

New Boston Individual Storm Water Management Plan

Procedure Sheet - Subdivision Design Level

For lots created after March 2006

Draw the contiguous Suitable Building Envelope (SBE) such that it is:

___ 20 feet from side and rear lot lines

___ 75 feet from very poorly drained soil

___ exclusive of slopes greater than 15% (exempt are inclusions of less than 1000sf of steep slopes, and short abrupt steep slopes that are only evident when using a contour interval less than 5 feet. This is to be consistent with the accepted contour interval specified as 5 feet in Section 204.9,B-4 and to provide a uniform means of assessing steep slopes for all applicants. Another way to measure this is to check to see if the steep slope remains a steep slope when averaged over a horizontal distance of 33 feet, i.e. does the grade change less than 5 feet in 33 feet? If yes it is not a "steep slope" for the purposes of this regulation).

Answer the following:

Is the Suitable Building Envelope (SBE) less than 0.5 acres? (Yes / No)

Is the proposed site grading and development:

less than 20' from the side or rear lot lines? (Yes / No)

less than 75' from very poorly drained soils? (Yes / No)

less than 50' from poorly drained soils? (Yes / No)

disturbing more than 2000 sf of highly erodible soil? (Yes / No)

disturbing more than 20,000 sf of contiguous land? (Yes / No)

disturbing more than 1,000sf steep slopes? (Yes / No)

creating more than 10,000sf of impervious surface? (Yes / No)

If you answered "Yes" to any of the preceding questions it means a Pre-Engineered Individual Storm Water Management Plan (PEISWMP) is required to verify the viability of the lot, and must be submitted prior to Subdivision approval. The suitable building envelopes and cautionary notes are still required on the plan whether or not a PEISWMP is required. The SBE will be used for future reference by the building department/planning staff to determine need for ISWMP.