

Major Constraints for Unit Placement & Related Questions

Walker Small House Project

Please see “Wellness Center AG Mark-Up” for map

- 30 ft setbacks
 - Can we get a waiver for a portion of these setbacks?
 - What would the process be to waive the setbacks?
- Are there requirements about the clearance/distance between structures?
- Setbacks from well & septic
 - Septic must be 100 ft from well
 - Must septic be setback certain distance from structures?
 - Note that leech field is in front of Wellness Center
 - Septic and well are on main “square” of road shop parcel
- 2 structures/acre (currently there is 1 structure – Wellness Center – and 1 structure that will be demolished)
 - Can we have 3 structures/1.5 acres?
 - Would a duplex or two residences with a shared roofline count as 1 structure?
- Driveway/Road
 - Must it be setback 30 ft?
 - This parcel has two driveways – one that serves the Wellness Center and one that would serve the small houses. We are leaning toward creating duplexes or shared rooflines, therefore only have 2 structures to add. Would this plan allow us to stick with the driveway option rather than the road option?
 - If we are required to input a road, can you tell us more about the requirements? Width? Drainage system? Curbs? Paved? Does the road have to be setback a certain distance? Etc?
- Natural drainages
 - Did Louis scope these?
 - Are there any anticipated challenges related