

DRAWING NUMBER
HYDE SCHOOL

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2173

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SHEET	LIST OF DRAWINGS
1	COVER SHEET
EX-1	EXISTING CONDITIONS
OVP-1	OVERALL PLAN
SP-1	SITE PLAN
GRD-1	GRADING PLAN
DET-1	CONSTRUCTION DETAILS
SED-1 THRU SED-2	E & S CONTROL AND STORMWATER MAINTENANCE PLAN

SPECIAL PERMIT

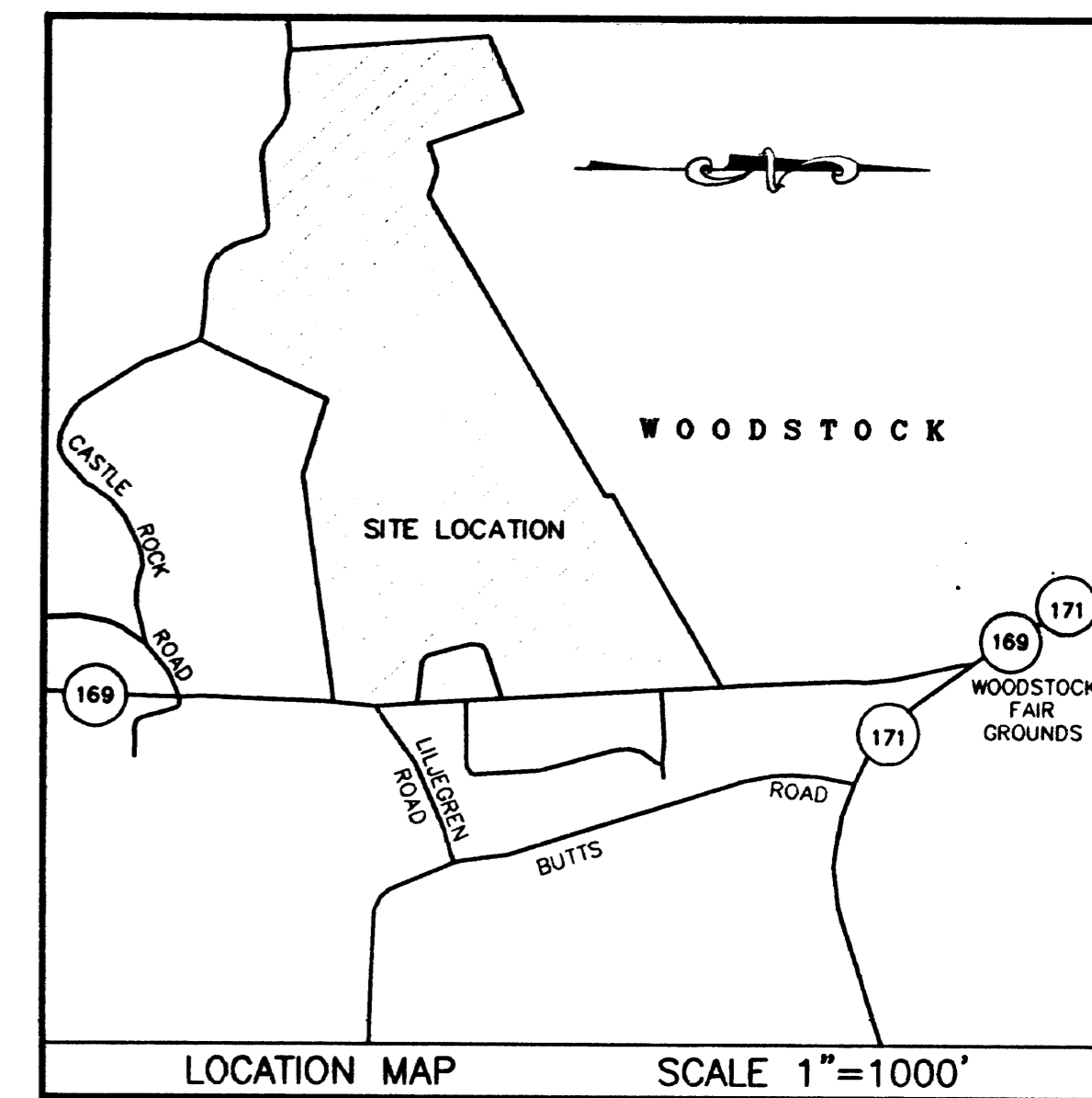
"PROPOSED ATHLETIC FIELDS AND TRACK"

SITE DEVELOPMENT PLAN

~ PREPARED FOR ~

HYDE SCHOOL AT SOUTH WOODSTOCK, INC.

150 ROUTE #169
WOODSTOCK, CONNECTICUT



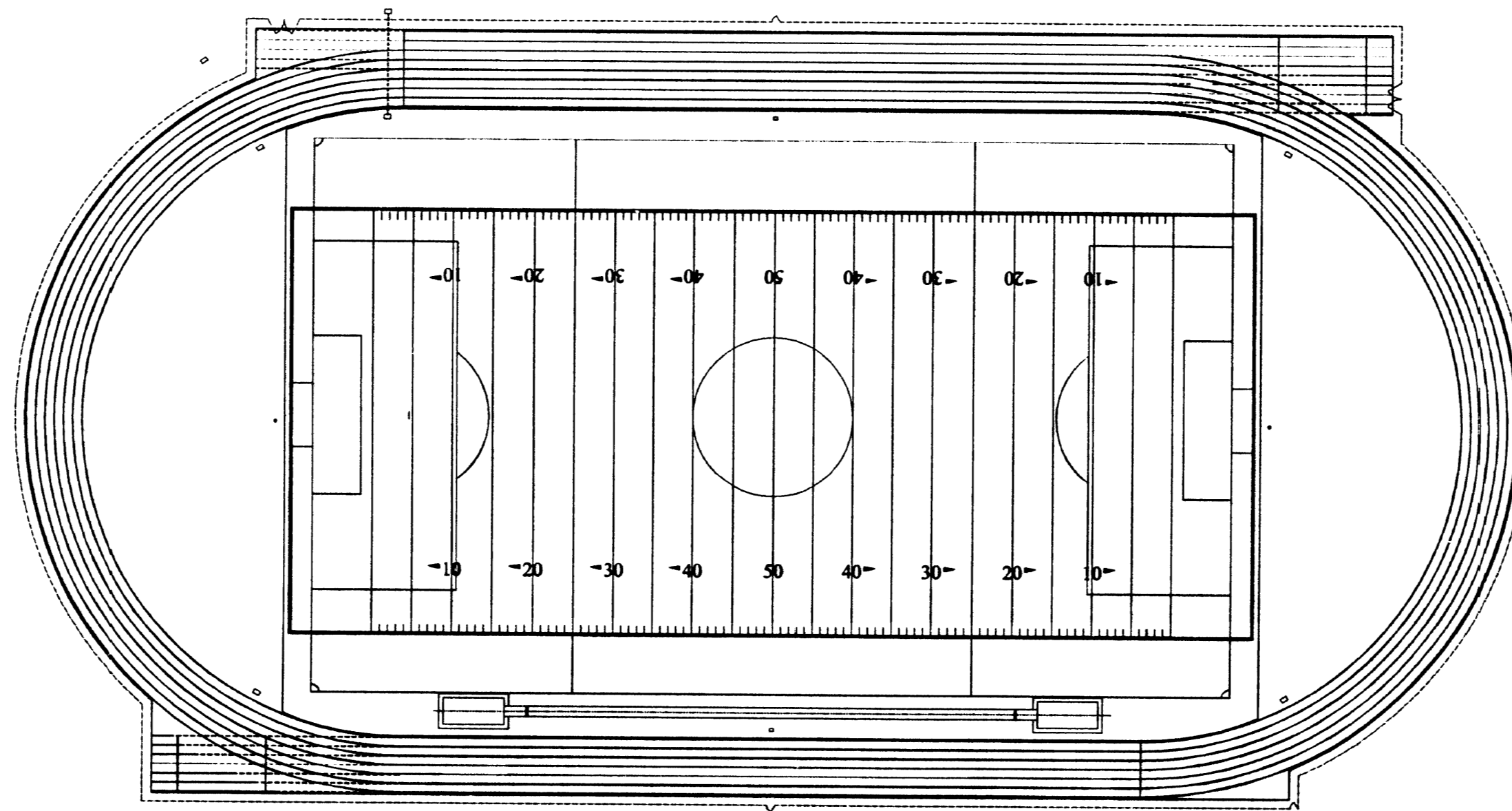
NOTICE OF SPECIAL PERMIT

Paragraph to Section 8-3c of the Connecticut General Statutes, notice is hereby given that on June 21, 2007 the Woodstock Planning and Zoning Commission approved the following action:

- Description of Premises:** The Hyde School at South Woodstock, 150 Route 169, Woodstock Assessor Map 6395, Block 64, Lot 11.
- Permit Granted:** To upgrade an existing recreational field and practice field, to construct a new track around the recreational field, and improve the existing parking lot for the fields.
- Condition of Approval(s):**
 - 4' chain link fence with black vinyl cover on top.
 - Landscape screen at the northeast corner of the site as shown on the plan submitted.
 - Landscape screening density, plant type and size subject to approval by Town Planner. This should include 6" trees and 3' shrubs.
 - Two bleachers at a height of 12 feet maximum to seat 360 total people, to be removed and stored out of sight in the winter months.
 - Any modifications, additional fixtures, storage shed would need PZC approval.
- Name and Address Owner of Record:** The Hyde School at South Woodstock, 150 Route 169, Woodstock, CT 06281.
- Name and Address Of Applicant(s):** The Hyde School at South Woodstock same.

Dated at Woodstock, Connecticut, this 26th day of July, 2007

This information certified by:
Debra P. Fej
Debra P. Fej
Zoning Enforcement Officer



ZONING DATA BLOCK

- PROPERTY OWNER: HYDE SCHOOL AT SOUTH WOODSTOCK, INC.
- APPLICANT: HYDE SCHOOL AT SOUTH WOODSTOCK, INC.
- ZONING DISTRICT: COMMUNITY DISTRICT ZONE
- PROPOSED USE OR ACTIVITY: ATHLETIC FIELDS AND TRACK

	REQUIRED	PROPOSED
LOT SIZE	1.25 ACRES	118± ACRES (EXISTING)
LOT FRONTAGE	150'	1760±
FRONT YARD SETBACK	60'	97± MIN. (EXISTING)
SIDE YARD SETBACK	40'	64± MIN. (EXISTING)
REAR YARD SETBACK	40'	450± MIN.
IMPERVIOUS LOT AND BUILDING COVERAGE	59 ACRES/50% MAX.	7 ACRES/6%
BUILDING HEIGHT	30' OR 1 1/2 STORIES	40± 4 STORIES (EXISTING)
PARKING SPACES	(9' X 18' MIN.)	(9' X 20')
WETLANDS AND WATERCOURSES COVERAGE	N/A	20 ACRES/17%

THIS MAP PREPARED BY
CME ASSOCIATES, INC.
POLY FILM OR LITHO
CME ASSOCIATES, INC.
20 CRABTREE LANE
SOUTH BRIDGE, CT 06281

CME CME Associates, Inc.

32 Crabtree Lane, Woodstock, CT 06281 Phone: 868-291-3227
110 Broadway, Norwich, CT 06360 www.cmeengineering.com
333 East River Drive, East Hartford, CT 06108
50 Elm Street, Southbridge, MA 01550

ENGINEER: CME ASSOCIATES, INC.
32 CRABTREE LANE, WOODSTOCK, CT 06281

RECORD OWNER: HYDE SCHOOL AT SOUTH WOODSTOCK, INC.
150 ROUTE 169, WOODSTOCK, CT 06281

APPLICANT: HYDE SCHOOL AT SOUTH WOODSTOCK, INC.
150 ROUTE 169, WOODSTOCK, CT 06281

PROJECT LOCATION: LOT #11, 150 ROUTE 169
WOODSTOCK, CT 06281

50 25 0 25 50
GRAPHIC SCALE IN FEET

SCALE: 1"=50'
MAY 22, 2007
JUNE 21, 2007 SUBMISSION

CME PROJECT #2005242.1
QUALITY CONTROL CERTIFICATION

GROUP	REVIEWED	DATE
PROJECT MANAGER	CLR	8-1-07
SURVEY	993	8-1-07
ENVIRONMENTAL		
CIVIL		
STRUCTURAL		

#2173 rec'd Aug. 15, 2007 @ 1:55 pm Joseph Blaney, Town Clerk

PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED APPROVAL AUTOMATICALLY EXPIRES _____ IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETE BY THIS DATE.

50565 07 05
APPROVED BY THE WOODSTOCK
PLANNING & ZONING COMMISSION
Joseph Blaney
CHAIRMAN OR SECRETARY DATE

