

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

**If a subdivision: Lot #13 (8.55± 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 | 5,000 SF max | 38 ft  | 5 max      | < 5%   |

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

[ ]

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

Have necessary density? **Yes**

# remaining potential principal buildings = 0 from [X] survey or [ ] estimate

**ACCESSORY STRUCTURES**

|                               |                      |        |        |
|-------------------------------|----------------------|--------|--------|
| Structure                     | Footprint            | Height | Slopes |
| Attached accessory structures | Part of 5,000 SF max | 38 ft  | < 5%   |
| Detached accessory structures | 240 SF max           | 38 ft  |        |

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

Driveway is [ ] existing / [X] proposed Length: **110± feet** Width: **14 ft**

Sight distance evaluated? **Yes** Slopes: **< 5%**

Need Clearing/Grading? **Yes** Comments: (Note if HOA or shared maintenance involved)

Need hwy access permit? **No**

Need easement? **No**

Need signs? **No**

**VISUAL / AESTHETIC**

**No** Proposed development visible from public areas (list): **White Birch Road**

**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**

- 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  | <input type="checkbox"/> Overhead            | <input type="checkbox"/> Underground            |
| Available at road? | Yes | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground            |
| Proposed for site? | Yes | <input type="checkbox"/> Overhead            | <input checked="" type="checkbox"/> Underground |