

INDIVIDUAL LOT DEVELOPMENT REVIEW – P2018-0207

If a subdivision: **Lot #14** (5.05± 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: **80± 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

Yes 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 Overhead Underground
- Available at road? Yes Overhead Underground
- Proposed for site? Yes Overhead Underground