILT INTRUSION INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION, THE CONTRACTOR IS TO INSTALL INLET PROTECTION AT ALL CATCH BASINS AND SET SILT FENCE AT ALL SLOPES WHICH MAY ERODE IN THE DIRECTION OF ANY OPEN DRAINAGE FACILITIES. SUCH PREVENTIVE MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
3. EROSION CONTROLS ARE TO BE INSPECTED ON A DAILY BASIS. UPON DISCOVERY, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM AN EROSION CONTROL STRUCTURE.
4. ALL EXPOSED SOILS SHALL BE IMMEDIATELY STABILIZED TO PREVENT EROSION.
5. UPON INSTALLATION OF CATCH BASINS, INLET PROTECTION SHALL BE INSTALLED AND MAINTAINED UNTIL READY FOR PAVING.
6. PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES AND PIPES SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION. DURING CONSTRUCTION OF OTHER SITE FEATURES, DRAINAGE FACILITIES SHALL BE INSPECTED ON A DAILY BASIS AND CLEANED/REPAIRED IMMEDIATELY UPON DISCOVERY OF SEDIMENT BUILD-UP OR DAMAGE.
7. AFTER PAVING IS INSTALLED, IT SHALL BE SWEEPED CLEAN ON A MONTHLY BASIS.

CATCH BASIN SUMPS:

1. CONTRACTOR TO INSPECT WEEKLY OR AFTER EACH 0.5 INCH RAIN EVENT AND CLEAN AS NEEDED.
2. CONTRACTOR SHALL CLEAN SUMPS AFTER SITE IS COMPLETELY STABILIZED AND PRIOR TO TRANSFER TO OWNER.

WATER QUALITY BASIN:

1. WATER QUALITY BASIN UNDERDRAIN SHALL NOT BE INSTALLED UNTIL CONTRIBUTING DRAINAGE AREAS ARE VEGETATED OR OTHERWISE STABLE & ANY ACCUMULATED SEDIMENT HAS BEEN REMOVED AND DISPOSED OF.
2. CONTRACTOR TO INSPECT WEEKLY OR AFTER EACH 0.5 INCH RAIN EVENT.
3. INSPECTIONS SHOULD FOCUS ON THE DURATION OF STANDING WATER IN THE BASIN. (PONDING AFTER 48 HOURS INDICATES POSSIBLE CLOGGING OF THE BOTTOM OF THE BASIN)
4. CONTRACTOR SHALL CLEAN INSPECT DETENTION SYSTEM AFTER SITE IS COMPLETELY STABILIZED AND PRIOR TO TRANSFER TO OWNER.

### POST-DEVELOPMENT PHASE

FOLLOWING ACCEPTANCE OF THE PROJECT FROM THE CONTRACTOR, THE OWNER SHALL BE RESPONSIBLE FOR ALL POST-DEVELOPMENT INSPECTIONS, OPERATION & MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AS DETAILED BELOW:

GENERAL PROVISIONS:

SNOW STOCKPILING:

SNOW ACCUMULATIONS REMOVED FROM STREETS AND PARKING LOTS SHALL BE PLACED IN UPLAND AREAS, WHERE SAND AND DEBRIS WILL REMAIN AFTER SNOW MELT FOR LATER REMOVAL. CARE SHOULD BE TAKEN NOT TO DEPOSIT SNOW IN THE IMMEDIATE VICINITY OF CATCH BASINS, DRAINAGE SWALES, OR SLOPES LEADING TO BODIES OF WATER, AND DRINKING WATER WELL SUPPLIES.

PAVEMENT SWEEPING:

STREETS AND PARKING LOTS SHOULD BE SWEEPED CLEAN AT LEAST TWICE ANNUALLY, WITH ONE SWEEPING PREFERABLY OCCURRING IMMEDIATELY AFTER WINTER SNOW MELT AND BEFORE SPRING RAINS. SWEEPING DURING THIS PERIOD CAPTURES PEAK SEDIMENT LOADS AND EXTENDS THE SERVICE LIFE OF THE STORM WATER MANAGEMENT SYSTEM.

CATCH BASIN SUMPS:

CATCH BASINS SHALL BE INSPECTED BI-ANNUALLY AND CLEANED AT LEAST ANNUALLY, AFTER THE SNOW AND ICE SEASON, AND AS SOON AS POSSIBLE BEFORE SPRING RAINS. IN GENERAL, A CATCH BASIN SHOULD BE CLEANED IF THE DEPTH OF DEPOSITS IS GREATER THAN ONE HALF THE SUMP DEPTH. IF A CATCH BASIN SIGNIFICANTLY EXCEEDS THIS STANDARD THEN MORE FREQUENT CLEANINGS SHALL BE SCHEDULED. IN AREAS WITH HIGHER POLLUTANT LOADINGS OR DISCHARGES INTO SENSITIVE BODIES OF WATER, MORE FREQUENT CLEANINGS WILL BE NECESSARY.

WATER QUALITY BASIN

WATER QUALITY BASIN SHALL BE INSPECTED AT LEAST TWICE ANNUALLY AND AFTER ALL MAJOR STORMS TO ENSURE THAT IT IS OPERATING AS INTENDED. PRETREATMENT BMP'S SHALL BE INSPECTED AND CLEANED DURING THE REGULAR BI-ANNUAL INSPECTIONS. POTENTIAL PROBLEMS THAT SHOULD BE CHECKED INCLUDE:

- PONDING
- EROSION
- CLOGGING OF INLET AND OUTLET PIPES

ANY NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY. TRASH SHALL BE REMOVED AND THE BANKS OF BASINS, MOWED AT LEAST TWICE PER YEAR. (MOWING SHOULD BE PERFORMED WHEN GROUND IS DRY TO AVOID RUTS AND COMPACTION) SEDIMENT SHALL BE REMOVED FROM THE BASIN AND PRETREATMENT AREA AS NECESSARY, AND AT LEAST ONCE EVERY FIVE YEARS.

PERSON RESPONSIBLE FOR MAINTAINING  
CONTROL MEASURES DURING CONSTRUCTION.

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE # \_\_\_\_\_

### MAINTENANCE LOG

| LOCATION | DESCRIPTION | DATE | INITIALS |
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|-------------------------|--|------|----------|
| PROJECT DATES           |  | DATE | INITIALS |
| PROJECT GROUND-BREAKING |  |      |          |
| FINAL STABILIZATION     |  |      |          |

APPROVED BY THE WOODSTOCK  
PLANNING & ZONING COMMISSION

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

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

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

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 SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL BE CHANGED, THE DOCUMENT BEARING THE SIGNATURE SHALL BE RE-DRAWN BY THE ORIGINAL PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR. ANY SUCH ALTERATION SHALL BE INITIALED BY THE ORIGINAL PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR AND BE ACCOMPANIED BY A SPECIFIC DESCRIPTION OF THE ALTERATION.

### CONSTRUCTION DETAILS

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