

619 Union

Engineering Letter Response to letter dated November 14<sup>th</sup> 2024

November 20<sup>th</sup>, 2024

1. The easement is part of Lot #2. Additionally, the lot area for Lot #1 was checked and it is 20,104 sf which is conforming.
2. The columns for the proposed bulk area have been included.
3. A new application will be provided by the applicant.
4. The adjacent lot has been shown on the site plan sheet.
5. Lengths of each lot line have been added to the plan.
6. The drawing creation date was updated to May 16<sup>th</sup>, 2024.
7. Trees over 8 inches in diameter and over 4 feet tall will be added and shown on the plans.
8. Locations of any existing sewers, water mains, culverts, or other underground structures are shown on the plans.
9. The existing house in the rear lot is already built as per previously approved plans by others.
10. These items will be discussed with the board.
11. The lot areas have been double checked and both are conforming.
12. These items will be discussed with the board.
13. The 30' easement is part of Lot #2 thus the frontage of the rear lot is 30' which will require a variance.
14. These items will be discussed with the board.
15. Double checked the maximum building coverage and it is confirming. Will provide proposed building floor plans.
16. As per note 3 on the bulk table from the code, building coverage can be utilized instead of FAR.
17. Tables have both been included for Lot #1 and Lot #2.
18. Statement of fact.
19. Statement of fact.