

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

**If a subdivision: Lot #15 (10.47± 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  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 /  proposed Length: **320± 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

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 |