

Jacobs Phase 4 Subdivision

**Section 8.2 General Standards**

**A. Development Suitability.** All land to be subdivided shall be suitable for the intended use and proposed density of development. The subdivision shall not result in undue adverse impacts to public health and safety, the natural environment, neighboring properties and uses, or the character of the area in which it is located. Subdivisions shall set aside as open space and exclude from subsequent development land that is characterized by periodic flooding, poor drainage, very steep slopes (>25%) and other known hazards, or that is otherwise not suitable to support structures or infrastructure.

*The proposed residential lots are not characterized by periodic flooding, poor drainage or steep slopes and do not have any known hazards.*

**B. Development Density.** The allowed density of development within a subdivision shall be calculated by dividing the total land area to be subdivided, excluding existing and proposed road rights-of-way, by the minimum lot size and maximum building densities specified for the zoning district(s) in which the subdivision is located (see Tables 2.1 – 2.7), except as modified for planned unit developments under Article IX.

*Lot 6 is approximately 15.70 acres. Disregarding the proposed right-of-way, the total land area to be subdivided is 14.95 acres. This lot has sufficient area to allow approximately 14 residential lots including allowances for right-of-ways. Two new lots are proposed.*

**C. Existing Site Conditions.** To the extent physically feasible, subdivision layout and design shall integrate and conserve existing site features and natural amenities, including:

1. **Natural topography (surface contours, grades) and drainage patterns;**

*The lots, in general, conform to the existing surface contours.*

2. **Naturally occurring surface waters, wetlands and vernal pools;**

*The natural intermittent streams are conserved and a 25' stream buffer for development is shown. Use of an existing 36" culvert is used to gain access to Lots 13 & 14.*

3. **Mapped flood plains (Special Flood Hazard Areas);**

*There are no known mapped floodplains.*

4. **Natural vegetative cover (e.g., timber and orchard stands, witness and shade trees, copses, hedgerows, and wetland and riparian buffers);**

*There is minimal tree cover in the proposed lots. Some tree cover on the north side of Lot 14 which will be conserved where possible.*

5. **Unique topographic or geologic features (e.g., outcrops, ledges, visually prominent ridgelines and peaks);**

*There are no unique topographical or geologic features.*

6. **Primary agricultural soils, as defined by the U.S. Natural Resource Conservation Service and state;**

*Approximately 1/3 of Lot #13 is Munson and Raynham silt loams (MyB) classified as statewide primary agricultural soil.*

7. **Historic sites and structures**

*There are no known historic sites or structures.*

**D. Underhill Town Plan & Regulations.** Subdivisions shall conform to clearly stated policies and objectives in the Underhill Town Plan as most recently amended, other provisions of these regulations, adopted capital or transportation improvement programs, and other municipal bylaws, ordinances and regulations in effect at the time of application.

*The stated purpose of the Underhill Flats Village Center District (formerly known as the Residential District) is to allow for the continuation of existing small scale commercial, residential and public uses.*

**E. District Settlement Patterns.** A subdivision shall be designed and configured to reflect the desired settlement pattern for the zoning district(s) in which it is located, as defined Under Article II and the Underhill Town Plan. To this end, the following standards shall apply to subdivisions within respective zoning districts.

**Underhill Village Center Districts.** Subdivision within the Underhill Flats Village Center District shall be designed and configured to reinforce a compact, pedestrian scale and pattern of development. Lots and building envelopes shall be sized and located to maintain a consistent building line and streetscape along roads. Subdivisions in this district also shall be designed to incorporate, extend, or connect to existing roads, pedestrian paths and utility corridors. Sidewalks and other pedestrian facilities shall be provided where physically feasible; new roads in these districts shall be designed to maximize pedestrian safety and circulation.

*The proposed subdivision continues the present development pattern established along Harvest Run and Jacobs Hill roads.*

**F. Lot Layout.** Lots and lot layouts shall be configured to:

1. **Be suitable for their intended use, for subsequent development (building lots) or for resource or open space protection (conserved lots);**

*The proposed lots are suitable for building lots.*

**2. Conform to desired district settlement patterns, as required under Subsection E;**

*The proposed subdivision continues the present development pattern established along Harvest Run and Jacobs Hill roads.*

**3. Meet minimum lot size and density requirements under Article II, except as modified for planned residential or planned unit developments under Article IX;**

*The proposed lots meet the minimum lot size requirement of 1.0 acres.*

**4. Conform to lot and yard requirements under Section 3.7; and to**

*The proposed lots conform to the lot and yard requirements in Section 3.7.*

**5. Avoid irregularly shaped lots (e.g., with curves, jogs, dog-legs, etc.), unless warranted due to topographic or other physical site constraints, or to minimize the fragmentation of natural, scenic or cultural resources under Section 8.3**

*The proposed lots are generally rectangular in shape. When appropriate, property corners will be established by the use of pre-existing corners of lots #10, #11, and #12.*

**G. Building Envelopes.** The designation of building envelopes to limit the location of structures, parking areas, and associated site improvements to one or more portions of a lot shall be required for all subdivided lots, as shown on the subdivision plat. The location, size and shape of each building envelope shall be established in accordance with these 7 regulations, including zoning district requirements under Article II and Subsection E, and resource protection standards under Section 8.3. The DRB also may require the identification of specific building locations (footprints) if, in its judgment, such information is needed to determine conformance with these regulations.

*Building envelopes are shown given the various setbacks and buffers in compliance with the Town of Underhill Regulations. These will be updated as needed during the preliminary review phase.*

**H. Survey Monuments.** The locations of all proposed permanent surveying monuments and corner markers, as required under the Rules of the Board of Land Surveyors, shall be identified on the final subdivision plat. The DRB may also require that the corner points of designated building envelopes be marked on the ground with iron pins and identified on the final subdivision plat.

*The locations of survey monuments shall be established during the preliminary phase of review.*

**I. Landscaping & Screening.** Landscaping and screening, using native and salt-tolerant species (see Appendix C and Appendix D), shall be provided as necessary to:

**1. Preserve existing trees, tree lines, wooded areas of particular natural or aesthetic value to the site, and significant wildlife habitat areas.**

*Trees and tree lines to be preserved shall be shown during the preliminary review phase.*

**2. Provide an undisturbed vegetated buffer between developed and undeveloped portions of the subdivision, as necessary to minimize adverse impacts to surface waters and wetlands (see Section 3.19), or other natural or scenic resources under Section 8.3.**

*Rear and side property setback as per the Underhill Town Plans and Regulations are met and shown for the lots. A 25' stream buffer is shown at the west side of the lots. Buffers and setback shall be shown during the preliminary review phase.*

**3. Provide physical separation and visual screening as necessary to provide privacy, reduce noise or glare, or to establish a buffer between potentially incompatible land uses.**

*The need for visual screening is not anticipated.*

**4. Establish a tree canopy along roads or pedestrian walkways, particularly where proposed road construction and related site improvements will result in the loss of existing tree cover. For major subdivisions, the DRB may require the submission of a landscaping plan, to be prepared by a certified landscape architect, as required to determine conformance with these regulations.**

*Street trees are anticipated and will be shown during the preliminary phase of review.*

**J. Energy Conservation. Subdivision design and layout, to the extent physically feasible, shall incorporate energy efficient design by:**

**1. Locating and orienting sites (e.g., building lots, envelopes) to maximize southern exposures where available, and solar access for solar energy and heating systems.**

*The house sites on lots #13 and #14 should have west and southwest exposure.*

**2. Clustering development (e.g., building lots, envelopes) to minimize road and utility line extensions and to allow for group net-metering.**

*Net metering is not anticipated.*

**3. Incorporating existing topography, natural vegetation and landscaping to provide wind breaks, seasonal shade and solar access, and to reduce building heating and cooling needs.**

*All new house construction will conform to the newly adopted State of Vermont Building Residential Energy standards.*

**4. Designating lots or areas within major subdivisions that are suitable for net-metered solar collectors, wind turbines, managed wood lots and other renewable energy facilities and resources for the individual or collective use of subdivision residents.**

*Net metering or wind turbines are not anticipated.*