



Town of Jericho
DEVELOPMENT REVIEW BOARD

67 Route 15
Jericho, VT 05465

BOARD # 342 PG# 459 - 461
INST# 11011003

RECEIVED & RECORDED
Nov 26, 2018 10:51A
DOCUMENT TYPE: FINDINGS OF FACT & COND
DOCUMENT NUMBER: 11011003
JESSICA R. ALEXANDER, TOWN CLERK
JERICHO, VT

Via Certified Mail

November 26, 2018

Marjorie B Hunt
150 Lee River Road
Jericho, VT 05465

RE: 201 Orr Road, amend previously approved subdivision

Dear Ms. Hunt:

At a meeting of the Jericho Development Review Board held on November 8, 2018, the Board heard your request to amend a previously approved subdivision. The parcel is located at 201 Orr Road in the Low Density Residential Zoning Districts.

After review of the application, the Board **unanimously** voted to approve your request with conditions. Listed below are the Findings of Fact and Conditions that were approved by the Development Review Board:

FINDINGS OF FACT

1. The DRB finds that the application is to amend a previously approved subdivision (2003 & 2010).
2. The DRB finds that the proposal is to construct a driveway access within the Town Right of Way to access 201 Orr Road. The driveway access is to be built to the Town of Jericho Public Work Spec for driveways.
3. The DRB finds that there will be no change or work associated with this application outside the Town road right of way.
4. The DRB finds that the slope/grade of the driveway will be no greater than 10%.
5. The DRB heard that the sheet drainage from Orr Road will not impact Malcolm Hunt or his property at 188 Orr Road.
6. The DRB finds that the proposed access will need a curb cut permit from the Town to access the Town right of way.
7. The DRB finds there has been testimony and an understanding that the proposed design may result in stormwater flowing on to private land which is associated with the proposed driveway access design.
8. The DRB finds that the applicant is aware of this possible future drainage issue.
9. The DRB finds the proposed application and designed were provided to the UJFD for review and no comments were provided.

10. The DRB finds that the applicant meet with the Town of Jericho Selectboard to discuss and make them aware of the design proposal to do work within the Town Right of Way and the Selectboard was amenable to the proposal.
11. The DRB finds that the Town of Jericho Highway Supervisor reviewed preliminary designs and conducted a site visit with the applicant on the proposed work to be done within the Town Right of Way
12. The DRB finds that the applicant understands that the Town of Jericho Highway Department Supervisor must approve the submitted plans as a condition of approval and if there are not approve the applicant will need to submit a new application

CONDITIONS

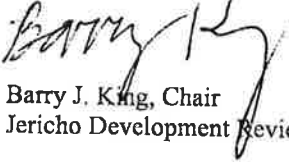
1. In accordance with Finding of Fact #12; the Town of Jericho's Highway Department Supervisor shall review and approves the submitted final plans/design before any work is to occur.
2. That all shown work and disturbance will occur within the Town of Jericho's Orr road right of way.
3. Within 180 days of approval by the Development Review Board, a Mylar copy of the Final Plat shall be submitted by the applicant, for signature by the Chair of the Development Review Board then filed for recording by the Jericho Town Clerk.
4. The reconfigured lots shall be monumented in accordance with the *Town of Jericho Land Use & Development Regulations*, Section 11.4.10.
5. The subdivision Mylar for recording shall include all easement(s) and rights-of-way associated with these parcels.
6. All other improvements shall adhere to the requirements of the *Town of Jericho Land Use & Development Regulations* in effect as of this date.
7. The applicant will obtain and abide by all conditions of all other required local and State permits.
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9. By acceptance of these conditions without appeal, the applicants confirm and agree for themselves and all successors in interest that the conditions of this decision shall run with the land and shall be binding and enforceable.

Motion by Barry King to approve the request by Marjorie B Hunt to amend a previously approved subdivision. Seconded by Phyl Newbeck. Those in favor: All. Opposed: None. Abstained: Bruce Jacobs. Motion carried 4-0. The application was approved.

VOL: 342 PG: 461
INST: 11011093

In accordance with 24 V.S.A. §4471 any Interested Person may appeal this decision within 30 days by filing a notice of appeal by certified mail, sent to the State Environmental Court with a copy to the Town of Jericho. Address: *Vermont Superior Court, Environmental Division, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, Vermont 05401*. The current filing fee for an appeal is \$295.00, payable to Vermont Superior Court, and it must be sent in with the notice of appeal. Anyone with questions about an appeal can call the Court at 802-951-1740.

Sincerely,



Barry J. King, Chair
Jericho Development Review Board

Town Clerk
Town Planner

Lister - Town of Jericho
Select board

Town of Jericho
Development Review Board SUBDIVISION Application

20120307

Application #: _____

Parcel Code: _____

1. The undersigned hereby applies to appear before the Development Review Board for the following (check one):

- Boundary Line Adjustment
- Sketch Plan Review
- Preliminary Plan Review
- Amendment to Subdivision Approval

Final Plan Review:

- MINOR Subdivision (1-3 lots) - must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations (see checklist).
- MAJOR Subdivision (4+ lots) - must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations (see checklist).

Number of lots resulting from subdivision: _____

2. Project Information

Description: add Driveway access approval

Location: 201 - Orr Rd

Zoning District(s) in which property is located: AGR COM FOR OS RR VCTR VIL

3. Interested Parties

Applicant Name: Marjorie B Hunt

Email address: MitPrince@aol.com

Phone: 802-899-3126

Mailing Address: 150 Lee River Rd, Jericho

Applicant's relationship to parcel (check one): Owner Option to purchase

Landowner of Record Name (if not applicant): _____
Address/Phone: _____

Professional advisor(s) Give name, address, phone, title:

Professional Engineer Doug Hewitt - Summit -

Other (specify) _____

Name(s) of current adjacent landowner(s):

Malcolm Hunt
Alice Marsh

Marjorie B Hunt 10/1/18
Landowner Signature (Date)

Marjorie B. Hunt 10/1/18
Applicant Signature (Date)

Public Hearing(s): Date

FOR OFFICE USE ONLY

DRB Action taken:

Fee Paid: _____

Application Date: _____

Decision Date: _____

SY036

Thomas Hitchcock
PO. Box 41 - Jericho

SY 034

Deanna Safford
34 Skyview Drive

SY030

Janet Arnold
30 Skyview

SY026

Sarah Campbell
26 Skyview

SY024

Erik Bailey
24 Skyview

TH018

St. Denis
19 Theresa Lane,

OR 179

Robert + Peel
179 - Oak Rd

OR 181

Bruce Barry
187 Thayer Bay

OR 185

Alice Marsh
185 Oak Rd -

copy note
06/15/0

OR 188

Malcom Hunt
188 Oak -

LE163

John Abbott

163 - Lee River Rd

Chris Iaso sent new 1090
Grade plan - for this rd -



Town of Jericho

Zoning Administrator

Chris Flinn

December 13, 2018

Mr. Malcolm Hunt
188 Orr Road
Jericho, Vermont 05465

Re: 201 Orr Road decision

Dear Malcolm,

This is a follow up to our phone conversation on the recent DRB decision dealing with the development of 201 Orr Road and the related work that was approved for the roadway right of way in front of your property 188 Orr Road.

Finding of Fact #5 in the signed decision is intended that any work for related to the proposal as well as future maintenance of the roadway (Orr Road) is to not adversely impact your property at 188 Orr Road by any related sheet flow drainage is to be away from your property.

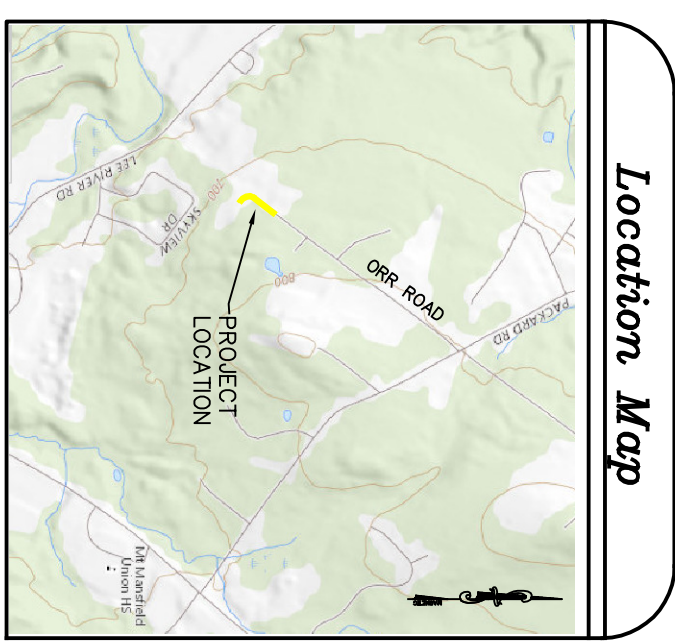
I hope this makes clear the finding and the intended outcome of the DRB decision.

If you have any questions please let me know.

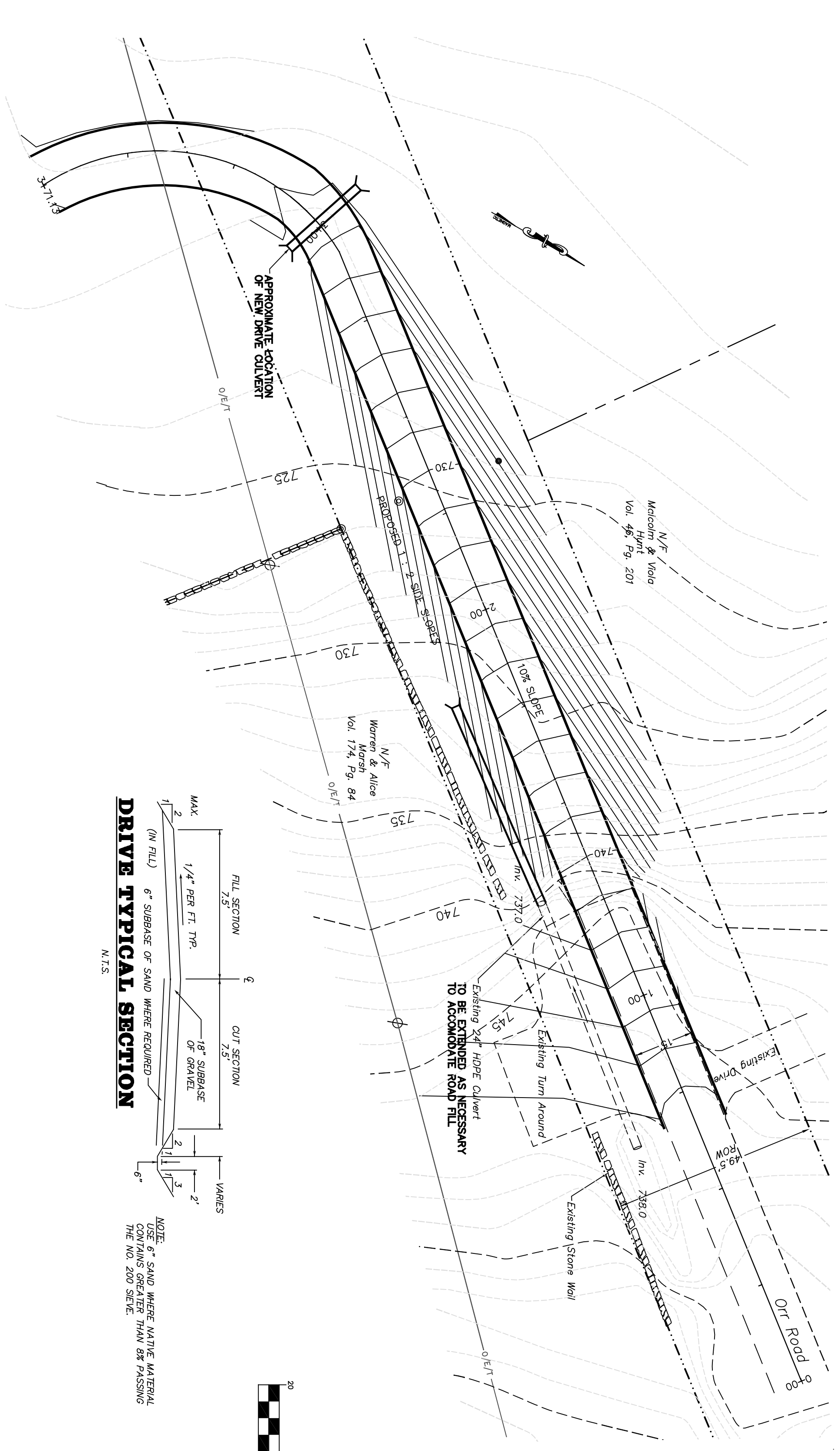
Chris Flinn

Design qualification
 This design is the best possible to meet existing town of Jericho standards and regulations. The contractor is to notify dig-site (Tel. 1-888-344-7233) 48 hours prior to any excavation. The contractor shall be insured for the work to be performed, and shall be prepared to furnish a certificate of insurance. It is noted that no site assessment of hazardous or other waste materials has been made and Summit Engineering, Inc. takes no responsibility for any materials or conditions that may exist on this site. As designed it has been determined that construction of this site can be done to meet the conditions required to be considered Low Risk as outlined by the Risk Evaluation, Appendix A of general permit 3-9010.

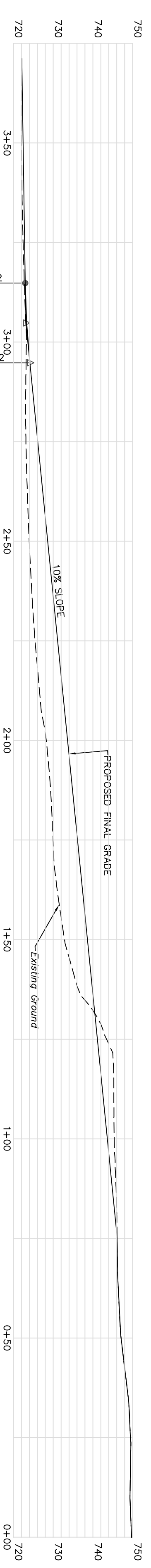
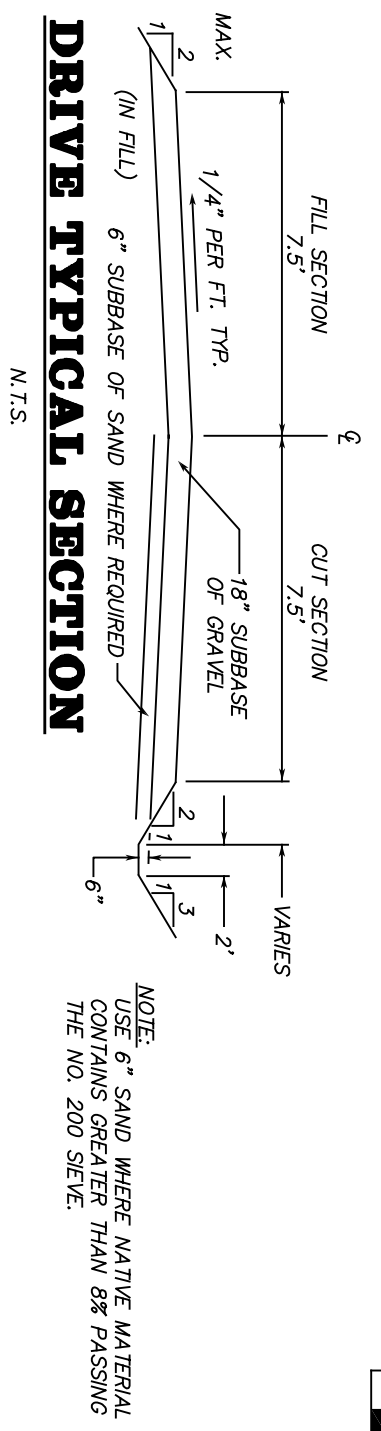
Reference Plans:
 1. "Subdivision Plat for Meljord & Marjorie Hunt", by Summit Engineering, Dated 8/1/03, Last Revised 4/9/10, Job # 7766
 2. Elevation Control from LIDAR, confirmed in field and adjusted as necessary.



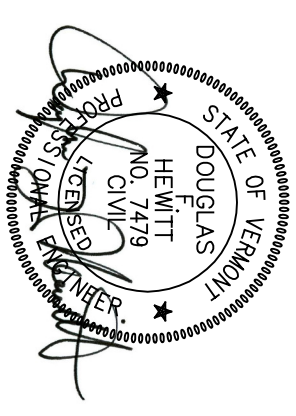
Location Map



- Legend**
- Property Line ————
 - Right of Way - - - - - 750
 - Existing Contour Index - - - - - 750
 - Existing Contour 0/E/T
 - Existing Overhead Utility 0/E/T
 - PROPOSED CONTOUR INDEX - - - - - 740
 - PROPOSED CONTOUR 0/E/T
 - Iron Pipe ●
 - Iron Rod ○
 - Utility Pole φ



PROPOSED DRIVE PROFILE
 Scale: 1" = 20' Horiz.
 1" = 10' Vert.



SUMMIT ENGINEERING, INC Engineers • Surveyors • Planners • Landscape Architects 1233 Shelburne Road C2 South Burlington, VT 05403 (802) 686-5586	DRIVE DESIGN	DATE 10/11/18
AS SHOWN	HUNT ORR ROAD JERICHO, VERMONT	DRAWING NO D1
		PROJECT NO 7766.01

STABILIZATION OF DISTURBED AREAS

1. MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT 2 TONS PER ACRE. MULCH SHALL CONSIST OF AIR-DRIED HAY OR STRAW FREE OF SEEDS AND COARSE MATERIALS.

2. TOPSOIL PILES SHALL BE MULCHED AND RINGED WITH SILT FENCE.

3. DISTURBED SOILS TO BE STABILIZED AS FOLLOWS:

CHANNEL SLOPE	LINING
1% TO 5%	NORTH AMERICAN GREEN S150
> 5%	STONE RIP RAP
SIDE SLOPES	LINING
<3:1	MULCH
>=3:1	NORTH AMERICAN GREEN S150 OR EQUAL
>2:1	NORTH AMERICAN GREEN S0250 OR EQUAL

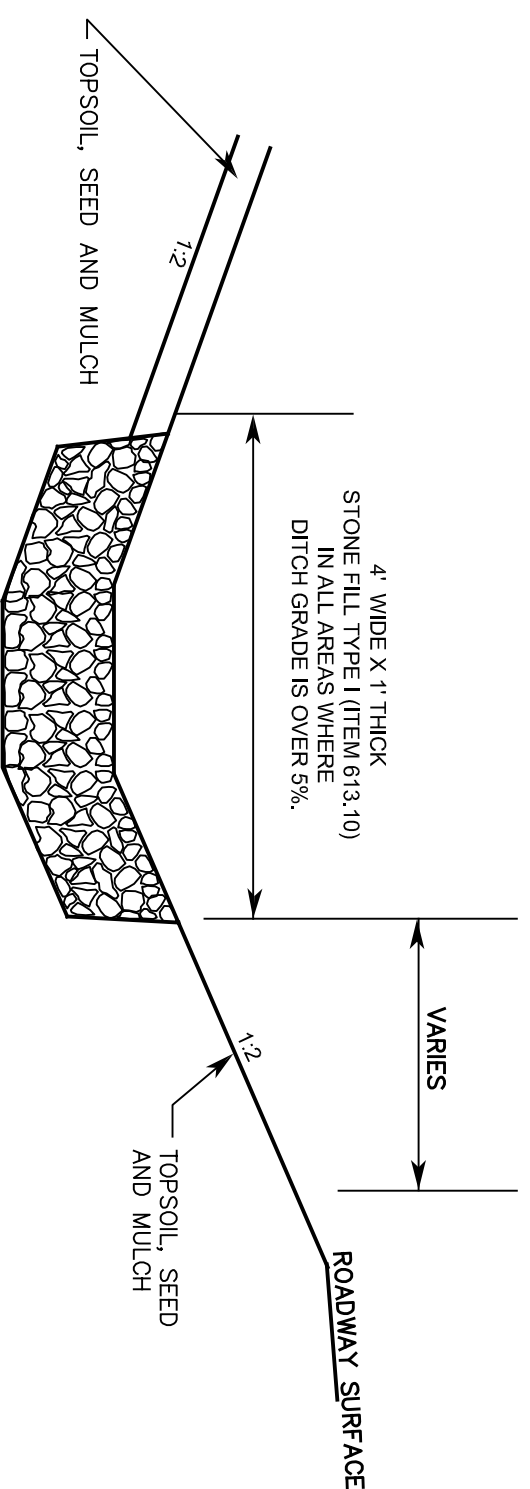
4. LIME MAY BE APPLIED TO ACHIEVE SOIL PH OF 6.5 FOR AREAS TO BE SEEDDED. 5. APPLY COMMERCIAL FERTILIZER AT 1.0 LBS./1,000SQ. FT OF N20, P5 AND K20, IF REQUIRED.

6. LIME AND FERTILIZER SHALL BE MIXED THOROUGHLY INTO THE SEEDBED DURING SOIL PREPARATION.

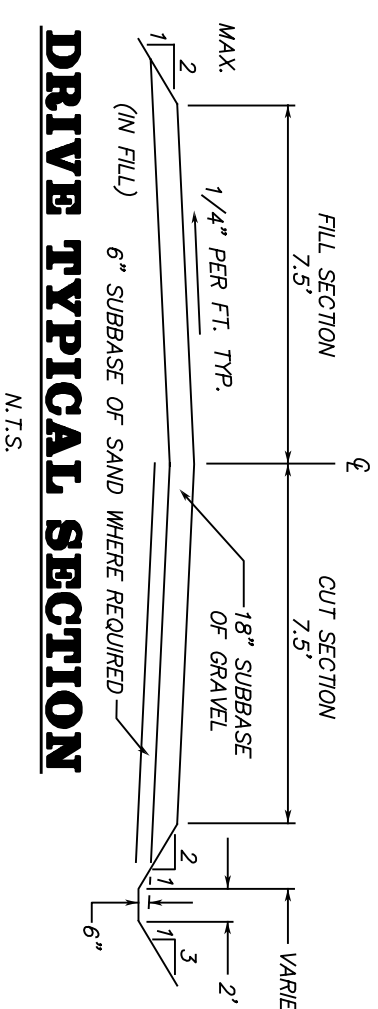
7. GRASSED CHANNELS SHALL HAVE A MIN. OF 4" OF TOPSOIL PRIOR TO SEEDING.

8. DISTURBED SOILS SHALL BE SEEDDED ACCORDING TO THE FOLLOWING TABLE:

SEEDING RATES FOR TEMPORARY STABILIZATION:			
APRIL 15 - SEPT. 15: RYEGRASS (ANNUAL OR PERENNIAL: 20 LBS/ACRE)			
SEPT. 15 - APRIL 15: WINTER RYE (120 LBS/ACRE)			
SEEDING RATES FOR FINAL STABILIZATION:			
CHOOSE FROM:	VARIETY	LBS./ACRE	LBS./1000 SQ. FT.
BIRDFOOT TREFOIL	EMPIRE/PARDEE	5*	0.1
OR	COMMON	8	0.2
COMMON WHITE CLOVER			
PLUS	KY-31/REBEL	10	0.25
TALL FESCUE			
PLUS	COMMON	2	0.05
REDTOP			
OR	PENNFINE/LINN	5	0.1
RYEGRASS (PERENNIAL)			
* - MIX 2.5 LBS. EACH OF EMPIRE AND PARDEE OR 2.5 LBS. OR BIRDFOOT AND 2.5 LBS. WHITE CLOVER PER ACRE.			



STONE LINED DITCH TYPICAL



DRIVE TYPICAL SECTION

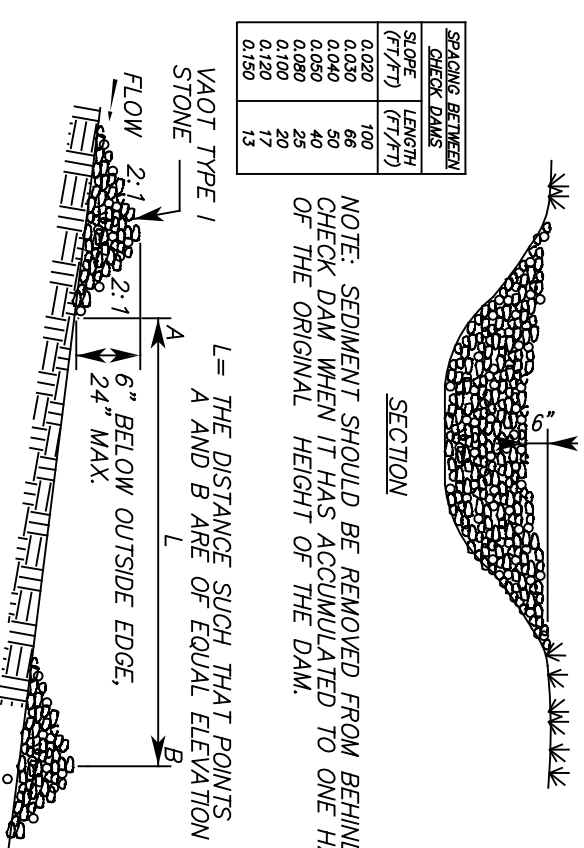
N.T.S.

EROSION PREVENTION AND SEDIMENT CONTROL CONSTRUCTION NOTES:

- OWNERS/CONTRACTORS MUST COMPLY WITH THE STATE OF VERMONT EROSION PREVENTION AND SEDIMENT CONTROL STANDARDS.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION OR AFTER TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED.
- ALL AREAS MUST HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 DAYS OF INITIAL DISTURBANCE. AFTER THIS TIME ANY DISTURBANCE IN THE AREA MUST BE STABILIZED AT THE END EACH WORK DAY. THE FOLLOWING EXCEPTIONS APPLY:
 - STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST WITHIN THE NEXT 24 HOURS.
 - STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (IE NO OUTLET WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION, UTILITY TRENCHES))
- ALL EROSION CONTROL MEASURES MUST BE INSPECTED AT A FREQUENCY OF EVERY 7 DAYS OR WITHIN 24 HOURS OF A PRECIPITATION EVENT CAUSING RUNOFF TO LEAVE CONSTRUCTION SITE, AND REPLACED OR REPAIRED AS NECESSARY.

ADDITIONAL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED DURING THE WINTER CONSTRUCTION SEASON IF EARTH DISTURBANCE IS PLANNED DURING THIS TIME (OCTOBER 15TH TO APRIL 15TH). CONTRACTOR/LANDOWNER SHALL READ AND UNDERSTAND THE FOLLOWING ITEMS:

- NON-VEGETATIVE PROTECTION MUST BE INSTALLED AFTER SEPTEMBER 15TH TO BARE SOILS INCLUDING EROSION CONTROL BLANKETS AND/OR HEAVY MULCH LAYER.
- APPLY A MINIMUM OF 3 INCHES OF MULCH WITH AN 80-90% GROUND COVER. MULCH SHALL BE TRACKED OR STABILIZED WITH NETTING IN OPEN AREAS VULNERABLE TO WIND.
- PROVIDE ENLARGED ACCESS POINTS TO THE SITE, STABLED TO PROVIDE FOR SNOW STOCKPILING.
- LIMITS OF DISTURBANCE MOVED OR REPLACED TO REFLECT BOUNDARY OF WINTER WORK.
- CLEARED SNOW SHALL BE STOCKPILED DOWNSLOPE OF ALL AREAS OF DISTURBANCE AND OUT OF STORMWATER TREATMENT STRUCTURES.
- A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED ON PERMETER CONTROLS SUCH AS SILT FENCE.
- IN AREAS OF DISTURBANCE THAT DRAIN TO A WATERBODY WITHIN 100 FEET, TWO ROWS OF SILT FENCE MUST BE INSTALLED ALONG THE CONTOUR.
- DRAINAGE STRUCTURES MUST BE KEPT FREE AND CLEAR OF SNOW AND ICE DAMS.
- SILT FENCE AND OTHER PRACTICES MUST BE INSTALLED AHEAD OF FROZEN GROUND.
- DISTURBED SOILS MUST BE STABILIZED AT THE END OF EACH WORK DAY, UNLESS NO PRECIPITATION IS FORECAST WITHIN 24 HOURS AND WORK WILL RESUME WITHIN 24 HOURS IN THE SAME DISTURBED AREA, IN AREAS THAT COLLECT AND RETAIN RUNOFF SUCH AS HOUSE FOUNDATIONS AND UTILITY TRENCHES DAILY STABILIZATION IS NOT REQUIRED.
- PRIOR TO STABILIZATION SNOW AND ICE SHALL BE REMOVED TO LESS THAN 1 INCH THICKNESS.
- USE STONE TO STABILIZE AREAS SUCH AS THE PERMETER OF BUILDINGS UNDER CONSTRUCTION OR WHERE CONSTRUCTION VEHICULAR TRAFFIC IS ANTICIPATED.



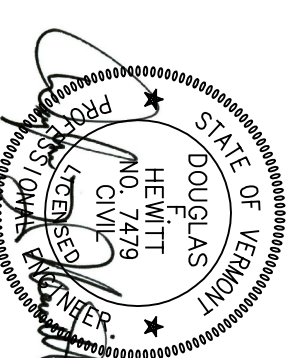
STONE CHECK DAM TYPICAL

N.T.S.

SPACING BETWEEN CHECK DAMS	STONE SIZE (LENGTH)	STONE SIZE (WIDTH)
0.020	100	66
0.030	100	66
0.040	40	25
0.050	25	13
0.100	75	40
0.150	75	40

NOTE: SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE DAM.

L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION
 VAO? TYPE I
 FLOW 2:1
 2:1
 6" BELOW OUTSIDE EDGE,
 24" MAX.



F:\CAD\ARCHIVES\7766\DRIVE DESIGN\SOI1R00.DWG

STATE LDY	DATE 11/5/18
DESIGNED DHH	DRAWING NO D1
CHECKED DAS	PROJECT NO 7766.01
SCALE AS SHOWN	

SUMMIT ENGINEERING, INC
 Engineers • Surveyors • Planners • Landscape Architects
 1233 Shelburne Road C2
 South Burlington, VT 05403
 (802) 888-5888

HUNT ORR ROAD
 JERICHO, VERMONT

11. GENERAL DEVELOPMENT STANDARDS

11.1. Access - Public/Private Roads and Driveways

11.1.1. *Conformity with Public Works Specifications:*

All streets/roads and driveways shall be designed to meet the requirements of the Public Works Specifications of the Town of Jericho, unless waived by the Selectboard, and shall be depicted on the Plat for review by the Development Review Board prior to final plat approval. If a conflict exists between these regulations and the Public Works Specifications, the more conservative shall apply.

11.1.2. *Private Driveways:*

No more than three [3] lots may be served by a private driveway. The interest of the owner of each lot served by a common or shared driveway shall be protected by an easement recorded in the deed of each lot involved.

Private driveways shall have a maximum grade of 10%, a minimum travel way width of 12', and be capable of supporting the weight of a two-axle, 40,000 pound vehicle. For any new subdivision with a shared driveway over 100' serving up to 3 lots, the maximum grade shall be 10%, the driveway shall have at least a 15' wide improved travel way, or shall, at intervals of 100' of length, have other provisions for the passing of oncoming vehicles; shall be capable of supporting the weight of a two-axle, 40,000 pound vehicle; and shall have an adequate turnaround at the end. The grade for any portion of a driveway within the Town right-of-way shall be -3%. (all drives must slope away from the road). See also the detailed requirements of "Access Standards" on the Town of Jericho Road Access Permit application. Curbcuts shall be limited to one per residential property. These provisions are contained in the Town of Jericho Public Works Specifications amended 1/22/09 and shall be superseded by any revisions to the same.

11.1.3. *Public/Private Roads:*

All accesses serving four [4] or more lots shall be considered roads. All roads shall be private unless otherwise approved as public roads by the Selectboard. The interest of the owner of each lot served by a private road shall be protected by an easement recorded in the deed of each lot involved.

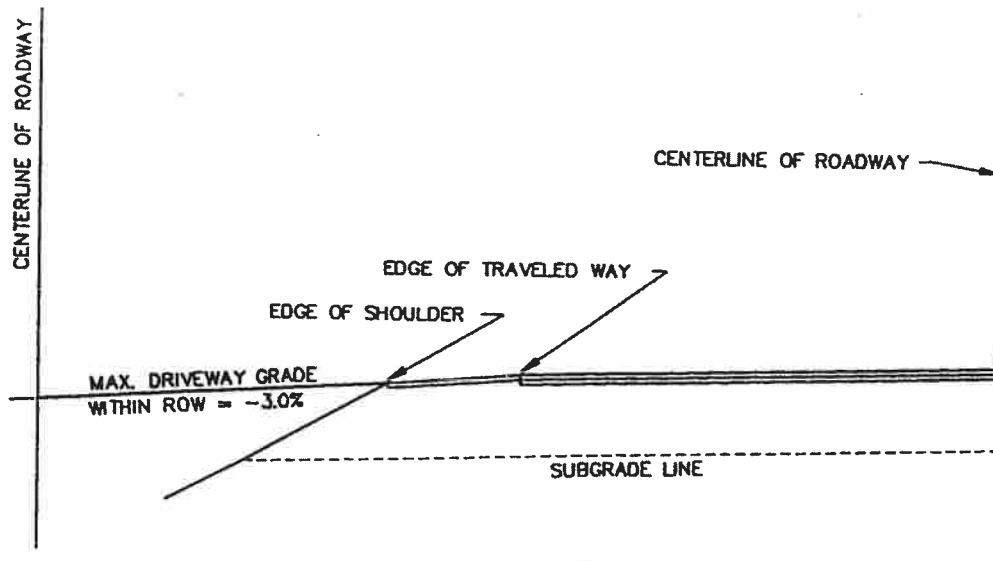
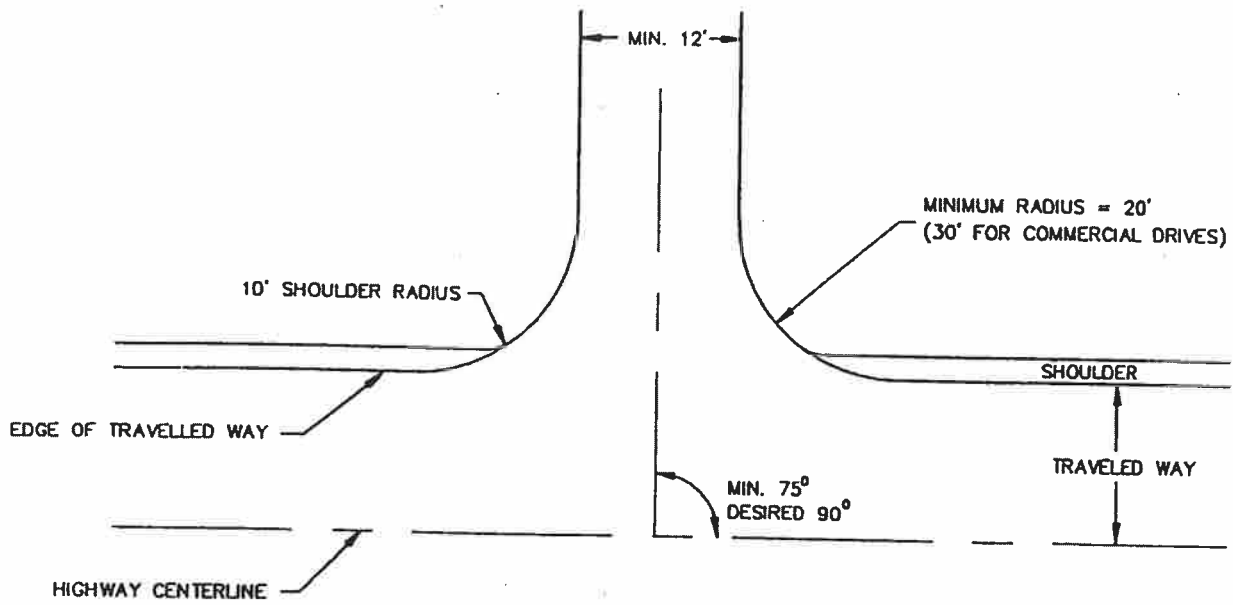
Private roads shall be developed to the same standards as public roads, in accordance with the most recent version of the Town of Jericho Public Works Specifications.

11.1.4. *Construction and Maintenance:*

The applicant shall be responsible for construction and maintenance of all streets until such time as the Selectboard approves the construction and accepts the street as a public street; unless otherwise provided during the approval process.

11.1.5. *Traffic Study/Off Site Improvements:*

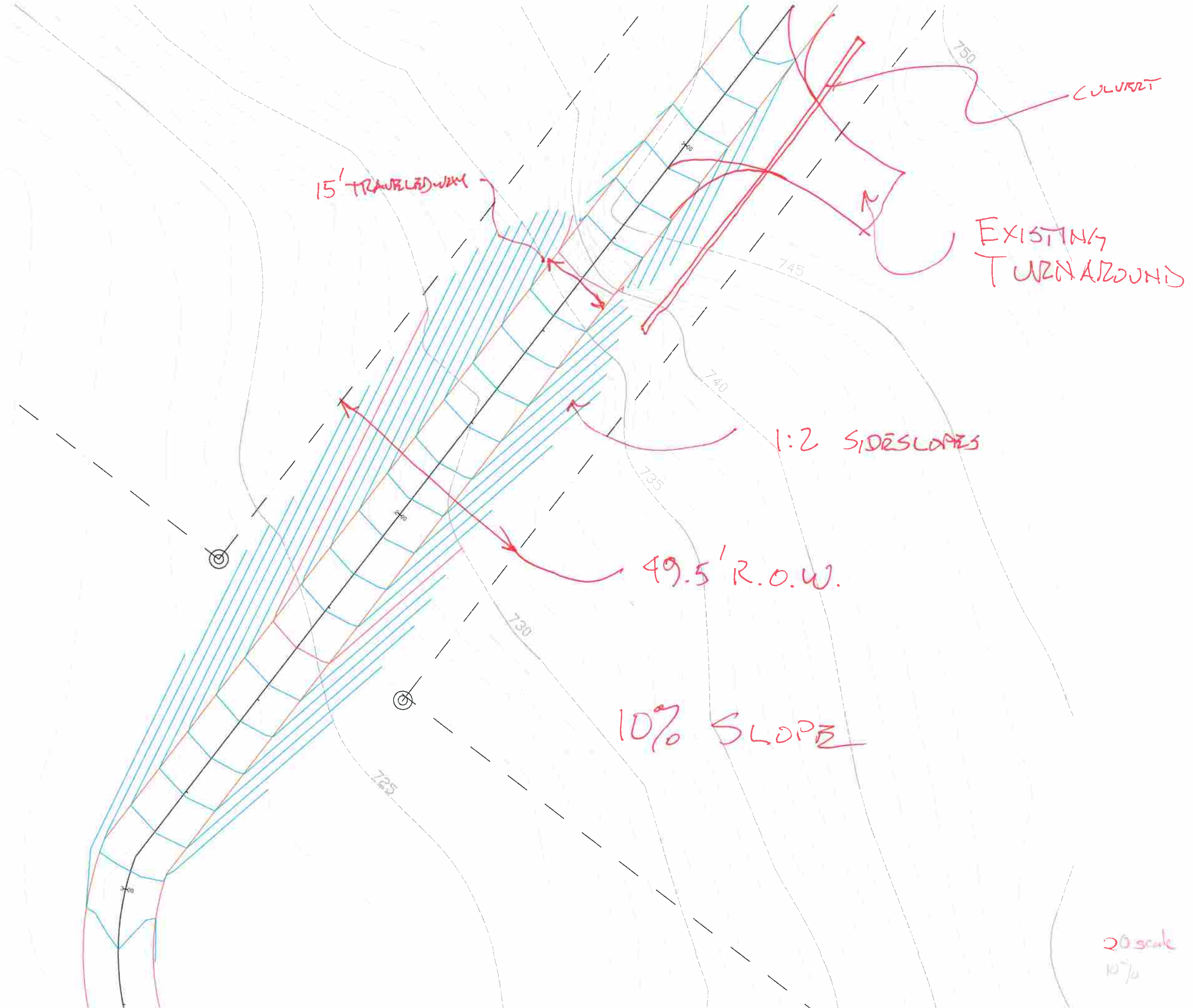
11.1.5.1. The Development Review Board may require the provision of a traffic study to analyze the impact of the proposed development on street capacity and safety. The formal study shall include but not be limited to details of existing and proposed ingress and egress, traffic volumes, turning



DRIVEWAY STANDARDS

NTS

FIGURE 11



15' TRAVEL WAY

CULVERT

EXISTING
TURNAROUNDS

1:2 SIDESLOPES

49.5' R.O.W.

10% SLOPE

20 scale
10%
10%



Town of Jericho
DEVELOPMENT REVIEW BOARD
67 Route 15
Jericho, VT 05465

Via Certified Mail

November 26, 2018

Marjorie B Hunt
150 Lee River Road
Jericho, VT 05465

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Barry J. King, Chair
Jericho Development Review Board

Town Clerk
Town Planner

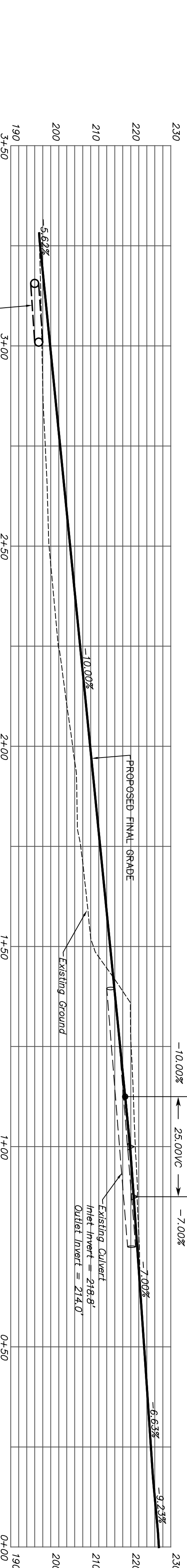
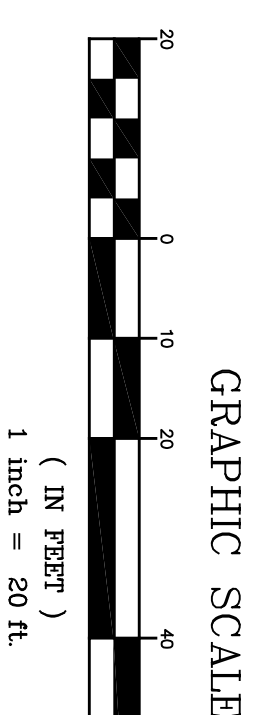
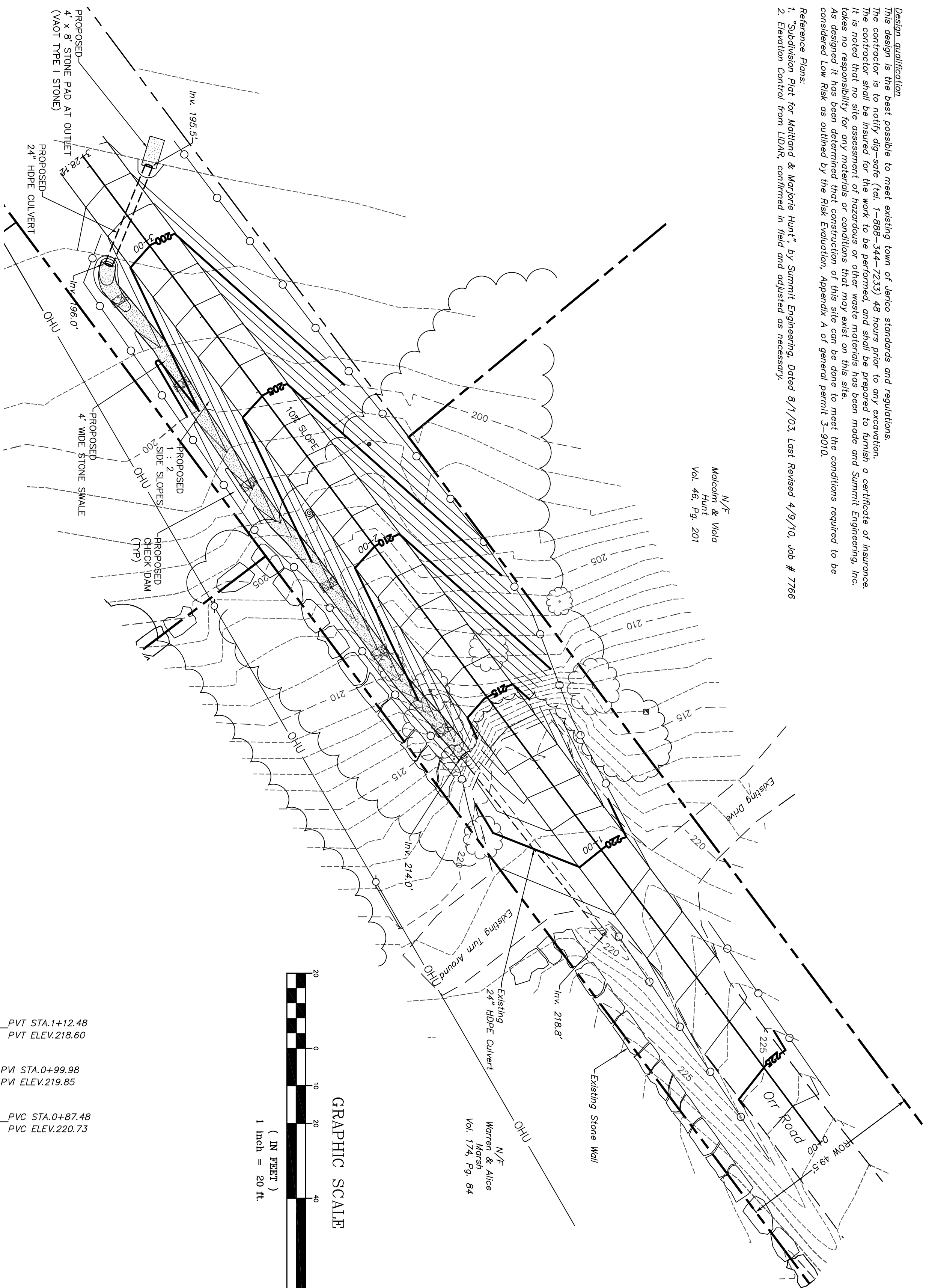
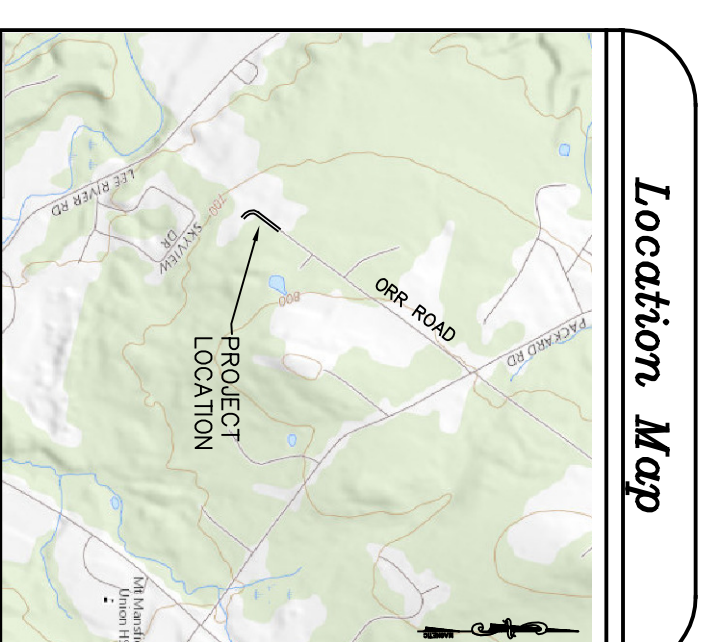
Lister - Town of Jericho
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 1. "Subdivision Plot for Maitland & Marjorie Hunt", by Summit Engineering, Dated 8/1/03, Last Revised 4/9/10, Job # 7766
 2. Elevation Control from LIDAR, confirmed in field and adjusted as necessary.

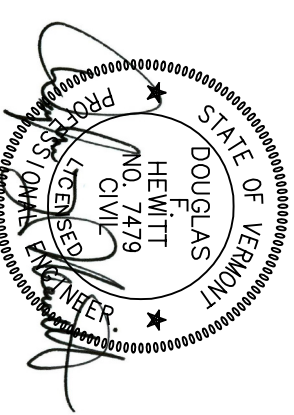
N/F
 Malcolm & Viola
 Hunt
 Vol. 46, Pg. 201

N/F
 Warren & Alice
 Marsh
 Vol. 174, Pg. 84



Legend

- Property Line ————
- Right of Way ————
- Existing Contour Index - - - - - 750
- Existing Contour - - - - -
- Existing Overhead Utility ————
- Existing Tree Line ————
- PROPOSED SILT FENCE ————
- PROPOSED CONTOUR INDEX ———— 740
- PROPOSED CONTOUR ————
- PROPOSED CHECK DAM ————
- Iron Pipe ————
- Iron Rod ●
- Utility Pole φ



REPORT TO THE JERICHO DEVELOPMENT REVIEW BOARD

DEVELOPMENT REVIEW BOARD HEARING DATE: November 8, 2018

REPORT PREPARATION DATE: October 29, 2018 **AMENDED:** Nov 8, 2018

APPLICATION TYPE: Amend previously approved subdivision

APPLICANT/OWNER: Marjorie Hunt

DESCRIPTION: Amend previously approved subdivision 201 Orr Road located within the Low Density Residential District

IDENTIFYING INFORMATION:

LOCATION: 201 Orr Road

PARCEL NO: OR201

TOTAL ACREAGE: 9.56 Acres

ZONING DISTRICT(S): Low Density Residential Zoning Districts

EXISTING USE: Open land

PROPOSED USE: Amend previously approved subdivision (amend access).

NOTICE OF PUBLIC WARNING/ ABUTTERS:

Notice of Public Warning published in the Mountain Gazette on: *10/18/2018*

Notice of Public Warning posted on: *10/16/2018*

Notice of Public Warning sent to abutters on: *10/15/2018*

Notice of Public Warning sent to the applicants on: *10/15/2018*

LOCATION MAP:



PROJECT OVERVIEW

The applicant is proposing to amend the approved access to the approved lot at 201 Orr Road.

PREVIOUS ACTIVITY

This parcel was part of a subdivision that was approved in 2003 and had its access amended in 2010.

DEPARTMENTAL REVIEW AND COMMENTS

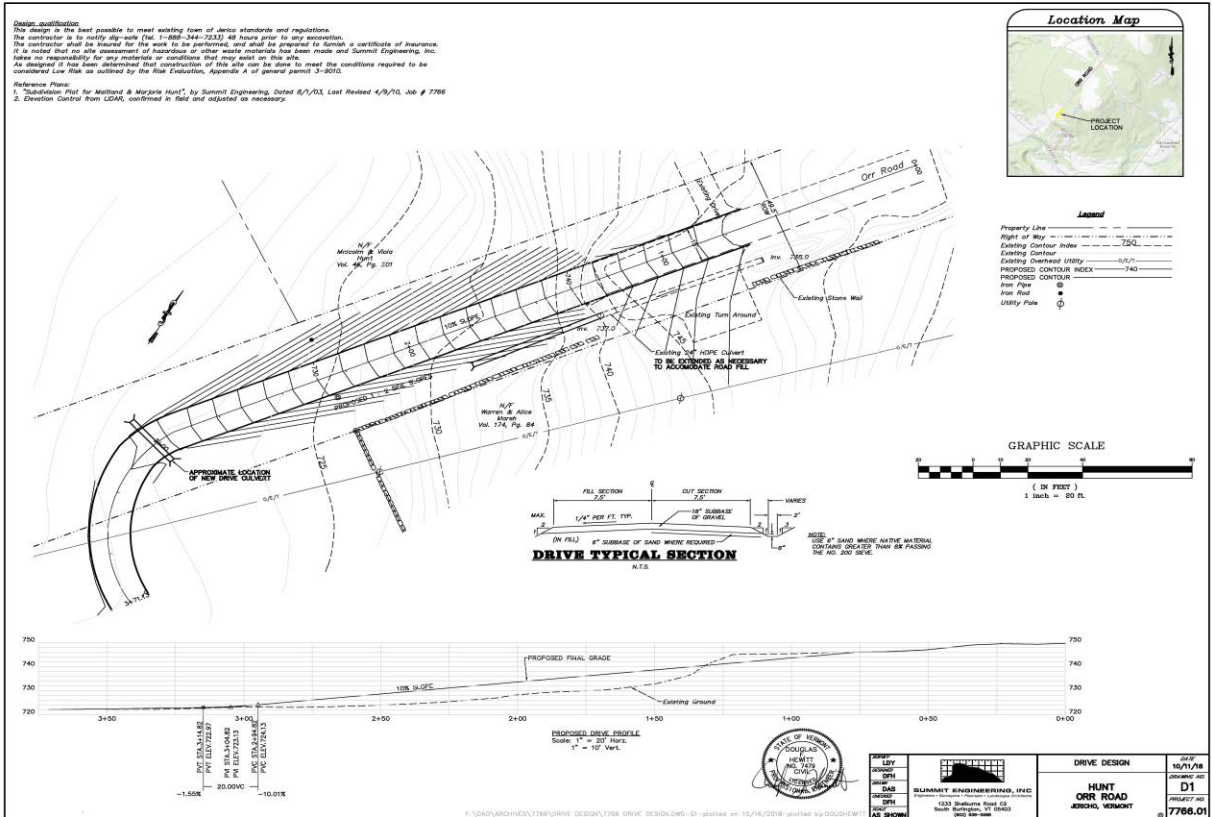
The applicant is requesting to amend its previously approved access to the lot at 201 Orr Road. The applicant applied for a two lot subdivision and was approved in 2003 with the following finding as part of the approval (The applicants will extend the northeast section of Orr Road for access to Lot #2). The approved plans were for the property owner to extend Orr Road from its current terminus to a point (approximately 200 feet) to allow access to the created lot from the Town ROW. Part of the approved design was the incorporation of a hammerhead turn around. The proposed road extension was to be built to the public works spec and the extension was to be maintained by the Town. In 2010 the applicant returned to the DRB to amend the hammerhead design which was approved with the following condition (Prior to the issuance of a Certificate of Occupancy for any lot subject to this subdivision, the applicant shall install the extension of Orr Road and hammerhead turnaround in conformance with the approved plans to the satisfaction of the Jericho Highway Foreman. The extension of Orr Road and hammerhead turnaround shall be constructed in conformance with the Jericho Public Works Specifications).

What is in front of the DRB is a request to amend the previous approval that the proposed extension be built to the Town standard and maintained by the Town. What is being contemplated is the access to 201 Orr Road will be by the Town approved driveway standard with the extension being maintained by the private property owner. As part of the previous conditions of approval any "substantial revisions to the plan would require review and approval from the DRB at a public hearing". Seeing that this is a substantial change it is in front of the DRB.

An engineered proposed plan is below that show the required 10% grade as well as typical proposed driveway section. The proposed side slopes are proposed at 2' on 1' which is allowable within the Town of Jericho Public Works Specification Ordinance. See that all fill is proposed with the Town ROW the 2' on 1' slope would be in conformance. Information that is being developed and should be provided would be erosion control and drainage details and final grades for the design.

Additional comments 11/8/18

The applicant has provided an engineered design for the proposal which currently is under review and final comments are not anticipated to be available prior to the hearing so final evaluation cannot be provided. It should be noted that the proposed design does appear to be adequate but the DRB should have that evaluation prior to any decision so appropriate findings and conditions can be developed.



The proposed new driveway access.

STAFF RECOMMENDATION:

Staff is supportive of the request to amend the old subdivision approval. Without final engineered plans to review it is hard to offer a firm recommendation and or conditions. **SEE COMMENTS ABOVE.**

The DRB should realize what is being proposed is the development of a private driveway within the Town ROW for what is known as Orr Road. This development (private driveway) within the ROW will not be maintained by the Town and all rights that exist related to the Town ROW to and for the Town will not be restricted by this proposal in the future and all existing rights and uses for that ROW will remain for the Town and it's residences.

