



FEBRUARY 26, 2021 – STAFF DRAFT – NOT APPROVED BY AGENCY

PERMIT WRITING FORM – P2018-0123

Assigned EPS: **ADL** Reviewed by: Date:

APPLICANT

Project Sponsor(s): **New York Land and Lakes Development, LLC**

Landowner(s): **Woodward Lake Properties, LLC**

Authorized Representative: **Alan Lord (New York Land and Lakes Development, LLC)**

PROJECT SITE

Town/Village: **Northampton and Mayfield County: Fulton**

Road and/or Water Body: **Collins-Gifford Valley Road, High Rock Road, and Woodward Lake**

Tax Map #(s): **17.-1-23, 31.-1-2, and 31.2-1-25 in Northampton and 31.-2-1 in Mayfield**

Deed Ref: **Instrument Numbers 2018-50246 and 2018-20281**

Land Use Area(s): H MIU LIU RU RM IU

Project Site Size: **1,169± acres**

Same as Tax Map #(s) identified above

Only the H MIU LIU RU RM IU portion of the Tax Map #(s) identified above

Other (describe):---

Lawfully Created? Y N

Pre-existing subdivision: ---

River Area: Y N If Yes: Wild - Scenic - Recreational Name of River: ---

CEAs (include all): Wetland - Fed Hwy - State Hwy - State Land - Elevation - Study River

PROJECT DESCRIPTION

Subdivision of 1,169± acres into 34 lots, yielding 32 building lots, 1 developed lot, and 1 common lot. Thirty new single-family dwellings will be in the Rural Use land use area and two new single-family dwellings will be in the Resource Management land use area. The project sponsor proposes to extinguish all remaining principal building rights, 12 in Resource Management and 25 in Rural Use, for a total of 37. The project site includes the entirety of Woodward Lake, an approximately 100±-acre impounded lake. Eighteen lots, plus the common lot, will have shoreline on Woodward Lake. Access will be provided from Collins-Gifford Valley Road and a new 2,000-foot-long road. A Property Owner’s Association will own 189± acres (i.e., the Common Area lot), to include the new road (Woodward Lake Drive), Woodward Lake and its dam, common area at the north end of the lake, and wetlands at the south end of the lake. Individual lot owners will install and maintain the water supply, wastewater treatment, and stormwater management on each residential lot. The applicant proposes to allow only single-family dwellings, agricultural uses, and open space recreational uses, limit each residential lot to one principal building and one accessory structure with no further subdivisions, and require any commercial timber harvesting outside the building envelope/limits of clearing to be done under the supervision of a professional forester.

JURISDICTION (including legal citation)

- APA Act 810(1)(d)(1)(b) Subdivision in Rural Use involving wetlands
- APA Act 810(1)(d)(3) Subdivision in Rural Use of > 20 residential lots
- APA Act 810(2)(c)(2)(b) Subdivision in Rural Use creating non-shoreline lots < 7.35 acres
- APA Act 810(1)(d)(1)(b) Subdivision in Resource Management involving wetlands
- APA Act 810(1)(e)(3) Subdivision in Resource Management
- APA Act 810(2)(d)(1) Single family dwelling construction in Resource Management
- 9 NYCRR 578.3(n)(3) Regulated activity: subdivision involving wetlands

PRIOR PERMITS / SETTLEMENT AGREEMENTS BEING SUPERSEDED

None

FINDINGS OF FACT – ENVIRONMENTAL SETTING

Lakes, Ponds, Navigable Rivers and Streams

Check if none

Water Body Name: **Woodward Lake**

Length of Existing Shoreline (feet): **entire lake, > 12,000 ft**

MHWM determ: Y N

Minimum Lot Width: **150 ft**

Meets standard: Y N

Structure Setback (APA Act): **75 ft**

Meets standard: Y N

Structure Setback (River Regs): **n/a**

Meets standard: Y N

Y* N Cutting proposed within 6 ft of MHWM?

If Yes, < 30% vegetation? Y N

Y* N Cutting proposed within 35 ft of MHWM?

If Yes, < 30% trees 6" dbh? Y N

Y N Cutting proposed within 100 ft of river area? (If Yes, include under jurisdiction)

*The only cutting proposed within 100 feet of the MHWM of Woodward Lake is an 8-foot-wide footpath providing shoreline access on the 18 building lots having shoreline on the lake and an 8-foot-wide footpath to the dam and boat launch site on the Common Area lot. Vegetation removal is also allowed for dam maintenance.

Non-Navigable Streams in proximity to development

Check if none

Permanent Stream

Intermittent Stream

Classified? Y

N

[DEC Environmental Resource Mapper](#) stream classification: **streams classified C(TS), C, and D**

Wetlands

Y N Jurisdictional wetland on property

If Y: If Yes, RASS biologist consulted

→ Coverttype: **various**

→ Located < 200 ft from proposed development or along shoreline Y N

→ If Y, value rating: **values 1 and 2; the wetland complex in and around Woodward Lake has a value rating of 1**

The project site's wetlands are described in a report titled "Delineation of APA Regulated Aquatic Resources, Woodward Lake Properties, Towns of Northampton and Mayfield, Fulton County, New York," prepared by North Country Ecological Services, Inc., and dated October 18, 2020 (Aquatic Resources Report). The wetlands are shown on nine maps (Cover Page and W-1 through W-8) titled "Wetland Delineation, Woodward Lake Properties, LLC, Woodward Lake Subdivision, Town of Northampton, Fulton County, NY," prepared by Steven E. Smith Civil and Architectural Engineering, and last dated September 16, 2020 (Wetland Delineation Maps). The Wetland Delineation Maps show 170.50± acres of wetland within the area of investigation, 159.56± acres of which are jurisdictional for the Agency. The site may contain additional wetlands not described in the Aquatic Resources Report or depicted on the Wetland Delineation Maps, especially greater than 800 feet west of Collins-Gifford Valley Road where detailed wetland mapping did not occur other than near authorized development.

Wildlife

- Y* N Rare/threatened/endangered species If Yes, RASS ecologist consulted
- Y** N R/T/E or other unique species habitat If Yes, RASS ecologist consulted
- Y N Northern Long-Eared Bat occurrences in Town If Yes, RASS ecologist consulted
- Y^ N Forest management plan existing or proposed If Yes, RASS forestry analyst consulted
- Y*** N Biological Survey required by RASS ecologist If Yes, completed

* The Biological Survey identified bald eagle (NY Threatened), northern goshawk (NY Special Concern), osprey (NY Special Concern), and great blue heron (NY Rare) on the project site.

** The Biological Survey reports "presence of suitable summer roosting habitat" for the northern long-eared bat (US Endangered) on the project site. The Biological Survey also identified habitat conducive to the following species of NY Special Concern: wood turtle, eastern box turtle, sharp-shinned hawk, cooper's hawk, common loon, eastern small-footed bat.

*** The Biological Survey provided with the permit application is titled "APA Qualitative Biological Survey, Woodward Lake Properties, Proposed Residential Subdivision," prepared by North Country Ecological Services, Inc., and dated January 9, 2020 (Biological Survey). It is supplemented by the following six maps prepared by Steven E. Smith Civil and Architectural Engineering: Figure 4 "Aquatic Mammal Habitat" dated March 20, 2020, Figure 5 "Amphibian Habitat" dated September 16, 2020, Figure 5A "Amphibian Habitat Documented Breeding Locations 2020" dated September 16, 2020, Figure 6 "Waterfowl Feeding Habitat" dated March 20, 2020, and Figure 6A "Potential Waterfowl Nesting Habitat" dated March 20, 2020 (Habitat Maps). It is further supplemented by nine maps prepared by Steven E. Smith Civil and Architectural Engineering and all dated June 20, 2020: Sheet A-1 "Egg Mass Report and Map" at 1" = 400' and Sheets W-1 to W-8 with the same information at 1" = 100' (Egg Mass Report and Map).

^ The permit application included a "Forest Management Plan for the lands of Woodward Lake Properties, LLC Lot 3 Woodward Lake Subdivision," prepared by Brian Bower, Certified Forester and dated January 21, 2020 (Example Forest Management Plan).

Ecological / Special Districts

- Y* N Natural Heritage Sites If Yes, RASS ecologist consulted
- Y N Aquifer If Yes, RASS engineer consulted
- Y N Agricultural District

*A 1948 record from the NY NHP indicates a plant species listed as endangered in New York occurred near the northern side of the project site, outside of the area of proposed development.

Slopes

RASS engineer consulted if structure proposed on >15%, driveway on >12%, or wwts on >8/15%

Existing slope range: 0 – 40+ % Building area(s) if authorizing development: 0 – 15%

Soils

Y N Deep-hole test pit completed? (Necessary for every building lot) *Check if N/A*

If Yes, soil data information determined or approved by RASS soil analyst

NRCS Mapped Soil Series or Other Comments: Soil investigation results are on Sheet C-402 of Project Plans

Character of Area

Nearby (include all): Residential Commercial Industrial Agricultural Forested

Adjoining Land Uses / State Land: Shaker Mountain Wild Forest (to west and south), utility transmission line (to east), residential uses (to northeast), and private forestland (to north)

Is nearby development visible from road? Y N

→ If Y, name road and describe visible development: residential development visible along the northeast approach to the project site, along Gifford Valley Road and High Rock Road

Additional Existing Development (ex: dam on site, etc.): dam at north end of Woodward Lake, cemetery on Lot 9; stone foundations on Lots 9, 11 and 14; logging roads throughout the site

***** Attach Individual Lot Development Worksheet (if a subdivision, attach one for each lot)**

FINDINGS OF FACT – COORDINATED REVIEW

- Y N Archeologically Sensitive Area, according to OPRHP* If Yes, APA APO consulted
- Y N Structures > 50 years old on or visible from site If Yes, APA AHPO consulted
- Y N Within Lake George Park If Yes, LGPC consulted / application submitted
- Y N Greater than 1 acre disturbance / SWPPP required If Yes, DEC application submitted
- Y N Public water supply If Yes, DEC / DOH application submitted
- Y N Greater than 1,000 gpd wastewater If Yes, DEC application submitted
- Y N Disturbing bed or bank of water body If Yes, DEC application submitted
- Y N Creating 5 or more lots less than 5 acres each If Yes, DOH application submitted
- Y N Army Corps involvement If Yes, ACOE consulted
- Y N Agency-approved Local Land Use Program If Yes, Town/Village consulted

*The OPRHP issued a September 25, 2018 “no impact” letter and a September 23, 2020 letter concluding “no impact” to archeological or historic resources provided the cemetery and stone foundation on Lot 9 are avoided by all construction activities. In the 2020 letter, OPRHP recommended that the cemetery and a 25-foot buffer should be indicated on the project plans, temporarily fenced, and marked with signage prior to the commencement of construction activities, and that the project plans continue to avoid the stone foundation location. In a letter received March 2, 2021, the OPRHP updated the September 23, 2020 letter to recommend that the driveway on Lot 11 be shifted to avoid the stone foundation on Lot 11, and that the development on Lot 14 continue to avoid the stone foundation on Lot 14.

PERMIT CONDITIONS AND IMPACT ANALYSIS

Merger

Justification if merger required: n/a

Deed Covenant

Non-building lot being created? Y N

If Yes and lot is not being merged by condition, no PBs? Or no structures at all? Justification: The project sponsor proposes the Common Area lot as a non-building lot and proposes to extinguish all remaining principal building rights.

Easement

Easement proposed or required? Y N

If Y, consult with Legal for conditions. Justification: Easements are necessary for: access and utility rights along shared driveways (Lots 5 – 7 and Lots 23 – 30), for maintenance and access to/from an existing cemetery (Lot 9), hiking access to State Land (Lot 11), ingress/egress over Robert Sweet Road (Lot 12), for maintenance access to the Woodward Lake dam (Lot 21), and for a dry hydrant on the Common Area Lot.

Construction Location and Size (may be different for each subdivision lot)

Is new development (other than oswts) being authorized without further Agency review? Y N

→ If Y: Structure height limit and justification: 40 feet, as proposed

Structure footprint limit and justification: 3,000 sq ft for each single family dwelling and 1,000 sq ft for accessory structures, as proposed

→ If N:

→ Acceptable development sites identified for all subdivision lots with PB allocation? Y N

→ Review of future development required? Y N

→ If Y, justification: ---

Guest Cottages (if authorizing a dwelling)

Proposed and reviewed? Y N

If N, guest cottages potentially allowed? Y N

→ Justification for any conditions: Prior Agency review and written authorization is needed for any guest cottage to ensure appropriate treatment of wastewater and protection of groundwater and surface water resources.

Boathouses (if project site contains shoreline)

Proposed and reviewed? Y N

If N, boathouses potentially allowed? Y N

→ If N, justification: There is not sufficient area to construct a boathouse on Woodward Lake without impacting Value 1 wetlands.

→ If Y, review required (beyond definition limits)? Y N

→ If Y, justification: ---

Docks (if project site contains shoreline)

Proposed and reviewed? Y N

If N, docks potentially allowed? Y N

→ If N, justification: ---

→ If Y, review required (beyond definition limits)? Y N

→ If Y, justification: Docks are allowed in the locations and dimensions shown on the Project Plans, where wetlands are absent. Any additional docks would impact Value 1 wetlands in Woodward Lake. All lot owners (except Lot 21, with an existing dock) will have access to the dock on the Common Area lot.

Outdoor Lighting (if authorizing development)

Plan proposed and reviewed? Y N

Building Color (if authorizing development)

If color condition required, justification: The exterior color of structures close to public roads and/or Woodward Lake are restricted to a dark shade of green, grey, or brown, to maintain the rural character of public road corridors and the Woodward Lake shoreline. No color restrictions are necessary for structures further from public roads and Woodward Lake, where intervening trees and vegetation will provide visual screening.

Tree Cutting / Vegetation Removal

Town with Northern Long-Eared Bat occurrences? Y N

If Y, consult with RASS for conditions. Justification: n/a

Vegetative cutting restrictions required? Y N

If Y, restrictions required (choose all that apply):

- within feet of limits of clearing
- within feet of road centerline
- within 100 feet of Woodward Lake
- Other: within 35 feet of streams and 100 feet of wetlands
- Other:

OR on entire site outside limits of clearing

Extent of cutting restriction necessary within the area noted above:

- Cutting of all herbaceous vegetation and removal of duff prohibited
- Cutting of trees of diameter dbh prohibited
- Other:

Justification: Within 100 feet of Woodward Lake, within 35 feet of streams and 100 feet of wetlands, retention of herbaceous vegetation and duff is necessary to protect surface water quality and riparian habitat.

Vegetative cutting restrictions required? Y N

If Y, restrictions required (choose all that apply):

- within feet of limits of clearing
 - within feet of road
 - within feet of river, lake, etc.
 - Other:
- OR on entire site outside of building envelopes and limits if disturbance

Extent of cutting restriction necessary within the area noted above:

- Cutting of all woody vegetation prohibited
- Cutting of trees of diameter dbh prohibited
- Other:

Justification: Outside of building envelopes and limits of disturbance, any commercial timber harvest (cutting > 2 cords wood in one year) requires a Forest Management Plan and supervision of a professional forester, for protection of forest resources, water quality, and habitat. Agency review of a Forest Management Plan for all lots > 50 acres is required, to ensure these objectives are achieved. In addition, retention of woody vegetation along roadsides will help to visually screen development and maintain the forested, rural character of those travel corridors.

Plantings

Plan proposed and reviewed? Y N

If N, plantings required? Y N

→ If Y, species, number, location, and time of year: n/a

Justification: n/a

Wetlands

Restriction on vegetation/duff cutting/removal within 100 feet of wetlands and restriction on structures/fill in wetlands. Justification: Protection of wetland function and value, including amphibian habitat

Density (may be different for each subdivision lot)

Located in Town with ALLUP? Y N (If Y, STOP, Town oversees density.)

Authorizing PB on substandard-sized lot created pre-2000 with no permit? Y N

If N and N, list existing PBs, including whether they are pre-existing/year built: There is one existing single family dwelling on Lot 21, constructed in 1997.

Mathematically available # of new PBs (in addition to existing or replacement): 69

Extinguishing PBs? Y N If Y, number: 37

Wastewater (if authorizing construction of a new PB without further review)

Municipal system connection approved? Y N

Community system connection approved by RASS? Y N

Proposed on-site system designed by engineer and approved by RASS? Y N

If N, has RASS field-verified location for conventional standard trench system? n/a Y N

If N, has RASS field-verified location for conventional shallow trench system? n/a Y N

Suitable 100% replacement area confirmed for existing / proposed system? Y N

Consult with RASS for additional conditions.

Stormwater Management (if authorizing development)

Consult with RASS for conditions. Justification: Protection of water quality

Erosion and Sediment Control (if authorizing development)

Consult with RASS for conditions. Justification: Prevent erosion and protect water quality

Infrastructure Construction (if authorizing development)

Construction necessary before lot conveyance: The private subdivision road (Woodward Lake Drive), shared portions of driveways, and access improvements on the Common Area lot will be constructed by the project sponsor prior to conveyance, as proposed.

Justification: The road and driveways are necessary for individual lot owners to access their lots/building envelopes. The access improvements on the Common Area lot will provide lot owners with appropriate (i.e., non-wetland) access to Woodward Lake.

For permits that will not include conditions related to Building Color, Vegetation Removal, or Plantings

Explain why no condition is needed: No planting condition is needed because existing vegetation will be retained.

Additional Site / Project-Specific Concerns / Conditions Needed

Justification:

Y N Public comments received If Yes, #: 37 (19 of those after application completion)

Y N **Applicant submitted response (notes, if any)** Comment response letter received
February 10, 2021

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #1 (36.620 ± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	8-9%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	8-9%

ACCESS

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

Driveway is existing /proposed Length: +/- 87 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: < 3%

Need Clearing/Grading? Y N Comments: individual driveway (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) potentially visible from Collins Gifford Valley Road



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: Lot #2 (54.456± acres)

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	+/- 5%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	+/- 5%

ACCESS

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

Driveway is existing / proposed Length: +/- 650 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: 3 – 11%

Need Clearing/Grading? Y N Comments: existing dirt road to be used as driveway; first 220 ft of driveway is located on Lot 2 and shared with Lot 3, within a 20-ft driveway easement (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #3 (208.552 ± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	2-5%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	2-5%

ACCESS

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

Driveway is existing / proposed Length: +/- 1,782 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: 3 – 14%

Need Clearing/Grading? Y N Comments: Existing dirt road to be used as driveway; first 220 feet is located on Lot 2, with access to Lot 3 provided via a 20-foot-wide shared driveway easement (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

- Y N Proposed development visible from public areas (list) *n/a*
- Y N Existing topography / vegetation will screen, if retained
- Y N Planting plan proposed *If Yes, RASS forestry analyst consulted*

WASTEWATER TREATMENT (WWTS) **Consult RASS engineer for engineered plans*

- Individual on-site Municipal Community
- Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- Y N Suitable 100% replacement area identified?
- Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

- Individual on-site Municipal
- Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL **Consult RASS engineer*

- Y N Does proposed development maintain existing drainage patterns?
- Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 0.62 ±acres ← 0.31 acres is already cleared (gravel pit)
 Driveway length x width = 18,744 SF (0.43 ±acres) ← existing
 Total new disturbance on lot (maximum) = 0.31 ±acres

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: Lot #4 (7.639 ± acres)

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	5-13%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	5-13%

ACCESS

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

Driveway is existing /proposed Length: +/- 51 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: +/- 17%

Need Clearing/Grading? Y N Comments: individual driveway (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) potentially visible from Collins Gifford Valley Road

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #5 (9.150± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	2 - 7%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	2 - 7%

ACCESS

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

Driveway is existing /proposed Length: +/- 1,261 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: 1 – 5%

Need Clearing/Grading? Y N
Comments: first 746 ft of driveway is located on Lot 7 and shared with Lots 5, 6, & 7, within a 20-ft driveway easement (607 ft of driveway on lot 7 is existing logging road), next 490 ft of driveway is located on Lot 6 and shared with Lots 5 & 6, within a 20-ft driveway easement (entire segment is new), final 25 ft of driveway is located on Lot 5 (entire segment is new)
(Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) *n/a*

Y N Existing topography / vegetation will screen, if retained

Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

Individual on-site Municipal Community

Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?

Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?

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

Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)

Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)

Y N Suitable 100% replacement area identified?

Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

Individual on-site Municipal

Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

Y N Does proposed development maintain existing drainage patterns?

Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)

Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 0.97 ±acres

Driveway length x width = 300 SF (0.01 ±acres)

Total new disturbance on lot (maximum) = 0.98 ±acres

UTILITIES

Available on site? Y N Overhead Underground

Available at road? Y N Overhead Underground

Proposed for site? Y N Overhead Underground

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #6 (7.472± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	1 - 7%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	1 - 7%

ACCESS

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

Driveway is existing /proposed Length: +/- 1,056 ft Width: 12-14 ft

Sight distance evaluated? Y N Slopes: 1 – 5%

Need Clearing/Grading? Y N
Comments: first 746 ft of driveway is located on Lot 7 and shared with Lots 5, 6, & 7, within a 20-ft driveway easement (607 ft of driveway on lot 7 is existing logging road), next 319 ft of driveway is located on Lot 6 and shared with Lots 5 & 6 (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

- Y N Proposed development visible from public areas (list) *n/a*
- Y N Existing topography / vegetation will screen, if retained
- Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

- Individual on-site Municipal Community
- Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- Y N Suitable 100% replacement area identified?
- Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

- Individual on-site Municipal
- Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

- Y N Does proposed development maintain existing drainage patterns?
- Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 1.03 ±acres
 Driveway length x width = 3,828 SF (0.09 ±acres)
 Total new disturbance on lot (maximum) = 1.12 ±acres

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #7 (166.405± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	3 -10%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	3 - 10%

ACCESS

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

Driveway is existing /proposed Length: +/- 523 ft Width: 12-14 ft

Sight distance evaluated? Y N Slopes: 1 – 4%

Need Clearing/Grading? Y N
Comments: first 420 ft of driveway is shared with Lots 5, 6, & 7, within a 20-ft driveway easement (entire 420 ft length is existing logging road), next 103 ft of driveway is new construction to connect the shared portion to the Lot 7 building envelope (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

- Y N Proposed development visible from public areas (list) *n/a*
- Y N Existing topography / vegetation will screen, if retained
- Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

- Individual on-site Municipal Community
- Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- Y N Suitable 100% replacement area identified?
- Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

- Individual on-site Municipal
- Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

- Y N Does proposed development maintain existing drainage patterns?
- Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 0.94 ±acres
 Driveway length x width = 6,276 SF (0.14 ±acres)
 Total new disturbance on lot (maximum) = 1.08 ±acres

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #8 (109.216± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	3 - 11%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	3 -11%

ACCESS

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

Driveway is existing /proposed Length: +/- 74 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: < 5%

Need Clearing/Grading? Y N Comments: 48 ft of driveway is existing clearing/pull-over (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) potentially visible from Collins Gifford Valley Road

- Y N Existing topography / vegetation will screen, if retained
- Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

- Individual on-site Municipal Community
- Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- Y N Suitable 100% replacement area identified?
- Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

- Individual on-site Municipal
- Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

- Y N Does proposed development maintain existing drainage patterns?
- Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 1.47 ±acres ← 0.24 ±acres already cleared
 Driveway length x width = 888 SF (0.02 ±acres) ← partially existing
 Total new disturbance on lot (maximum) = 1.49 ±acres

UTILITIES

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

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

 If a subdivision: **Lot #9 (18.863± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

 Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
 None

ACCESSORY STRUCTURES

 Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
 None

Proposed Development
PRINCIPAL BUILDINGS

 Check if portions or all below are NJ

 Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	8 - 10%

 Have necessary density? Y N

 # remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	8 - 10%

ACCESS

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

 Driveway is existing /proposed Length: +/- 774 ft Width: 12 ft

 Sight distance evaluated? Y N Slopes: 5-8%

 Need Clearing/Grading? Y N Comments: proposed driveway max grade 6.4%; Lot 9 has 20 ft cemetery access easement (foot traffic only) along property line to permanent easement for protection and maintenance of cemetery (Note if HOA or shared maintenance involved)

 Need hwy access permit? Y N

 Need easement? Y N

 Need signs? Y N

VISUAL / AESTHETIC

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #10 (14.880± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	5-9%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	5-9%

ACCESS

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

Driveway is existing /proposed Length: +/- 67 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: 3 – 6%

Need Clearing/Grading? Y N Comments: entire driveway length already cleared (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) potentially visible from Collins Gifford Valley Road

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #11 (107.635± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	8-15%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	8-15%

ACCESS

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

Driveway is existing /proposed Length: +/- 88 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: < 3%

Need Clearing/Grading? Y N Comments: Driveway follows/is along topographic contour (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) potentially visible from Collins Gifford Valley Road

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

 If a subdivision: **Lot #12 (32.646± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
None				

ACCESSORY STRUCTURES

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
None				

Proposed Development
PRINCIPAL BUILDINGS

 Check if portions or all below are NJ

 Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	5-22%

 Have necessary density? Y N

 # remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	5-22%

ACCESS

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

 Driveway is existing /proposed Length: +/- 66 ft Width: 12 ft

 Sight distance evaluated? Y N Slopes: +/- 12 %

 Need Clearing/Grading? Y N Comments: driveway follows/is along topographic contours; Lot 12 contains 25-ft-wide ingress/egress easement for Robert Sweet Road.(Note if HOA or shared maintenance involved)

 Need hwy access permit? Y N

 Need easement? Y N

 Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) **potentially visible from Collins Gifford Valley Road**

Y N Existing topography / vegetation will screen, if retained

Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

- Individual on-site Municipal Community
- Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- Y N Suitable 100% replacement area identified?
- Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

- Individual on-site Municipal
- Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

- Y N Does proposed development maintain existing drainage patterns?
- Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 0.53 ±acres ← 0.06 acres already cleared
Driveway length x width = 792 SF (0.02 ±acres)
Total new disturbance on lot (maximum) = 0.55 ±acres

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: Lot #13 (22.691± acres)

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	2-9%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	2-9%

ACCESS

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

Driveway is existing /proposed Length: +/- 73 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: <3%

Need Clearing/Grading? Y N Comments: --- (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) potentially visible from Collins Gifford Valley Road

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #14 (5.610± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
 None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
 None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	2-10%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	2-10%

ACCESS

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

Driveway is existing /proposed Length: +/- 70 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: < 3%

Need Clearing/Grading? Y N Comments: Lot has old stone foundation 26 ft from building envelope and 41 ft from driveway (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) **potentially visible from Collins Gifford Valley Road**

Y N Existing topography / vegetation will screen, if retained

Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

- Individual on-site Municipal Community
- Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- Y N Suitable 100% replacement area identified?
- Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

- Individual on-site Municipal
- Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

- Y N Does proposed development maintain existing drainage patterns?
- Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 0.90 ±acres
Driveway length x width = 840 SF (0.02 ±acres)
Total new disturbance on lot (maximum) = 0.92 ±acres

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #15 (6.114± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	1-12%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	1-12%

ACCESS

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

Driveway is existing /proposed Length: +/- 260 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: < 3%

Need Clearing/Grading? Y N Comments: Driveway follows/is along topographic contour (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) n/a

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #16 (8.355± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	5-22%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	5-22%

ACCESS

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

Driveway is existing /proposed Length: +/- 47 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: < 3%

Need Clearing/Grading? Y N Comments: Driveway follows/is along topographic contours
(Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) Potentially visible from Collins
Gifford Valley Road



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: Lot #17 (5.003± acres)

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	5-16%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	5-16%

ACCESS

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

Driveway is existing /proposed Length: +/- 94 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: 7-10%

Need Clearing/Grading? Y N Comments: --- (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) Potentially visible from Collins Gifford Valley Road

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #18 (5.125± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	5-8%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	5-8%

ACCESS

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

Driveway is existing /proposed Length: +/- 70 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: 5%

Need Clearing/Grading? Y N Comments: --- (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) Potentially visible from Collins Gifford Valley Road

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

 If a subdivision: **Lot #19 (5.041± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

 Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
 None

ACCESSORY STRUCTURES

 Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
 None

Proposed Development
PRINCIPAL BUILDINGS

 Check if portions or all below are NJ

 Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	4-9%

 Have necessary density? Y N

 # remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	4-9%

ACCESS

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

 Driveway is existing /proposed Length: +/- 73 ft Width: 12 ft

 Sight distance evaluated? Y N Slopes: 14%

 Need Clearing/Grading? Y N Comments: --- (Note if HOA or shared maintenance involved)

 Need hwy access permit? Y N

 Need easement? Y N

 Need signs? Y N

VISUAL / AESTHETIC
Y N Proposed development visible from public areas (list) Potentially visible from Collins Gifford Valley Road

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #20 (5.050± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	4-8%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	4-8%

ACCESS

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

Driveway is existing /proposed Length: +/- 182 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: <3%

Need Clearing/Grading? Y N Comments: Driveway follows/is along topographic contours
(Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) Potentially visible from Collins
Gifford Valley Road



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: Lot #21 (13.930 ± acres)

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
Single family dwelling		N (1997)		Y

ACCESSORY STRUCTURES

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
Tennis Court		N		Y
Dock		N		Y

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
None				

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
None			

ACCESS

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

Driveway is existing / proposed Length: +/- 780 ft Width: +/- 12 ft

Sight distance evaluated? Y N Slopes: < 8%

Need Clearing/Grading? Y N Comments: a 20-foot-wide dam maintenance access easement crosses property from Collins Gifford Valley Road to the Common Area lot and Woodward Lake dam (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

- Y N Proposed development visible from public areas (list) *n/a*
- Y N Existing topography / vegetation will screen, if retained
- Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

- Individual on-site Municipal Community
- Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)? *n/a, existing WWTS*
- Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required) *n/a*
- Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- Y N Suitable 100% replacement area identified?
- Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

- Individual on-site Municipal
- Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

- Y N Does proposed development maintain existing drainage patterns?
- Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

UTILITIES

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

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #22 (5.044 ± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	2-7%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	2-7%

ACCESS

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

Driveway is existing /proposed Length: +/- 346 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: 3-4%

Need Clearing/Grading? Y N Comments: First 55 ft of driveway follow existing logging road
(Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) n/a

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #23 (5.501 ± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	8%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	8%

ACCESS

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

Driveway is existing /proposed Length: +/- 402 ft Width: 12-14 ft

Sight distance evaluated? Y N Slopes: 6-8%

Need Clearing/Grading? Y N Comments: First 283 ft of driveway is located on Lot 24 and will be shared by Lots 23 & 24, within a 20-ft driveway easement; Driveway max finished grade is 9.5% (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) **Potentially visible from Woodward Lake**

Y N Existing topography / vegetation will screen, if retained

Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

- Individual on-site Municipal Community
- Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- Y N Suitable 100% replacement area identified?
- Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

- Individual on-site Municipal
- Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

- Y N Does proposed development maintain existing drainage patterns?
- Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 0.40 ±acres
Driveway length x width = 4824 SF (0.11 ±acres)
Total new disturbance on lot (maximum) = 0.51 ±acres

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #24 (5.180 ± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	8%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	8%

ACCESS

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

Driveway is existing /proposed Length: +/- 355 ft Width: 12-14 ft

Sight distance evaluated? Y N Slopes: 6-8%

Need Clearing/Grading? Y N Comments: First 283 ft of driveway is located on Lot 24 and will be shared by Lots 23 & 24, within a 20-ft driveway easement; Driveway max finished grade is 9.5% (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) **Potentially visible from Woodward Lake**

Y N Existing topography / vegetation will screen, if retained

Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

Individual on-site Municipal Community

Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?

Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?

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

Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)

Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)

Y N Suitable 100% replacement area identified?

Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

Individual on-site Municipal

Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

Y N Does proposed development maintain existing drainage patterns?

Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)

Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 0.71 ±acres

Driveway length x width = 4,260 SF (0.10 ±acres)

Total new disturbance on lot (maximum) = 0.81 ±acres

UTILITIES

Available on site? Y N Overhead Underground

Available at road? Y N Overhead Underground

Proposed for site? Y N Overhead Underground

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

 If a subdivision: **Lot #25 (5.739± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

 Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
 None

ACCESSORY STRUCTURES

 Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
 None

Proposed Development
PRINCIPAL BUILDINGS

 Check if portions or all below are NJ

 Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	5-8%

 Have necessary density? Y N

 # remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	5-8%

ACCESS

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

 Driveway is existing /proposed Length: +/- 514 ft Width: 12-14 ft

 Sight distance evaluated? Y N Slopes: 6-7%

 Need Clearing/Grading? Y N Comments: First 330 ft of driveway is located on Lot 25 and will be shared by Lots 25 & 26, within a 20-ft driveway easement; Driveway max finished grade is 7% (Note if HOA or shared maintenance involved)

 Need hwy access permit? Y N

 Need easement? Y N

 Need signs? Y N

VISUAL / AESTHETIC

- Y N Proposed development visible from public areas (list) *n/a*
- Y N Existing topography / vegetation will screen, if retained
- Y N Planting plan proposed *If Yes, RASS forestry analyst consulted*

WASTEWATER TREATMENT (WWTS) **Consult RASS engineer for engineered plans*

- Individual on-site Municipal Community
- Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- Y N Suitable 100% replacement area identified?
- Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

- Individual on-site Municipal
- Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL **Consult RASS engineer*

- Y N Does proposed development maintain existing drainage patterns?
- Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 0.78 ±acres
 Driveway length x width = 6168 SF (0.14 ±acres)
 Total new disturbance on lot (maximum) = 0.92 ±acres

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #26 (5.450± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
 None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
 None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	3-11%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	3-11%

ACCESS

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

Driveway is existing /proposed Length: +/- 438 ft Width: 12-14 ft

Sight distance evaluated? Y N Slopes: 7%

Need Clearing/Grading? Y N Comments: First 330 ft of driveway is located on Lot 25 and will be shared by Lots 25 & 26, within a 20-ft driveway easement; Driveway max finished grade is 7% (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

- Y N Proposed development visible from public areas (list) *n/a*
- Y N Existing topography / vegetation will screen, if retained
- Y N Planting plan proposed *If Yes, RASS forestry analyst consulted*

WASTEWATER TREATMENT (WWTS) **Consult RASS engineer for engineered plans*

- Individual on-site Municipal Community
- Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- Y N Suitable 100% replacement area identified?
- Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

- Individual on-site Municipal
- Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL **Consult RASS engineer*

- Y N Does proposed development maintain existing drainage patterns?
- Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 0.75 ±acres
 Driveway length x width = 5256 SF (0.12 ±acres)
 Total new disturbance on lot (maximum) = 0.87 ±acres

UTILITIES

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

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #27 (5.454± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	5-12%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	5-12%

ACCESS

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

Driveway is existing /proposed Length: +/- 648 ft Width: 12-14 ft

Sight distance evaluated? Y N Slopes: 4-8%

Need Clearing/Grading? Y N Comments: First 510 ft of driveway is located on Lots 27 & 28 and will be shared by Lots 27 & 28, within a 20-ft driveway easement; Driveway max finished grade is 8% (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #28 (7.293± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
 None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
 None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	4-10%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	4-10%

ACCESS

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

Driveway is existing /proposed Length: +/- 669 ft Width: 12-14 ft

Sight distance evaluated? Y N Slopes: 7-8%

Need Clearing/Grading? Y N Comments: First 510 ft of driveway is located on Lots 27 & 28 and will be shared by Lots 27 & 28, within a 20-ft driveway easement; Driveway max finished grade is 8% (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #29 (15.479 ± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	2-12%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	2-12%

ACCESS

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

Driveway is existing /proposed Length: +/- 1,065 ft Width: 12-14 ft

Sight distance evaluated? Y N Slopes: 2-15%

Need Clearing/Grading? Y N
Comments: First 439 ft of driveway is located on the property line for Lots 29 & 30, requires construction of a bridge to cross a permanent stream, and will be shared by Lots 29 & 30, within a 20-ft driveway easement; The individual portion of the driveway on Lot 29 requires a retaining wall and will have a max finished grade of 9.3% (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) **Potentially visible from Woodward Lake**

Y N Existing topography / vegetation will screen, if retained

Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

Individual on-site Municipal Community

Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?

Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?

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

Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)

Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)

Y N Suitable 100% replacement area identified?

Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

Individual on-site Municipal

Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

Y N Does proposed development maintain existing drainage patterns?

Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)

Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 0.83 ±acres

Driveway length x width = 12,780 SF (0.29 ±acres)

Total new disturbance on lot (maximum) = 1.12 ±acres

UTILITIES

Available on site? Y N Overhead Underground

Available at road? Y N Overhead Underground

Proposed for site? Y N Overhead Underground

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #30 (36.199 ± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	5-12%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	5-12%

ACCESS

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

Driveway is existing /proposed Length: +/- 869 ft Width: 12-14 ft

Sight distance evaluated? Y N Slopes: 2-15%

Need Clearing/Grading? Y N
Comments: First 439 ft of driveway is located on the property line for Lots 29 & 30, requires construction of a bridge to cross a permanent stream, and will be shared by Lots 29 & 30, within a 20-ft driveway easement; The individual portion of the driveway on Lot 30 will have a max finished grade of 7.9% (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

- Y N Proposed development visible from public areas (list) *n/a*
- Y N Existing topography / vegetation will screen, if retained
- Y N Planting plan proposed *If Yes, RASS forestry analyst consulted*

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

- Individual on-site Municipal Community
- Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- Y N Suitable 100% replacement area identified?
- Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

- Individual on-site Municipal
- Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

- Y N Does proposed development maintain existing drainage patterns?
- Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Building envelope = 1.05 ±acres
 Driveway length x width = 10,428 SF (0.24 ±acres)
 Total new disturbance on lot (maximum) = 1.29 ±acres

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #31 (7.427 ± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	5-9%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	5-9%

ACCESS

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

Driveway is existing /proposed Length: +/- 262 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: 6-13%

Need Clearing/Grading? Y N Comments: Driveway max finished grade is 9.0% (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) n/a

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #32 (7.679 ± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	2-16%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	2-16%

ACCESS

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

Driveway is existing /proposed Length: +/- 383 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: 7-19%

Need Clearing/Grading? Y N Comments: Driveway max finished grade is 9.7% (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) n/a

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: **Lot #33 (10.019 ± acres)**

Assigned EPS:ADL Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	max 3,000 SF	max 40 ft	1 – 4	3-7%

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes to limit each residential lot to one principal building with no further subdivisions.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Accessory structure	max 1,000 SF	max 40 ft	3-7%

ACCESS

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

Driveway is existing /proposed Length: +/- 635 ft Width: 12 ft

Sight distance evaluated? Y N Slopes: 9-16%

Need Clearing/Grading? Y N Comments: Driveway max finished grade is 8.9% (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) n/a

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2018-0123

If a subdivision: Lot # **Common Area lot** (188.990 ± acres)

Assigned EPS: **ADL** Reviewed by: Date:

Existing Development
PRINCIPAL BUILDINGS

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
None				

ACCESSORY STRUCTURES

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
Dam		Y (c. 1928)		Y

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
None				

Have necessary density? Y N

remaining potential principal buildings = 0* from survey or estimate

The project sponsor proposes the Common Area lot as a non-building lot.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Dock	20 ft x 6 ft (120 SF)	18 in above water	n/a

ACCESS

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

Woodward Lake Drive

Driveway is existing / proposed

Length: 2,081 ft to cul-de-sac Width: 26 ft (gravel)

Sight distance evaluated? Y N

Slopes: 2% – 7%

Need Clearing/Grading? Y N

Comments: 19-foot-wide roadway plus two 3'6" shoulders; 2 culverts and 3 bridges proposed as part of road construction (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

ACCESS

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

access to Woodward Lake

Driveway is existing / proposed Length: +/- 720 ft Width: 14 ft (gravel)
 Sight distance evaluated? Y N Slopes: < 6%
 Need Clearing/Grading? Y N Comments: 7 parking spaces provided; signage required for aquatic invasive species spread prevention; 8-ft-wide footpath from parking area to shoreline (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N
 Need easement? Y N
 Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) *n/a*
 Y N Existing topography / vegetation will screen, if retained
 Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

No WWTS on the Common Area lot

Individual on-site Municipal Community
 Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
 Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
 Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
 Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
 Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
 Y N Suitable 100% replacement area identified?
 Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

No water supply on the Common Area lot

Individual on-site Municipal
 Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

Y N Does proposed development maintain existing drainage patterns?
 Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
 Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

UTILITIES

Available on site? Y N Overhead Underground
 Available at road? Y N Overhead Underground
 Proposed for site? Y N Overhead Underground

The Common Area Lot includes a 15 ft x 10 ft easement for installation of a dry hydrant along Collins-Gifford Valley Road.