

# TOWN OF UNDERHILL, VERMONT

EXHIBIT

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## Article V, Section 5.3 – Site Plan Review Standards Findings Checklist

Docket #: DRB-18-14 Property ID: DW032 Hearing Date: 9/17/2018  
Applicant/Consultant: Rical LLC. Victor Veve

Check the zoning district(s) in which the proposed use will occur:

- Underhill Flats Village Center     Rural Residential     Water Conservation  
 Scenic Preservation             Soil & Water Conservation

*The following standards are excerpted from Article V, Section 5.3 of the Unified Land Use and Development Regulations. For full standards, refer to the complete regulations document.*

*Applicant(s) shall submit proposed findings of fact for each of the relevant standards below as part of the application for site plan review. Proposed findings shall address how the proposed development relates to each portion of the standard.*

<u>Required</u>	<u>Submitted</u>	<b><u>Section 5.3 (B) Standards</u></b>
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<input type="checkbox"/>	<input type="checkbox"/>	<b>(1) Existing Site Features.</b>
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Demonstrate how the proposed site layout and design avoids undue adverse impacts to significant natural, historic, and scenic resources. Refer to Section 5.3 (B)(1)(a) for specific areas of concern.

The existing topography and drainage patterns are shown on the Site Plan;  
The portion of the property to be developed is not above 1500 feet in elevation;  
Areas of steep and very steep slopes are shown on the Site Plan;  
There are no known surface waters or wetlands in the area to be developed;  
The property is not in a special flood hazard area;  
The property is not in a delineated source protection area;  
The ANR Resource atlas does not list and significant habitat areas or travel corridors on the property;  
The property is not in a scenic viewshed and is pre-dominantly wooded.

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Required

Submitted

### Section 5.3 (B) Standards Continued



#### **(2) Site Layout & Design.**

Explain how the proposed location and orientation of structures, and supporting infrastructure on the site, are compatible with their proposed setting and context as determined from the Underhill Town Plan, zoning district objectives, existing site conditions and features, adjoining or facing structures in the vicinity, and other applicable provisions of the Unified Land Use and Development Regulations. Refer to Section 5.3(B)(2) for details.

The proposed site is located on a wooded hillside and does not encroach on open fields or a prominent ridgeline or hilltop. The proposed building lot is in scale with the surrounding properties.

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Required      Submitted      **Section 5.3 (B) Standards Continued**

### **(3) Vehicle Access.**

Explain how the proposed use meets all town and state access management and design standards. Include an explanation of how the curb cut(s) and road intersection(s) do not create hazards to vehicles, pedestrians or bicyclists onsite or on adjoining roads, sidewalks, and pathways.

The access from Downes road to Grants landing is a town highway. Grants Landing has an already existing curb cut that will not create hazards to existing houses or people. The curb cut to the private drive will be the required width. The private drive has ample site lines for safety and meets the town specifications. There are no public sidewalks or paths existing on the land or roadway.

Required      Submitted

### **(4) Parking, Loading & Service Areas.**

Indicate how the proposed use conforms to the requirements of this section.

This is an access road to a residential home. Parking will be non-paved. There will be no undue adverse impacts on view as we have gone to great lengths for privacy on this lot. So there will be no public views. There is no proposed shared parking for the access road.

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Required

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### Section 5.3(B) Standards Continued



#### **(5) Site Circulation.**

Explain how the proposed use has provided for adequate and safe onsite vehicular and pedestrian circulation. Site plans shall include the requirements of Section 5.3(B)(5)(a), (b) where applicable.

There are clearly marked access plans with adequate pull off as per town regulations.

Required

Submitted



#### **(6) Landscaping and Screening.**

Explain how the proposed plan incorporates the landscaping and screening requirements of Section 5.3(B)(6).

The road will be lined with mature tree growth which will screen and mitigate the visual impacts to Grants Landing as well the property will not be seen by the public.

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<u>Required</u>	<u>Submitted</u>	<u>Section 5.3(B) Standards Continued</u>
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**(7) Outdoor Lighting.**

Does the proposed use require outdoor lighting?

Yes

No *(If no, skip to #8).*

Explain how the proposed outdoor lighting conforms to the requirements of Section 3.11.

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<u>Required</u>	<u>Submitted</u>	<u>Section 5.3(B) Standards Continued</u>
<input type="checkbox"/>	<input type="checkbox"/>	<b>(8) Stormwater Management and Erosion Control.</b>

Indicate how the proposed use incorporates the requirements of Section 5.3(B)(8) including temporary and permanent stormwater management and erosion control measures.

The Site Plan shows the proposed grading needed to incorporate the driveway and house site. Also included are details to control stormwater runoff from the site and the recommended erosion measures during construction. Stormwater will be collected at key points along the driveway and directed to level spreaders to mitigate the erosion potential.