

## SITE SENSITIVE UTILITIES

***Conserve special site features and rural qualities through a creative combination of on-site and shared utility systems.***

The norm for areas not served by central water and sewer systems is to insure that each lot be able to handle a home's water and wastewater requirements, including room for a second field in case of septic system failure. This practice encourages the standard subdivision approach of carving an entire site up into lots, rather than realizing the full natural or open space potential of the site as outlined in "Fitting into the Landscape (A1)." It also has worked to dictate a standard minimum lot size of one acre to handle the margins of safety required by the Department of Health.

However, there are many ways to reduce lot sizes so that we can permanently protect the natural assets of a site. These possibilities are well within the technical grasp of local engineers, are possible to achieve within existing health code requirements, and need not result in costly delays in approvals.

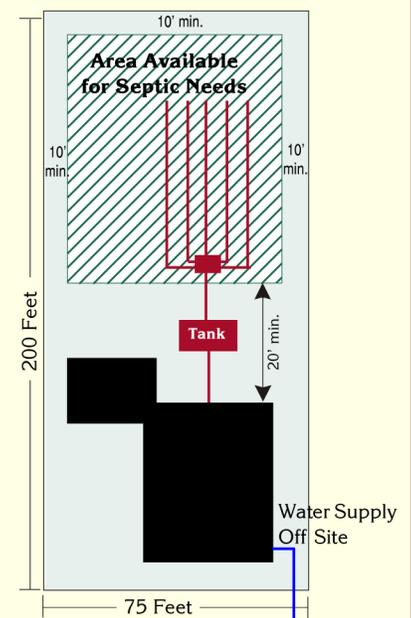
### A Village-Scale Lot in a Rural Setting

We can have the best of both worlds. First, we get a lot big enough for our house, garage, gardens and expansion. But we also get built-in assurance that our house will always be in a unique and protected setting. Depending on where we are, that setting might include a stand of trees, a wetland, a significant view point, a trail segment, a meadow, a buffer to the highway, or a common green area.

The figure to the right illustrates a village-scale lot in a rural area. This lot would work equally well in a 1, 2, 3, 5, or 10 acre zone. The difference is that more land can be protected in areas zoned for low densities.

This layout is for 15,000 square feet or about one-third acre. The lot includes an expansive area for a septic system, sufficient to meet Health Department requirements for a four bedroom home (including a 100% field replacement space).

By using a community water supply, developers often gain considerable flexibility in maintaining certain site features and the rural setting.



Living Technologies, Inc.

### Maintenance of community water and septic not an obstacle

1. Town reviews development proposals according to adopted goals and procedures.
2. Town agrees to or requests County Water and Wastewater Authority to assume water and wastewater facility responsibility.
3. Authority reviews (when requested) and Health Department approves plans.
4. Town Board or County Legislature establishes districts or zones of assessment.
5. Town or Authority assumes ownership of facilities and carries out maintenance.