

Amended:  
 - Site plan scale  
 - Property info  
 8/26/24 MG  
 - Zoning District  
 8/30/24 MG

City of Essex Junction, VT  
 Development Application

For Office Use:  
 SP. 4.  
 Permit # 2024

|                           |  |   |
|---------------------------|--|---|
| Planned Unit Development: | Scale: <input type="checkbox"/> Minor<br><input type="checkbox"/> Major            | Stage: <input type="checkbox"/> Conceptual<br><input type="checkbox"/> Preliminary (optional)<br><input type="checkbox"/> Final |
| Site Plan:                | Scale: <input type="checkbox"/> Minor<br><input checked="" type="checkbox"/> Major | Stage: <input type="checkbox"/> Conceptual<br><input type="checkbox"/> Preliminary (optional)<br><input type="checkbox"/> Final |
| Subdivision:              | Type: <input type="checkbox"/> Sketch<br><input type="checkbox"/> Preliminary      | Other: <input type="checkbox"/> Variance<br><input type="checkbox"/> Conditional Use  |

Property description (address) for application  
 3 Educational Drive, Essex Junction, VT 05452

General Information

Applicant Garry Scott, Essex Westford School District Day Phone# 802-857-7043  
 Address 2 Educational Drive, Essex Jct., VT 05452  
 Email Address gscott@ewsd.org

Owner of Record (attach affidavit if not applicant)

Name Essex Westford School District Day Phone# 802-857-7043  
 Address 2 Educational Drive, Essex Jct. VT 05452

Applicant's agents

Name Howard Killian, Greenprint Partners Day Phone# 630-878-7026  
 Address 17 N State St, Suite 1400, Chicago, IL 60602

Property information

Zoning District R1 Current Use High School Tax Map # 36  
 Lot # 69 Lot size sf 84.75 Acres

Other Information

Street frontage (public or private)          ft. Proposed height n/a  
 Proposed number of stories n/a Estimated completion date Nov 2025  
 Proposed Parking Spaces n/a Required spaces n/a  
 Landscape cost n/a

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) 19.4 Acres plus proposed (sq ft.) 0.0 equals 19.4 Acres sq .ft.  
 Divided by 84.75 acres lot sq.ft. equals 22.89 percent of lot coverage.

Submit one (1) full size copies, a PDF copy, GIS and supporting documentation required by the Code and the appropriate completed checklist for initial review by Staff. After Staff determines the application is complete, attach one (1) full size copies and six (6) 18" x 24" copies of your proposal, forty-five (45) days prior to a scheduled meeting. Applications that are not complete cannot be accepted for review.



Briefly describe your proposal (attach separate sheet if necessary)

See attache project narrative prepared by Otter Creek Engineering dated June 2024 for complete details of project

Describe all waiver requests (if applicable)

None

I certify that the information on this application is true and correct. I agree to abide by all the rules and regulations as specified in the land development code and any conditions placed upon approval of this application. In accordance with the Essex Junction City Council Policy for Funding Engineer Plan Review and Inspections, the applicant, by signing this form agrees to pay for the actual cost of engineering plan review and construction inspections by the City Engineer.

Gary Scott Dir of Facilities  
Applicant

8.23.24  
Date

Essex Westford School District  
Land Owner (if different)

8.23.24  
Date

RECEIVED

Staff Action

AUG 29 2024

Date received: City of Essex Junction

Meeting date:

Board Action Approved Denied

Date:

Other approvals/conditions:

\*\*Fee based on sq.ft. of improved area per current Fee Schedule

Staff Signature

Date

Fee Amount: \*\*  
\$265

PAID  
Fee Verified:  
AUG 29 2024  
City of Essex Junction





OTTER CREEK  
ENGINEERING

**STORMWATER  
ENGINEERING FEASIBILITY ANALYSIS**

**PREPARED FOR**

**ESSEX HIGH SCHOOL  
ESSEX, VERMONT  
JUNE 2024**

Vermont Green Schools Initiative and General Permit #3-9050



*Prepared by:*  
Tyler Barney, EIT

*Reviewed by:*  
Brent F. Rakowski, P.E.  
Otter Creek Engineering, Inc.

**ESSEX HIGH SCHOOL  
STORMWATER  
ENGINEERING FEASIBILITY ANALYSIS**

**Essex, VT  
June 2024**

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## **EXECUTIVE SUMMARY**

State of Vermont's Stormwater Rule requires existing properties with three or more acres of impervious surfaces that were never previously permitted or were permitted without incorporating stormwater treatment requirements illustrated in the 2002 Stormwater Management Manual to obtain coverage under General Permit #3-9050. The State identified Essex High School as having 19.4 acres of impervious surface and has notified the school of its obligation to comply with the '3-acre' component of the State's Stormwater Rule.

Grant funding was made available through the State's Green School Initiative to assist schools that registered for the program with financial and technical support. Greenprint Partners was selected by the State Agency of Natural Resources to administer the grant program and through a competitive process, Otter Creek Engineering (OCE) was retained by Greenprint Partners to provide design and permitting for Essex High School.

Key components of Otter Creek Engineering's scope of work include preparation of an Initial Notice of Intent (INOI), a stormwater Engineering Feasibility analysis (EFA), and, where applicable, the design and permitting of stormwater improvements necessary to comply with the Stormwater Rule.

This document serves as an Engineering Feasibility Analysis (EFA) and provides the background and rationale used to identify opportunities and limitations for the treatment of stormwater runoff from Essex High School.

OCE's approach to the EFA commenced with the gathering of existing information to develop an overall understanding of the project site. From this, initial concept areas were identified for their limitations and opportunities for siting stormwater treatment practices. Early concept locations were reviewed with school representatives and then were evaluated further following application of design related criterion including soil testing. The remaining locations presented opportunities for the installation of treatment practices. The type of stormwater treatment practice(s) and the location(s) were then presented to the school along with recommendations for implementation. The effort culminated with a draft EFA that was presented to the school for approval.

At the Essex High School site, the investigations into existing conditions revealed existing drainage patterns and playing fields as factors limiting the opportunities available for stormwater treatment practices on the property. Otter Creek Engineering subsequently recommended to the school based on the existing drainage patterns of the site, that multiple Tier II practices be used.

On July 10, Essex High School approved the EFA, and recommendations made by Otter Creek Engineering. Otter Creek Engineering will move into the next stages of the project scope to develop the design and permitting of selected improvements.

## 1.0 PURPOSE

On February 25, 2019, the State of Vermont, Agency of Natural Resources (ANR) adopted a new, comprehensive Stormwater Permitting Rule targeting non-point discharges of stormwater runoff. The Rule prompted the development of General Permit 3-9050, which aimed to regulate "...stormwater runoff from impervious surface of three or more acres, which was never previously permitted or was permitted under an individual permit or general permit that did not incorporate the requirements of the 2002 Stormwater Management Manual or any subsequently adopted Stormwater Management Manual..."

Essex High School was identified as a '3-acre' site by the State of Vermont and was notified of its obligation to obtain permit coverage. Recognizing that the new Rule places a financial burden onto those schools required to comply, the State is providing financial and technical support to schools through the Green Schools Initiative program. Greenprint Partners was selected by the State Agency of Natural Resources to administer the program on its behalf.

Consulting firms interested in assisting schools through the design and permitting process responded to a request for qualifications (RFQ). Qualified firms were then afforded an opportunity to 'bid' on projects. Otter Creek Engineering was retained through a competitive bid process to provide engineering design and permitting services to Essex High School through this program.

For properties identified as 3-acre sites, the General Permit has prescribed timelines/deadlines based on permit status and/or the location of the receiving water. Essex High School is in the Lake Champlain watershed and has an expired pre-2002 stormwater permit. Essex High School was required to file an Initial Notice of Intent (INOI) with the State no later than December 1, 2021.

Following submission and approval by the State of Vermont of the INOI, an interim General Permit was issued on February 5, 2023. Essex High School will then have 18 months to complete and to prepare an Engineering Feasibility Analysis (EFA) to determine a "best-fit" stormwater system and design a treatment practice which will then be filed with a second NOI and supporting documents with a permit application to the State. The deadline for submission of this EFA and application is July 4<sup>th</sup>, 2024.

On approval of the EFA and the stormwater permit application, a general permit will be issued. Applicants will then have up to five years to construct stormwater practices. For sites where an EFA has determined that a project cannot fully comply with the Rule, the school may be assessed impact fees.

Full details of General Permit 3-9050 can be found on the State's website  
<https://dec.vermont.gov/watershed/stormwater/9050>

## 2.0 APPROACH

The project goal is to develop and permit a design that brings the school into compliance with the Stormwater Rule that does not impact the operational needs of the school and limits maintenance. To meet that goal, Otter Creek Engineering's first step was to meet with Essex High School and gather information on existing site conditions, operational constraints, and identify general concerns. Much of the initial work and investigations into existing conditions relied on information readily available online from the following sources:

- Natural Resources Atlas, Vermont Agency of Natural Resources:  
<https://anr.vermont.gov/maps/nr-atlas>
- Act250 database, Vermont Natural Resources Board:  
<https://anrweb.vt.gov/anr/act250/default.aspx>
- Wastewater Regional Office Permit Search, Vermont Agency of Natural Resources, Department of Environmental Conservation:  
<https://anrweb.vt.gov/DEC/WWDocs/default.aspx>
- Vermont Environmental Research Tool, Vermont Agency of Natural Resources,  
<https://anrweb.vt.gov/DEC/ERT/StormWater.aspx>
- Stormwater Infrastructure Mapping, Vermont Agency of Natural Resources, Department of Environmental Conservation:  
<https://anrweb.vt.gov/DEC/DEC/SWMapping.aspx?Folder=Town%20Reports%20and%20Maps/>

A review of the existing information provided an understanding of the site constraints and aided in clarifying the jurisdictional impervious surface that would need to be treated to comply with the Stormwater Rule.

In some instances, schools may have had more than one associated parcel and the focus of review shifted to determine the extents of ownership and whether the other parcels may need to be considered part of a 'common plan of development' or could be attributed to an adjacent/adjoining part of the overall operation at the school. Properties where the question of common plan of development came up were reviewed with the Stormwater Section to formalize a determination before proceeding.

On confirmation of jurisdictional parcels, the opportunities and limitations for treatment at the site were identified. Existing conditions also focused on regulatory constraints and past permits that may impact the school's ability to permit and construct stormwater improvements. It's with the existing conditions information that an approach to treatment and permitting was identified.

Identified locations for possible practices were reviewed with Essex High School to obtain initial feedback. On approval of concept locations, a delineation of contributing basins was done to roughly determine the amount of impervious that could be treated and to approximate the size of the possible treatment practice(s). Based on results, iterations and identification of additional treatment practices would be necessary to accommodate and treat more impervious surface to satisfy treatment standards.

Following, early concept siting, sizing, and confirmation of compliance with the treatment





standard, a review meeting with Essex High School was held on June 3, 2024. The review meeting outlined the approach and discussed treatment locations and the types of treatment practices that could be installed. Operational and maintenance requirements associated with possible treatment practices were then presented to the school for input.

With treatment practices selected and sites identified, OCE moved forward into final design and permitting of the project.

### 3.0 EXISTING CONDITIONS

#### 3.1 GENERAL

Essex High School is a public school providing educational services to children in grades 9 through 12. The school is part of the Essex Westford School District that maintains and operates the school and property.

#### 3.2 PROJECT LOCATION

Essex High School is located on Educational Drive, half a mile North of Essex Five Corners.

School's 911 address is noted as:

2 Educational Drive, Essex Junction, VT 05452

Mailing address for Essex High School is:

2 Educational Drive, Essex Junction, VT 05452

Included in **Appendix A** for reference is a location map depicting the project site.

#### 3.3 TAX PARCEL ID NUMBERS

Essex High School is owned and operated by the Essex Westford School District. Jurisdiction under the Stormwater Rule applies to parcel #207-066-12018 that is owned/controlled by Essex Westford School District:

#### 3.4 EXISTING PERMITS

An investigation into the existing permits associated with the project parcel was performed to identify regulatory constraints and conditions. The following is a summary of permits:

Table 1: Permit Summary

| Permit No. | Date Issued | Description                       | Notes  |
|------------|-------------|-----------------------------------|--|
| 1-1382     | Summer 2000 | State Stormwater Discharge Permit | 1.58 acres of impervious for new Essex Community Education Parking area. Infiltration is used for stormwater treatment |
| 4119-INDS  | 12/27/2005  | State Stormwater Discharge Permit | 1.78 acres of impervious surface for expanded hockey rink roof, new parking lot serving VoTech center, and             |

|             |           |  |  |
|-------------|-----------|--|--|
|             |           |  | new pedestrian walkway. Infiltration used as treatment.                              |
| 4119-INDS.1 | 5/03/2011 | State Stormwater Discharge Permit                            | Renew and replacement of permit 1-1382   |
| 4119-INDS.R | 6/16/2017 | State Stormwater Discharge Permit                            | Renew and combine permits 4119-INDS and 4119-INDS.1                                  |
|             |           | There have been no State Water/Wastewater Permits identified | Wastewater from the school discharged to the City's sewer system and treated offsite |

An Erosion Control Permit (#3-9020) will be required if there is acre or more of earth disturbance.

The existing stormwater permit has expired and will be replaced by the 9050.

### 3.5 INFRASTRUCTURE

#### 3.5.1 STORMWATER

The first stormwater permit was installed in 2001 with the construction of the Essex community Education Center North Parking Lot. Stormwater is currently discharged to an infiltration basin to the north of the track. This infiltration basin is in disrepair and shallow seasonal high groundwater tables make infiltration infeasible.

In 2005 a new Rink addition was constructed. A new infiltration basin with a roof drain discharging to it was constructed south of the ice rink. Similarly, shallow seasonal high groundwater tables make infiltration infeasible. The school states that the basin only completely drains during the dry autumn months.

Additionally, an underground storage basin intercepts runoff from the rooftop of multiple buildings on site along with the site's tennis courts. Refer to **Appendix B** for extents of stormwater infrastructure.

#### 3.5.2 WATER SUPPLY

ESSEX HIGH School receives water supply from a connection to the Essex- water system. Based on our review of the subject property there are no public or private wells that may limit installation and types of stormwater treatment practices.

Refer to **Appendix C** for drinking water and groundwater protection mapping.

#### 3.5.3 WASTEWATER

The school is connected to the municipal system. No impacts due to the proposed treatment systems are anticipated.

#### **3.5.4 ELECTRIC AND LIGHTING**

Primary power supply is via buried line which follows the access road into the site. A trace of the routing was not performed as part of this investigation. Secondary power serves site lighting and does not pose a concern for the siting of stormwater treatment practices provided adequate coordination is performed to relocate/reroute lines if deemed necessary.

### **3.6 EXISTING IMPERVIOUS**

Using orthophoto information available from VTGIS and utilizing CAD software, a delineation of the existing impervious surface(s) for the parcel was performed. The total impervious surface for this parcel is 19.4 acres.

The jurisdictional impervious area subject to the 3-acre component of the State's Stormwater Rule is 16.68 acres.

### **3.7 WATERSHED MANAGEMENT**

#### **3.7.1 RECEIVING WATERS**

All stormwater from the site discharges either the Indian Brook or a Tributary to the Indian Brook, which flows along the northern and southern border of the parcel. Indian Brook is part of the Northern Lake Champlain Segment and is considered a warm water fish habitat. It is also stormwater impaired primarily due to stormwater runoff. Once a water is listed as impaired, it is scheduled for the development of a Total Maximum Daily Load (TMDL). A TMDL is an EPA approved document that attempts to limit and allocate discharge loads among the various dischargers to impaired waters in order to assure attainment with water quality standards.

Indian Brook is classified as cold water fish habitat according to Vermont Water Quality Standards.

#### **3.7.2 WETLANDS**

Mapping for the project site was reviewed for wetlands and wetland advisory layers. No noted wetland or wetland advisory layers were identified on the project parcel.

Refer to **Appendix D** for wetland mapping.

### **3.8 SOILS INFORMATION**

Included in **Appendix E** is soils information based on United States Department of Agriculture [Web Soil Survey - Home \(usda.gov\)](https://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/), for mapping and identification of soils found within the project site. Soils on the site are predominantly classified as Adams and Windsor Loamy Sands and Belgrade and Eldridge soils.

The Hydrologic Soil Group (HSG) for Adams and Windsor Loamy Sands is type A.

The Hydrologic Soil Group (HSG) for Belgrade and Eldridge soils is type C/D.

Seasonal high groundwater was located as shallow as 6" below the surface on site.

### **3.9 ENVIRONMENTAL SITE CONSTRAINTS**

A review of mapping did not reveal identified hazardous sites, brownfields, or hazardous waste generators on the property. Refer to **Appendix F** for Waste Management mapping.

Indian Brook and an unnamed tributary to Indian Brook are in proximity to the site. Mapping in **Appendix G** shows river corridor and flood hazard areas associated with these stream/brooks.

### **3.10 PRIOR STUDIES/DESIGN**

Vermont Department of Environmental Conservation has collaborated with public and private partners to develop Stormwater Master Plans for communities throughout the State. A search of available Master Plans in Essex was done to determine if the Master Plan had identified and studied improvements at the Essex High School's project site. No master plan was found, or projects identified.

## **4.0 CONCEPTUAL PLANNING**

### **4.1 SITE LIMITATIONS / OPPORTUNITIES FOR TREATMENT**

Although the basin in the back was originally permitted as an infiltration basin, multiple site visits and accounts from the school show that infiltration is not occurring in this location. Due to this it is a candidate to be converted into a Tier II practice.

The western grass area has enough room for a new above ground detention basin. In combination with two underground detention systems, these storage areas allow the school to meet the channel protection standard.

The school also expressed interest in converting the other stormwater management areas into Tier II practices to not change the use of any recreational areas on campus.

Other possible treatment locations on site were ruled out as they would require a change of use from the existing conditions.

### **4.2 DELINEATION**

Contributing basin areas were delineated using LiDAR and orthophoto imagery. The delineations of basin boundaries can be found on the accompanying Stormwater Plan, SW-1.

### **4.3 TREATMENT STANDARDS**

The 3-acre component of the Stormwater Rule requires that treatment of existing impervious be provided necessary to comply with the redevelopment standard.

For this site based on the jurisdictional impervious area the required treatment volume is:

$$WQv = 0.7131 \text{ ac-ft}$$

In addition to the required water quality treatment volume, because the receiving water is identified as an impaired waterway treatment of the Channel Protection Volume (CPv) is also required for the entire site. The calculated treatment standard is 2.411 acre feet.

#### **4.4 OPERATIONAL AND MAINTENANCE CONSIDERATIONS**

Based on discussion with school representatives, safety and maintenance were key concerns raised. The recommended practices would not impact the use of the site.

#### **4.5 SOILS TESTING**

Soils testing was performed and soil conditions incompatible with infiltration were found. Seasonal high groundwater tables ranges from 6"-18" below the surface. Additionally, soils marked as HSG A, displayed characteristics of HSG D soils.

#### **4.6 SIZING**

Utilizing contributing drainage areas, impervious cover, and infiltration rates preliminary treatment volumes were determined and confirmed with available space and identified site limitations.

### **5.0 RECOMMENDATIONS FOR TREATMENT**

#### **5.1 UNDERGROUND JELLYFISH FILTERING SYSTEMS**

Runoff from the site will be treated using multiple Tier II practices.

Runoff from the front parking area and rooftop is collected via catch basins and routed to a Jellyfish Treatment System. Runoff is detained via multiple channel practices including two underground detention systems and two detention basins. Runoff then discharges via culvert to Indian Brook.

Runoff from the northern parking area and track is collected via catch basins before being routed to a Jellyfish Treatment system. This system also contains a low flow orifice to meet CPv standards. Runoff then discharges via culvert to an Unnamed Tributary of Indian Brook.

Runoff from the eastern parking area is collected via sheet flow before being routed to a Jellyfish Treatment system. This system also contains a low flow orifice to meet CPv standards. Runoff then discharges via culvert to Indian Brook.

Runoff from the eastern drive and building complex flows as sheet flow before entering a stone diaphragm or conveyance channel. Runoff is then routed to a pre-treatment forebay. Runoff overflows into a gravel wetland before discharging to an unnamed tributary to Indian Brook

Additional runoff flows to a detention system with a low flow outlet structure. This STP does not provide WQv treatment and only provides retention.

Additional runoff is disconnected via simple disconnection.

The proposed treatment practices will allow the site to meet 100% of the water quality treatment standard or WQTS by treating .6659 acre-feet.

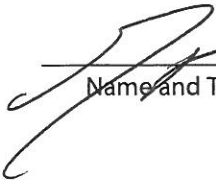
The proposed treatment practices will allow the site to meet over 80% of the channel protection standard. The four WQv practices each provide detention for their watersheds through the use of a low flow orifice. Both watersheds flowing to the Jellyfish Filters meet the CPv standards. Additionally, through the use of three underground detention systems, which have been sized as large as possible without changing effecting surface properties, allows the site to meet over 80% of the standard. Channel protection standard is provided for 14.61 acres of the jurisdictional 16.68 acres totaling 88% of the site.

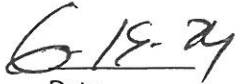
Refer to Stormwater Management Plan drawing SW-1 for locations of practices proposed.



**6.0 AFFIRMATION**

On behalf of Essex High School, we have been provided a copy of this Engineering Feasibility Analysis (EFA) and have had an opportunity to review the requirements and recommendations proposed. Essex High School is in agreement with the recommendations made in this EFA and approves Otter Creek Engineering to move ahead with final design and permitting of the project.

  
\_\_\_\_\_  
Name and Title

  
\_\_\_\_\_  
Date

# September 11, 2024 Staff Comments and Applicant Responses related to Essex High School Stormwater Improvements Site Plan Amendment

Responses are noted in italic font

1. Applicant should describe requirements for dewatering discharge, such as the use of silt bags and their locations.

*OCE will discuss with Greenprint to make sure all necessary EPSC standards are met on site.*

2. Applicant should provide energy dissipation and EPSC measures at the pipe outfalls shown on sheets C-8, C-9, C-11, C-12, and C-13. For example – stone pads, plunge pools, slope stabilization, etc.

*OCE will discuss with Greenprint to make sure all necessary EPSC standards are met on site.*

3. Staff recommends that catch basins have a 24” sump instead of 18”.

*Acknowledged and will discuss with school.*

4. Applicant should consider installing fencing around ponding areas.

*Acknowledged and will discuss with school.*

5. Applicant should provide details of the outlet and diversion structures showing the weir wall, orifice, trash rack, and other.

*OCE will discuss with Greenprint to make sure all necessary details are shown on plan.*

6. Applicant should provide copies of drainage computations and modeling, including the HydroCAD file if used.

*A copy of the HydroCAD can be included in Local permit Submission*

7. Plans should be modified to show the location of sewer mains in the vicinity of the outfalls on C-11, C-12, and C-13 to ensure they do not conflict with the proposed construction.



*OCE will review plans and add any conflicting infrastructure*

8. Applicant should provide the municipality with a copy of the relevant State stormwater Permit when available.

*GreenPrint to coordinate with school*

9. Applicant should provide a copy of the maintenance agreement for the stormwater management system that meets the requirements of Section 713.F, prior to the issuance of a zoning permit. This agreement shall be recorded in the City land records with a copy sent to the City Water Quality Superintendent, to ensure the system functions as designed.

*GreenPrint to coordinate with school*

10. Applicant should provide the City with a copy of the annual inspection report by September 1st of each year as required under Section 713.F

*GreenPrint to coordinate with school*

11. Plans do not currently suggest the replacement of the trees to be removed. While the LDC does not specifically prescribe replacement, the DRB may potentially require the replacement of these trees elsewhere on the site, as a part of Section 719.E.

*OCE will review with school*