

## **PROJECT NARRATIVE**

### **LANDS OF MEADOW HILL – MINOR SUBDIVISION**

This project is a proposed three (3) lot residential subdivision on 4.8 acres in the Town of Chester. The property is located on the north side of Camp Monroe Road and east side of Trout Brook Road.

The property is located in the SR-2 Zoning District, which allows for one (1) acre minimum lots. The project, as proposed, is a three (3) lot minor subdivision, in which all lots utilize existing road frontage and will be served by individual wells and septs. The property is completely within soils types Groups I and IV, which allow for on-site septic systems.

The property is completely wooded and it is anticipated that approximately 1.5 acres of trees will be removed as part of the construction of the three (3) houses. As this is individual house construction and there are no public infrastructure proposed, it is anticipated that no material will be removed from the site or required to be brought on site. The amount of total grading will be minimal.

There is an on-site Army Corps of Engineers wetlands; there is no proposal to disturb this wetland in any way. There are no flood plains on-site.