

INDIVIDUAL LOT DEVELOPMENT REVIEW – P2018-0207

If a subdivision: Lot #16 (11.85± 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: **170± 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 |