

**INDIVIDUAL LOT DEVELOPMENT REVIEW – P2018-0207**

**If a subdivision: Lot #1 (77.25± acres)**

Assigned EPS: **ADL**

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

**Existing Development** none

**PRINCIPAL BUILDINGS**

Structure Pre-existing (Y/N)? Lawfully constructed (Y/N)?

**ACCESSORY STRUCTURES**

Structure Pre-existing (Y/N)? Lawfully constructed (Y/N)?

**Proposed Development**

**PRINCIPAL BUILDINGS**

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	3,825 SF max	38 ft	5 max	< 8%

**Check if portions or all below is nj** [ ]

Check if proposed as a non-building lot: [ ]

Have necessary density? **Yes**  
 # remaining potential principal buildings = **5** from [X] survey or [ ] estimate

**ACCESSORY STRUCTURES**

Structure	Footprint	Height	Slopes
One accessory use shed	240 SF max	38 ft	< 8%

**ACCESS** \*Consult RASS engineer for driveway > 12% slope / \*consult RASS ecologist for driveway > ¼ mile

Driveway is [X] existing / [ ] proposed Length: **215± feet** Width: **14± ft**

Sight distance evaluated? **Yes** Slopes: **7±%**

Need Clearing/Grading? **No** Comments: (Note if HOA or shared maintenance involved)

Need hwy access permit? **No** **A right-of-way will be provided across Lot 19 to the**

Need easement? **No** **non-building portion of Lot 1.**

Need signs? **No**

**VISUAL / AESTHETIC**

**Yes** Proposed development visible from public areas (list): **Great Sacandaga Lake**

**Yes** Existing topography / vegetation will screen, if retained

**No** Planting plan proposed [ ] If Yes, RASS forestry analyst consulted

**WASTEWATER TREATMENT (WWTS)** \*Consult RASS engineer for engineered plans

[X] Individual on-site [ ] Municipal [ ] Community

**Yes** Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?

**Yes** Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?

**Yes** All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)

**Yes** If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)

Yes All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)

Yes Suitable 100% replacement area identified?

[ ] Existing and proposed to remain (needs suitable 100% replacement area)

**WATER SUPPLY**

[X] Individual on-site [ ] Municipal

Yes All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

**STORMWATER / EROSION & SEDIMENT CONTROL** \*Consult RASS engineer

Yes Does proposed development maintain existing drainage patterns?

No < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)

Yes > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

**UTILITIES**

Available on site? No [ ] Overhead [ ] Underground

Available at road? Yes [X] Overhead [ ] Underground

Proposed for site? Yes [ ] Overhead [X] Underground