Attachment E

179 139

6378

TOWN OF UNDERHILL

P.O. Box 32
Underhill Center, VT 05490

Phone: (802) 899-4434 x106 Fax: (802) 899-2137

SUBDIVISION PERMIT

THIS PERMIT IS VALID UPON FULFILLMENT OF SUBDIVISION CONDITIONS AND SIGNATURE OF THE ZONING ADMINISTRATOR.

Permit #: SUB-10-02

Date Effective: 2-1-2010

Applicant(s): Isabel Baslow c/o Mike & Deb Baslow

Property Code: BS013

Property Location: 13 Baslow Lane

DRB Docket # DRB-09-02

Number of Lots Permitted: 5

Date of Final Hearing: 10-19-09

Zoning District(s): Rural Res. / Soil & Water Conservation

Date of Decision: 11-9-09

PERMIT CONDITIONS:

1. Determination of Ownership of Bulk Land: Applicant shall provide a determination to the Zoning Administrator on the remaining land on the western side of VT Rte. 15 prior to filing the final plat. The determination shall either
   a. confirm that the land is owned by Isabel Baslow and will be a part of Lot 5; or
   b. provide evidence of conveyance of the land.
2. Recording Requirement: Per the Underhill Subdivision Regulations, final approval of the subdivision is granted upon filing of the final subdivision plat in the Underhill Land Records. No transfer or sale of property may occur prior to recording the final plat and all applicable permits in the Town of Underhill Land Records.
3. State and Federal Permits: All required permits shall be recorded in the Land Records.
4. Driveway and Erosion Control Measures: Prior to issuance of a building permit to any lot out of this subdivision, an engineer shall provide a letter to the Zoning Administrator certifying
   a. that the shared infrastructure has been installed to the lot per the phasing schedule in the approved plans;
   b. that the approved curb cut has been installed per the plan; and
   c. that the driveway has been "roughed in" per the approved plan.

   Driveway top treatment may be installed at the end of the construction period. All erosion prevention, sediment control, and stormwater measures shall be installed per the phasing schedule in the approved plans. Approved driveways shall be the only points of ingress and egress during the construction period so as to minimize:
   a. compaction of site soils; and
   b. the effect on the submitted stormwater plans.

   Upon completion of construction, the designer/engineer must certify by letter to the Zoning Administrator that the shared infrastructure and driveways have been constructed as designed.
5. Stake-out of Improvements: All building envelopes and septic areas shall be staked out by the surveyor/engineer prior to any construction, and off-set stakes shall be held in place until completion of construction.
6. Septic Certification Letter: A copy of the engineer's letter to the State certifying that the septic system for any lot out of this subdivision has been installed per the approved plans shall be filed with the Zoning Administrator.

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PERMIT CONDITIONS:

7. Inspection Reports and Certifications: A copy of all inspection reports and certification reports sent to the State for the stormwater infrastructure shall be copied to the Zoning Administrator.
8. Homeowners Association Document: Reference to the Homeowners Association agreement shall appear in any deed in this subdivision. Failure to maintain a Homeowners Association and required agreements shall be considered a violation of the subdivision permit.
9. Road Maintenance Agreement: The Private Roadway Agreement shall include the correct revised dates. This agreement may appear in the Homeowners Association agreement.
10. Digital Submission of Plat and Plans: Prior to recording the final Mylars, the applicant shall submit a copy of the certified plats and Sheet 1 of 5 and Sheet 2 of 5 in digital format. The format of the digital information shall require approval of the Zoning Administrator.
11. 911 Codes: All lots shall have their 911 codes posted prior to issuance of any building permit (Lot 1: WC023, Lot 2: WC021, Lot 3: WC022, Lot 4: WC024).
12. Fees: All subdivision fees shall be paid in full to the Zoning Administrator prior to filing of the final plat.
13. Selectboard Approval: Applicant shall obtain approval of the roadway extension and driveways, underground utilities, and waiver requests for the bonding requirement and 10% grade requirement from the Selectboard prior to filing the final plat (see 10-29-09 minutes).

ZONING ADMINISTRATOR SIGNATURE

ADMINISTRATIVE OFFICE USE ONLY

TOWN CLERK RECORDING

UNDERHILL TOWN CLERK'S OFFICE
Received For Record 2/3 A.D., 20 10
At 11 O'clock minutes 1 M. & Recorded
In Book 179 Page 139-140 of Underhill Records
Attest
Town Clerk

END OF DOCUMENT