

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2019-0125

Lot size: 284± acres

Assigned EPS: **Devan Korn** Reviewed by: _____ Date: _____

Existing Development

PRINCIPAL BUILDINGS (4 PBs)

Structure	Pre-existing (Y/N)?	Lawfully constructed (Y/N)?
Single Family Dwelling	No (1985)	Yes
Campground Office and Recreation Building	Unknown	Unknown
Large Bathhouse	No (1980)	Unknown
Small Bathhouse	No (1975)	Unknown

ACCESSORY STRUCTURES

Structure	Pre-existing (Y/N)?	Lawfully constructed (Y/N)?
Detached Garage	No (1975)	Yes
Shed	Unknown	Yes
In-ground Pool	No (1980)	Yes
Pool Shed	No (1980)	Yes

Proposed Development

PRINCIPAL BUILDINGS (17 PBs)

Structure	Footprint	Height	# Bedrooms	Check if portions or all below is nj	[]
				Check if proposed as a non-building lot:	[]
Community "Life Center"	3,000 square feet	< 25 feet	NA		>15%
Bathhouse	250 square feet	<15 feet	NA		6%
"Vista" Cabins (10 Units)	510 square feet	<12 feet	NA		0 – 15%
Staff Housing (4 Units)	215 square feet	<15 feet	NA		0%
Staff Common Area (1 Unit)	215 square feet	<15 feet	NA		0%

TOURIST ACCOMMODATIONS (1/10 of a Principal Building Each: 10.1 PBs)

Structure	Footprint	Height	# Bedrooms	Slopes
"Trapper" Platform Tents (86 Units: 8.6 PBs)	269 square feet	<15 feet	NA	0 – 15%
"Canadian" Platform Tents (15 Units: 1.5 PBs)	215 square feet	<15 feet	NA	0 – 15%

Have necessary density? **Yes**

284-acres – 10-acres for existing development = 274-acres
 274 / 8.5 = 32.23 PBs available – 27.1 PBs proposed = 5.13 PBs remaining

remaining potential principal buildings = **5** from [X] survey or [] estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
In-ground Pool	3,500 square feet	NA	<15%

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

Driveway is existing Length: 600 feet Width: 10-12 feet Slopes: >8%
 proposed Length: 2,800± feet Width: 10-12 feet Slopes: >25%

Sight distance evaluated? Yes

Need Clearing/Grading? Yes

Need hwy access permit? No: Existing access driveway will be used.

Need easement? No

Need signs? No: Existing sign structure will be used with new branding.

Comments: Proposed roads, pathways and parking areas are located along existing woods roads and in areas that have been logged.

VISUAL / AESTHETIC

No Proposed development visible from public areas (list)

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)? <8%

Yes Soil suitable for WWTS (i.e., depth to SHGW and bedrock)? >48 inches

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

NA 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? Yes

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? Yes Overhead Underground

Available at road? Yes Overhead Underground

Proposed for site? Yes Overhead Underground