

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO SUBDIVIDE A 14.766 ACRES PARCEL WITH AN EXISTING HOUSE INTO TWO FRONT LOTS AND TWO INTERIOR LOTS FRONTING ON CONE ROAD. ACCESS TO THE THREE UNDEVELOPED LOTS WILL BE PROVIDED BY A 473 LF SHARED, 22 FT WIDE PAVED & CURBED ACCESS DRIVEWAY TERMINATING IN A CIRCULAR TURN AROUND THAT IS CAPABLE OF ACCOMODATING LARGE EMERGENCY RESPONSE VEHICLES. A METAL PLATE ARCH CULVERT IS PROPOSED WHERE THIS DRIVEWAY CROSSES A SMALL BROOK. CATCH BASINS ARE PROVIDED IN THIS DRIVEWAY THAT WILL DISCHARGE TO AN ADJACENT STORM WATER DETENTION BASIN.

BEYOND THE TURNAROUND IS A 250LF SECTION OF 18 FT WIDE PAVED DRIVEWAY THAT IS SHARED BY LOTS 1 & 3. ALL OTHER DRIVEWAYS IN THE SUBDIVISION SERVE THE INDIVIDUAL LOTS. STORM WATER DETENTION BASINS ARE PROPOSED ON EACH OF THE LOTS THAT WILL RECEIVE RUNOFF FROM THE IMPERVIOUS AREA AND PORTIONS OF THE CLEARED LOT AREA.

REMEDIAATION OF PORTIONS OF THE WETLANDS ON LOT #1 AND A CONSERVATION EASEMENT OVER THIS AREA ARE PROPOSED.