

Please note this submittal for subdividing lot 2625 Highland Avenue is or should be exempt for providing a full multi-phase soil erosion and pollution control plan and storm water management requirements including a full hydrology report.

The proposal includes retaining the existing home and its existing impervious surfaces and splitting off a new lot to the south for one new home and associated short driveway and small patio. The total cumulative area of new impervious areas is substantially less than 5,000 sf and the disturbance on the proposed new lots is substantially less than 1 acre. Of course water quality requirements will be applied as is customary.

Accordingly, the developer proposes to provide a single BMP for the new home to address water quality and a simple combined single phase erosion control and site plan at the time of building permitting. This is similar to other previous projects on McLinden, Dunton, & Dell Streets where storm water and full hydrology were waived.

ARTICLE II. - SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL

Sec. 46-32. - Exemptions.

(8) Any project involving less than one acre of disturbed area; provided, however, that this exemption shall not apply to any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre or within 200 feet of the bank of any state waters,

ARTICLE V. - STORMWATER MANAGEMENT

Sec. 46-141. - General provisions.

(b)Applicability.

(1)This article shall be applicable to all land development, including, but not limited to, site plan applications, subdivision applications, and grading applications, unless exempt pursuant to subsection (2) below. These standards apply to any new development or redevelopment site that meets one or more of the following criteria:

- a. New development that involves the creation of 5,000 square feet or more of impervious cover, or that involves other land development activities of one acre or more;
- b. Redevelopment that includes the creation, addition or replacement of 5,000 square feet or more of impervious cover, or that involves other land development activity of one acre or more;