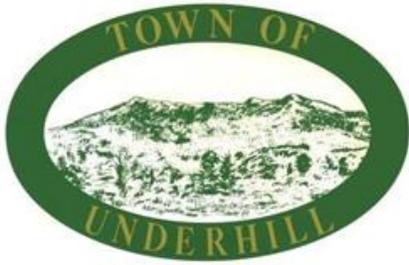


APPLICATION OVERVIEW
SKETCH PLAN REVIEW
ARTICLE 7, SECTION 7.3

DRB DOCKET #:	DRB-20-02
APPLICANT(S):	Jason Marias
CONSULTANT(S):	Horizons Engineering
PROPERTY ADDRESS (PARCEL ID CODE):	318 Irish Settlement Road (IS318)
ZONING DISTRICT(S):	Rural Residential
INITIAL FILING DATE:	Monday, January 6, 2020
APPLICATION COMPLETION DATE:	Tuesday, January 7, 2020
SCHEDULED MEETING DATE:	Monday, January 20, 2020

PROJECT DESCRIPTION:	The Applicant is seeking a re-subdivision of a previously approved 3-Lot subdivision at 318 Irish Settlement Road (IS318). The Applicant is proposing to add an additional lot, subdividing the previous lot identified as Lot 1 in Exhibit G into two lots.
MOST RELEVANT ULUDR SECTIONS:	§ 3.2 (Access); § 3.7 (Lot, Yard & Setback Requirements); § 7.2 (Sketch Plan Review).
REASON FOR CONDITIONAL USE REVIEW:	Proposed subdivisions are required to be reviewed by the Development Review Board per Article VII. The Sketch Plan Review Meeting is meant to be an informal process to identify potential issues prior to the Applicant(s) expending a lot of resources on a project.
APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended thru December 18, 2018 will APPLY .
STATE PERMIT INFORMATION:	<ul style="list-style-type: none"> No State permits have been obtained at this time.
COMMENTS/NOTABLE ISSUES:	<ul style="list-style-type: none"> Engineering Plans submitted for the Preliminary Subdivision Review Hearing will resolve the issues and concerns raised by Staff.



TOWN OF UNDERHILL

Development Review Board

JASON MARIAS
SKETCH PLAN REVIEW
Docket #: DRB-20-02

Applicant(s): Jason Marias
Consultant(s): Horizons Engineering
Property Location: 318 Irish Settlement Road (IS318)
Acreage: ±7.55 Acres
Zoning District(s): Rural Residential

Project Proposal: Sketch Plan Review of Jason Marias for a proposed re-subdivision of a previously approved 3-Lot Subdivision of property located at the aforementioned address. The Applicant is proposing to add an additional lot, subdividing the previous lot identified as Lot 1 in Exhibit G into two lots.

2018 UNDERHILL UNIFIED LAND USE & DEVELOPMENT REGULATIONS RELEVANT REGULATIONS:

- Article II, Table 2.4 – Rural Residential (pg. 15)
 - Article III, Section 3.2 – Access (pg. 30)
 - Article III, Section 3.7 – Lot, Yard & Setback Requirements (pg. 38)
 - Article III, Section 3.9 – Nonconforming Structures (pg. 40)
 - Article III, Section 3.13 – Parking, Loading & Service Areas (pg. 44)
 - Article III, Section 3.17 – Source Protection Areas (pg. 55)
 - Article III, Section 3.18 – Steep Slopes (pg. 56)
 - Article III, Section 3.19 – Surface Waters & Wetlands (pg. 63)
 - Article III, Section 3.23 – Water Supply & Wastewater Systems (pg. 68)
 - Article VI – Flood Hazard Area Review (pg. 127)
 - Article VII, Section 7.2 – Applicability (pg. 139)
 - Article VII, Section 7.3 – Sketch Plan Review (pg. 141)
 - Article VIII – Subdivision Standards (pg. 150)
 - Appendix A – Underhill Road, Driveway & Trail Ordinance
-

CONTENTS:

- a. Exhibit A - Marias Sketch Plan Review Staff Report
- b. Exhibit B - Marias (IS318) Sketch Plan Review Meeting Procedures
- c. Exhibit C - Subdivision Review Application
- d. Exhibit D - Project Proposal
- e. Exhibit E - Certificate of Service
- f. Exhibit F - Correspondence from VT Fish & Wildlife Department
- g. Exhibit G - Proposed Subdivision

- h. Exhibit H - Steams & Waterbodies
- i. Exhibit I - Originally Submitted Proposed Subdivision

COMMENTS/QUESTIONS

1. **SECTION 3.2 – ACCESS:**
 - a. The Applicant shall depict a driveway for Lot 1A that satisfies the 12 ft. setback requirement under § 3.2.D.9.
 - b. While § 3.2.D.7 requires through lots to be accessed from the road less travel, the Applicant is proposing to utilize an existing curb cut along Irish Settlement, the road more travel, which contributes to a more efficient site circulation pattern and less impact on the environment, as well as conforms to the policy of encouraging shared accessway points/driveways.
 - c. The 250 ft. frontage requirement will need to be verified upon submission of engineered plans during the preliminary subdivision review hearing.
 - d. A shared maintenance agreement shall be submitted as part of the preliminary subdivision review application.
 2. **SECTION 3.19 – SURFACE WATERS & WETLANDS:**
 - a. The engineering plans for preliminary subdivision review should be updated to better depict the location of the unnamed stream and Settlement Brook.
 - b. The engineering plans for preliminary subdivision review should be updated to clarify what class of wetlands are on the lot, as well as depict the associated wetlands buffer.
 3. **SECTION 3.23 – WATER SUPPLY & WASTEWATER SYSTEM:** The Applicant will need to submit an updated Wastewater System & Potable Water Supply Permit, or submit a Wastewater System design, during the preliminary subdivision application phase of the project.
 4. **SECTION 8.1.D – MODIFICATIONS & WAIVERS:** Should a frontage waiver be required for any of the two lots (in accordance with §§ 3.7.E.1 & 8.6.A.2), a request should be made as part of the preliminary subdivision review hearing.
 5. **SECTION 8.2.G – BUILDING ENVELOPES:** The Applicant has not identified a proposed building envelope, and should do so prior to submitting plans for the preliminary subdivision review hearing.
 6. **SECTION 8.6 – TRANSPORTATION FACILITIES:** The Board should determine if the proposed access plan for the two lots conforms to the idea of a “shared driveway” since the two driveways converge at the curb cut to Irish Settlement Road.
 7. **SECTION 8.8 – LEGAL REQUIREMENTS:** The Board should determine if the Applicant requires a draft Road Maintenance Agreement prior to the Preliminary/Final Subdivision Review hearing.
 8. **APPENDIX A – ROAD & DRIVEWAY STANDARDS:** The Applicant should provide information relating to the access way at the time of the preliminary subdivision review hearing, at which time Staff will provide a more detailed assessment.
-

STAFF FINDINGS OF RELEVANT SECTIONS

ARTICLE II – ZONING DISTRICTS

Zoning Districts	
■	Underhill Flats Village Center (1.0 Acre)
■	Underhill Center Village (1.5 Acres)
■	Rural Residential (3 Acres)
■	Water Conservation (5.0 Acres)
■	Soenic Preservation (10 Acres)
■	Soil and Water Conservation (15 Acres)



*Note: the map on the right does not show the previously approved subdivided lots (Lots 2 and 3), now addressed as 330 Irish Settlement (IS330) and 334 Irish Settlement Road (IS334).

	Rural Residential	Proposed Lot 1B (SFD)	Proposed Lot 1A
Lot Size:	3.0 Acres	~3.55 Acres	~4.0 Acres
Frontage:	250 ft.	TBD	TBD
Setbacks:			
• Front West	30 ft.	TBD	TBD
• Side 1 North	50 ft.	TBD	TBD
• Side 2 South	50 ft.	TBD	TBD
• Rear West	50 ft.	TBD	TBD
Max. Building Coverage:	25%	TBD	TBD
Max. Lot Coverage:	50%	TBD	TBD
Maximum Height:	35 ft.	TBD	TBD

* Exhibit G illustrates Lot 1A (Orange) and Lot 1B (Yellow) more clearly. The colors and numbering were assigned by Staff to better convey the information within this report.

TABLE 2.4 – RURAL RESIDENTIAL

PG. 15

Purpose Statement: Accommodate medium density development on land that has access to public roads where traditional development has taken place, where soil cover is thicker than on the hillside. The Rural Residential district allows for the continuation of existing commercial, residential, and public uses and to encourage future development, particularly along Route 15, Poker Hill Road and Irish Settlement Road that is compatible with these historic uses.

- The proposed subdivision will subdivide a ±7.55 Acre lot into two lots, which conforms with obtaining medium density development in this district.
- Both lots will be accessed from a shared curb cut on Irish Settlement Road, a Class III Road (see Exhibit G).
- An existing single-family dwelling currently exists on the proposed Lot 1B.
- The intent for Lot 1A is presumably for the development of a single-family dwelling.

ARTICLE III – GENERAL REGULATIONS

SECTION 3.2 – ACCESS

PG. 30

- The driveway that is to serve Lot 1A is anticipated to access the existing driveway currently serving the single-family dwelling at 318 Irish Settlement Road (IS318).
- The shared driveway appears to be minimal, as the Applicant is depicting the driveway that will serve Lot 1A intersecting with the existing driveway (that would serve Lot 1B) at, or almost at, the intersection with Irish Settlement Road.
- An access permit will be required, and shall be submitted with the final subdivision review application.
 - A shared maintenance agreement shall be submitted as part of the preliminary subdivision review application.
- The 250 ft. frontage requirement will need to be verified upon submission of engineered plans during the preliminary subdivision review hearing.
 - Frontage may be waived in accordance with §§ 3.7.E.1 & 8.6.A.2 so long as there is a shared driveway.
- Section 3.2.D.7 requires through lots to be accessed from the road less travel.
 - The Applicant is proposing to utilize an existing curb cut, which contributes to a more efficient site circulation pattern and less impact on the environment.
 - Requiring the Applicant to access the new lot (Lot 1A) from Fuller Road would be counterproductive to the policies identified directly above, as well as to the frontage waiver policies.
- The Applicant shall depict a driveway for Lot 1A that satisfies the 12 ft. setback requirement under § 3.2.D.9.

SECTION 3.7 – LOT, YARD & SETBACK REQUIREMENTS

PG. 38

- One principal use/structure is expected for Lot 1B, which will retain the existing house – a single-family dwelling.
- One principal use/structure is assumed expected for Lot 1A – a single-family dwelling.
- The proposed subdivision could potentially fail to satisfy the frontage requirements of the Rural Residential District.
 - If the proposed lots fail to meet the frontage requirements, a frontage waiver for both lots may be required, which is allowed in accordance with §§ 3.7.E.1 & 8.6.A.2 since the lots will be accessed via a Shared Driveway serving 2 lots.

SECTION 3.13 – PARKING, LOADING & SERVICE AREAS

PG. 44

- The lot retaining the house presumably satisfies the parking requirement for a single-family dwelling – 2 parking spaces per dwelling, and an accessory dwelling – 1 parking space per dwelling.
- The proposed parking area for Lot 1A shall be designed for two parking spaces for assumedly a single-family dwelling.
 - Parking requirements for single-family dwellings and accessory dwellings have been typically verified at the building permit phase of development.

SECTION 3.17 – SOURCE PROTECTION AREAS

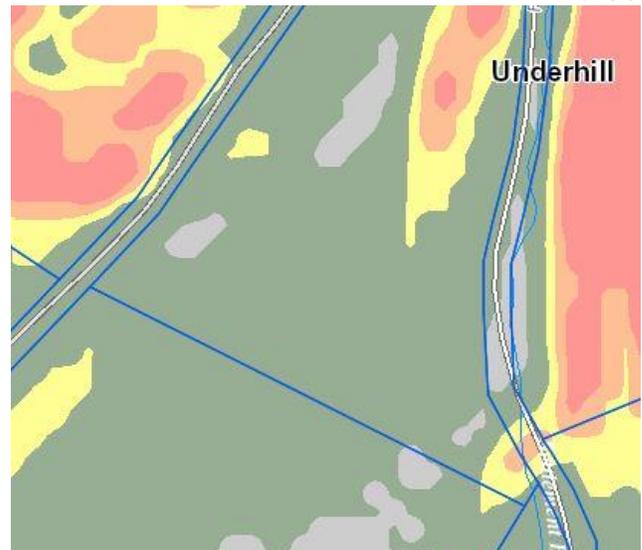
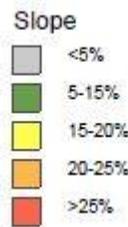
PG. 55

- The subject lot is not located within a Groundwater Source Protection Area.

SECTION 3.18 – STEEP SLOPES

PG. 56

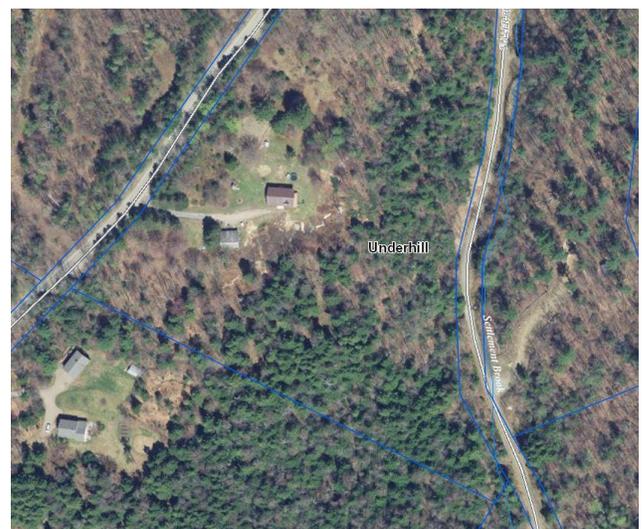
- Areas of steep slopes (15-25%) are present on the existing lot (see directly to the right).
- While some areas of steep slopes will be present on the proposed Lot 1A, development is not anticipated in those areas, and therefore, additional review under this section will not be required so long as the Applicant does not submit future plans impacting those areas.



SECTION 3.19 – SURFACE WATERS & WETLANDS

PG. 63

- Settlement Brook (as depicted on the right) and an unnamed stream (see Exhibit H) are located on the subject lot and appear to bisect the southeast portion of the lot.
 - Since no floodplains are associated with Settlement Brook, all development shall be located 50 ft. from the top of bank, while also all development shall be located 25 ft. from the unnamed stream.
 - The engineering plans for preliminary subdivision review should be updated to better depict the location of the unnamed stream and Settlement Brook.
- Wetlands were identified during the previous Subdivision Review Application (DRB-17-04) (see Exhibit H).



- The engineering plans for preliminary subdivision review should be updated to clarify what class of wetlands are on the lot, as well as depict the associated wetlands buffer.

SECTION 3.23 – WATER SUPPLY & WASTEWATER SYSTEMS

PG. 68

- The Applicant will need to submit an updated Wastewater System & Potable Water Supply Permit, or submit a Wastewater System design, during the preliminary subdivision application phase of the project.

ARTICLE VI – FLOOD HAZARD AREA REVIEW

- No Special Flood Hazard Areas were depicted on the existing lot according to the ANR Website; therefore, review under this section is not required.

ARTICLE VII – SUBDIVISION REVIEW

SECTION 7.2 – APPLICABILITY

PG. 139

- The Applicant is proposing a re-subdivision of a previously approved 3-Lot subdivision that meets the requirements of Section 7.2.E.2.a.
- Since the proposal involves the creation of a new lot, increasing the total number of lots from 3 to 4, Staff recommends the project be classified as a major subdivision (see directly below for rationale).

Section 7.2.E.2.a, pertaining to major subdivisions, states:

Major subdivision include: (a) the subdivision of land or *re-subdivision of a previously subdivided lot which results in a total of four* or more lots including previously subdivided lots, or requires the installation or extension of a road right-of-way or municipalities. *[Emphasis Added]*

The definition of Re-Subdivision is:

Resubdivision: *A change to a previously approved and recorded subdivision plat within five years of the proposed subdivision.* Changes include, but are not limited to, changes that affect any lot lines, street or road layouts, areas reserved for public use, or any map or plan that has been legally recorded. *[Emphasis Added]*

SECTION 7.3 – SKETCH PLAN REVIEW

PG. 141

- See Exhibit D pertaining to the purpose statement for Sketch Plan Review.
- The Applicant has submitted the necessary materials for the Board to make a decision about the application.

ARTICLE VIII – SUBDIVISION STANDARDS

SECTION 8.1 – APPLICABILITY

SECTION 8.1.B – REQUEST FOR MORE INFORMATION

PG. 150

- Technical review is not required at this time.

SECTION 8.1.C – FINDINGS OF FACT

PG. 150

- Findings of fact are not required at this stage of the subdivision review process.

SECTION 8.1.D – MODIFICATIONS & WAIVERS

PG. 150

- The Applicant has not requested any additional modifications or waivers at this time.
- Should a frontage waiver be required for any of the two lots (in accordance with §§ 3.7.E.1 & 8.6.A.2), a request should be made as part of the preliminary subdivision review hearing.

SECTION 8.2 – GENERAL STANDARDS

SECTION 8.2.A – DEVELOPMENT SUITABILITY

PG. 151

- No unforeseen undue adverse impacts to the public health, safety or the character of the area in which the proposed development is located are anticipated.
- The Applicant has not expressed any intention of setting aside land as open space that would be excluded from subsequent development lands that periodically flood, have poor drainage, contain very steep slopes (>25%), or have other known hazards, or that is otherwise not suitable to support structures or infrastructure.

SECTION 8.2.B – DEVELOPMENT DENSITY

PG. 151

- The proposed subdivision meets the density requirements of this Section.

SECTION 8.2.C – EXISTING SITE CONDITIONS

PG. 151

- The proposed subdivision does not appear to be adverse to any of the existing site features or natural resources listed in this subsection, other than prime agricultural soils (see § 8.3.F below).

SECTION 8.2.D – UNDERHILL TOWN PLAN & REGULATIONS

PG. 152

- The proposed project appears to conform to the *Underhill Town Plan* and the *Underhill Unified Land Use & Development Regulations*.

SECTION 8.2.E – DISTRICT SETTLEMENT PATTERNS

PG. 152

Rural Districts. Subdivisions within the Rural Residential, Water Conservation and Scenic Preservation Districts shall be designed and configured to reinforce the rural character and historic working landscape of these districts, characterized by forested hillsides and hilltops, open fields, and moderate to low densities of residential development interspersed with large contiguous tracts of undeveloped land. Lots shall be configured to maintain contiguous tracts of open land between adjoining parcels.

- The proposed project appears to conform with the Rural Districts settlement patterns outlined in Section 8.2.E.1 (see directly to the left).

SECTION 8.2.F – LAYOUT

PG. 153

- The proposed subdivision appears to conform with the requirements of this section.
 - *NOTE:* a frontage waiver may be required as discussed above.
- Upon subdividing, no more lots can be created (at least under the current iteration of the zoning regulations) from the previously existing lot prior to the original subdivision under DRB Docket #: DRB-17-04.

SECTION 8.2.G – BUILDING ENVELOPES

PG. 153

- The Applicant has not identified a proposed building envelope, and should do so prior to submitting plans for the preliminary subdivision review hearing.

SECTION 8.2.H – SURVEY MONUMENTS

PG. 153

- No findings.

SECTION 8.2.I – LANDSCAPING & SCREENING

PG. 153

- No findings.

SECTION 8.2.J – ENERGY CONSERVATION

PG. 154

- No findings.

SECTION 8.3 – NATURAL CULTURAL RESOURCES

SECTION 8.3.A – RESOURCE IDENTIFICATION & PROTECTION

PG. 154

- No information pertaining to, nor has any identification relating to, significant cultural and natural features necessitating protection has been submitted for consideration.

SECTION 8.3.B – SURFACE WATERS, WETLANDS & FLOODPLAINS

PG. 155

- See Section 3.19 and Article VI above for more information.

SECTION 8.3.C – ROCK OUTCROPS, STEEP SLOPES, HILLSIDES & RIDGELINES

PG. 155

- See Section 3.18 above for more information.

SECTION 8.3.D – NATURAL AREAS & WILDLIFE HABITAT

PG. 156

- A priority level 6 habitat block is located on the existing lot (see directly to the right on the next page).
- While the ANR Atlas identified a deer wintering area on the subject property, the Applicant submitted correspondence during the previous subdivision review process from the Vermont Fish & Wild Life Department that did not observe any significant use of the parcel as a deer wintering area (see Exhibit F).
- The ANR Biofinder has also identified the following priority characteristics:
 - Highest Priority Community & Species (towards the western part of the property and along Irish Settlement Road)
 - Highest Priority Landscape (in a similar area as the habitat block identified on the right)
 - Class II Wetlands (see Exhibit H)
 - Highest Priority Wildlife Crossing (along Irish Settlement Road)
 - Riparian Wildlife Connectivity (along Settlement Brook)



- Priority Interior Forest Blocks (in a similar area as the habitat block identified on the right)
- Highest Priority Connectivity Blocks (in a similar area as the habitat block identified on the right)

- Highest Priority Surface Water and Riparian Areas (along Settlement Brook)
- Representative and Responsibility Physical Landscape

SECTION 8.3.E – HISTORIC & CULTURAL RESOURCES

PG. 157

- Staff is unaware of any historic and cultural resources located on the existing lot.

SECTION 8.3.F – FARMLAND

PG. 157

- An area of prime agricultural soil is located on the lot (see directly above) and will be impacted with the construction of the driveway serving the proposed Lot 1A.
- Avoiding this area is only possible by accessing the lot from Fuller Road, which creates its own environmental challenges (see § 3.2 above).

	Local
	Local (b)
	Not rated
	Prime
	Prime (b)
	Prime (f)
	Statewide
	Statewide (a)
	Statewide (b)
	Statewide (c)



SECTION 8.3.G - FORESTLAND

PG. 158

- The proposed property line will bisect an area of forest, which comprises the majority of the subject property (IS318 – 318 Irish Settlement Road).
- Proposed development will inevitably result in the clearing of forest.

SECTION 8.4 – OPEN SPACE & COMMON LAND

SECTION 8.4.A – OPEN SPACE

PG. 159

- The Applicant is not proposing to designate any land as open space.

SECTION 8.4.B – COMMON LAND

PG. 160

- The Applicant is not proposing to designate any land as common land.

SECTION 8.4.C – LEGAL REQUIREMENTS

PG. 160

- No findings.

SECTION 8.5 – STORMWATER MANAGEMENT EROSION CONTROL

PG. 160

- No findings at this time.

SECTION 8.6 – TRANSPORTATION FACILITIES

SECTION 8.6.A – ACCESS & DRIVEWAY

PG. 162

- The two lots are proposed to be accessed by their own driveways, which appear to share a curb cut to Irish Settlement Road.
 - The Board should determine if the proposed access plan for the two lots conforms to the idea of a “shared driveway” since the two driveways converge at the curb cut to Irish Settlement Road.

- Only the requirements from Sections 3.2 & 8.6.A apply (see above for more information as it relates to the *Underhill Unified Land Use & Development Regulations*). See Appendix A below for more information as it relates to the *Underhill Road, Driveway & Trail Ordinance*.

SECTION 8.6.B – DEVELOPMENT ROADS **PG. 164**

- This subsection does not apply.

SECTION 8.6.C – PARKING FACILITIES **PG. 167**

- This subsection does not apply.

SECTION 8.6.D – TRANSIT FACILITIES **PG. 167**

- This subsection does not apply.

SECTION 8.6.E – PEDESTRIAN ACCESS **PG. 167**

- This subsection does not apply.

SECTION 8.7 – PUBLIC FACILITIES & UTILITIES

SECTION 8.7.A – PUBLIC FACILITIES **PG. 168**

- An undue burden on existing and/or planned public facilities is not anticipated.
- Comments from the Mt. Mansfield Union School District will be solicited during the Preliminary/Final Subdivision Review process.

SECTION 8.7.B – FIRE PROTECTION **PG. 168**

- An undue burden on the Underhill-Jericho Fire Department is not anticipated.
- Comments from the Underhill-Jericho Fire Department will be solicited during the Preliminary/Final Subdivision Review process.

SECTION 8.7.C – WATER SYSTEMS **PG. 168**

- See Section 3.23 Above.

SECTION 8.7.D – WASTEWATER SYSTEMS **PG. 169**

- See Section 3.23 Above.

SECTION 8.7.D – UTILITIES **PG. 169**

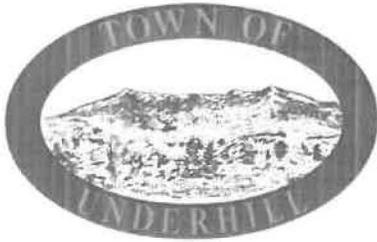
- No findings.

SECTION 8.8 – LEGAL REQUIREMENTS **PG. 170**

- The Board should determine if the Applicant requires a draft Road Maintenance Agreement prior to the Preliminary/Final Subdivision Review hearing.
- The Applicant should submit draft deeds prior to the Preliminary/Final Subdivision Review hearing.

APPENDIX A – ROAD & DRIVEWAY STANDARDS

- The Applicant should provide information relating to the access way at the time of the preliminary subdivision review hearing, at which time Staff will provide a more detailed assessment.
- An access permit application shall be submitted at the time of the final subdivision review hearing.



UNDERHILL DEVELOPMENT REVIEW BOARD

SKETCH PLAN REVIEW

MEETING PROCEDURES

7:10 PM, Monday, January 20, 2020

Applicant(s): Jason Marias
Docket #: DRB-20-02

State the following:

1. This is a sketch plan review meeting on the application of Jason Marias for a proposed re-subdivision of a previously approved 3-Lot Subdivision of property he owns at 318 Irish Settlement Road (IS318) in Underhill, Vermont. The Applicant is proposing to add an additional lot, subdividing the previous lot identified as Lot 1.

This application is subject to review under the 2011 *Unified Land Use & Development Regulations*, as amended March 6, 2018 and the 2015 *Road, Driveway and Trail Ordinance*, as amended December 18, 2018.

Sketch plan review is an informal, pre-application review process intended to acquaint the DRB with a proposed subdivision during the conceptual stage of the design process before the applicant incurs significant expense in preparing a formal application. This informal review and discussion at the regular meeting of the DRB helps identify the type of subdivision and subdivision layout that will best meet the needs of the subdivider and the requirements of these regulations.

The sketch plan review is not a hearing, and the requirements for interested party status do not apply. This means that we do not swear speakers in, but we will ask that you identify yourself and give your address to the Board before you comment so that we can keep an accurate record of this meeting in the Minutes.

The exhibits submitted as part of this application are available in the Marias sketch plan review file (Docket #: DRB-20-02 / IS318) at the Underhill Zoning & Planning Office and on the Town's website.

2. Copies of the Rules of Procedure that the Board follows are available for review at the front counter, and can be obtained from the Planning & Zoning Administrator.
3. At this point we'll begin review and hear from the applicant(s) and/or their representative(s).
4. Next we will hear from the Planning & Zoning Administrator.
5. Are there members of the public who would like to speak?
6. Any final comments from the Board, the Planning & Zoning Administrator, applicant(s) and/or their representative(s)?

7. Does the Board feel that they have enough information to decide whether the proposed sketch plan has fulfilled the application requirements?
8. Does the Board classify the proposed subdivision as Major or Minor? (If the subdivision is classified as minor, the applicant(s) may request a waiver of the Preliminary Hearing requirement. If such is requested, the Board should rule on the waiver request in open session).
9. Ask for a motion to accept or deny the application, as well as asking the Board if they wish to discuss the application in open deliberation or closed deliberation? (After the ruling, continue with the info below.)

“Within 15 days from this meeting, the Planning & Zoning Administrator, on behalf of the Development Review Board, will send a letter to the applicant(s) that:

- a. Indicates whether the subdivision as proposed will be reviewed as a minor or major subdivision, or planned unit development, and outlines the associated review process.
- b. Indicates whether the proposed subdivision generally conforms to these regulations, or will require modifications to conform to the regulations.
- c. Identifies specific areas of concern to be addressed in subdivision application, including potential impacts to adjoining property owners, significant natural or scenic resources, municipal roads and infrastructure, and community facilities and services.
- d. Recommends additional information, studies or supporting documentation to be submitted with the application for subdivision review.

All abutting neighbors will receive notice of the next public meeting via Certified Mail. If there are no other comments or questions we will close this portion of the meeting.”



TOWN OF UNDERHILL C

APPLICATION FOR SUBDIVISION

OFFICE USE ONLY	APPLICATION TYPE:
ZONING DISTRICT(S): <input type="checkbox"/> Underhill Flats Village Center <input type="checkbox"/> Underhill Center Village <input checked="" type="checkbox"/> Rural Residential <input type="checkbox"/> Water Conservation <input type="checkbox"/> Mt. Mansfield Scenic Preservation <input type="checkbox"/> Soil & Water Conservation PROPERTY CODE: <u>IS318</u> DRB DOCKET #: <u>DRB-20-02</u> MEETING DATE: <u>01/20/2020</u>	<input checked="" type="checkbox"/> Sketch Plan Review <input type="checkbox"/> Preliminary Subdivision Review <input type="checkbox"/> Final Subdivision Review <input type="checkbox"/> Preliminary & Final Subdivision Review <input type="checkbox"/> Subdivision Amendment
PROPERTY OWNER INFORMATION:	Project Information
RECORD OWNER OF PROPERTY: <u>Jason Marias</u> MAILING ADDRESS: <u>318 Irish Settlement rd</u> EMAIL ADDRESS: <u>localsheating@gmail</u> PHONE NUMBER: <u>802-899-5278</u>	Property Location: <u>318 Irish Settlement</u> <u>Underhill, VT 05489</u> Acreege in Original Parcel: <u>7.5</u> acres Proposed Number of Lots: <u>2</u> Lots
DESIGNER/ENGINEER INFORMATION:	
DESIGNER/ENGINEER: <u>Horizons Engineering</u> MAILING ADDRESS: <u>17 Sunset Terrace Newport VT 05854</u> EMAIL ADDRESS: PHONE NUMBER: <u>802-334-6434</u>	Is this a Planned Residential Development? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is this a Planned Unit Development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the parent lot part of a previously approved subdivision? <input type="checkbox"/> Yes <input type="checkbox"/> No
SURVEYOR INFORMATION:	
SURVEYOR: <u>Horizons Engineering</u> MAILING ADDRESS: <u>17 Sunset Terrace, Newport VT 05855</u> EMAIL ADDRESS: PHONE NUMBER: <u>802-334-6434</u>	If so, when was the previous subdivision approved? Year: <u>2018</u> If known, what was the application number: Application Number: <u>DRB-17-04</u>
DEVELOPER INFORMATION (IF KNOWN):	
SURVEYOR: <u>Developer</u> MAILING ADDRESS: EMAIL ADDRESS: PHONE NUMBER:	If the proposed project is to amend a subdivision, what is the proposed amendment?



TOWN OF UNDERHILL

APPLICATION FOR SUBDIVISION

Sketch Plan Application Materials (Only)	Section B (Engineering Plans Requirements)	Section C (Written Materials)
--	--	-------------------------------

Applicable:

Yes
 No

The following Sketch Plan Review materials must be submitted at least 10 business days prior to a regularly scheduled Development Review Board:

Checklist

Sketch of Proposed Subdivision
 Project Description
 Description of Proposed Modifications or Waivers
 Application Fee (\$100.00)

Please Checkoff All Submitted Materials

Requirements for All Other Applications

Checklist

Surveys (see Section A)
 Engineering Plans (see Section B)
 Written Materials (see Section C)
 State of VT Materials (see Section D)
 Application Fee (see Fee Schedule)

Please Checkoff All Submitted Materials

Section A (Survey Requirements)

Checklist

Two Large (to Scale) Copies
 Twelve 11" x 17" Copies
 Prepared by a Licensed Surveyor
 Date, Including Revision Date(s)
 North Arrow
 Scale
 Legend
 Property Codes of Adjacent Properties
 Record Owners of Adjacent Properties
 Existing/Proposed Easements
 Existing/Proposed Rights-of-Ways
 Existing/Proposed Roads
 Existing/Proposed Utility Corridors
Proposed Utility Easements Shall Be Centered On As-Built Utility Lines
 Existing/Proposed Open Space Areas
 Existing/Proposed Lot Lines with Dimensions
 Vicinity Map To Show Area within 2,000 ft. of the Subject Lot Proposed to be Subdivided

Please Checkoff All Submitted Materials

Checklist

Two Large (to Scale) Copies
 Twelve 11" x 17" Copies
 Prepared by a Professional Engineer
 Date, Including Revision Date(s)
 North Arrow, Scale, Legend
 Proposed New Lot Lines & New Acreages
 Proposed Building Envelopes (including Setbacks)
 Extent of Site Clearing & Disturbance
 Existing/Proposed Open Space
 Existing/Proposed Common Land
 Existing/Proposed Building Footprints
 Zoning District Boundary
 Property Codes of Adjacent Properties
 Record Owners of Adjacent Properties
 Existing/Proposed Easements
 Existing/Proposed Rights-of-Ways
 Existing/Proposed Roads
 Existing/Proposed Utility Corridors
 Locations/Designs of Proposed Water & Wastewater Disposal Systems (including Isolation & Well Shields)
 Existing/Proposed Curb Cut, Driveways, Roads and/or Parking Areas (includes: cuts, fills, grades, drainage, culverts, travel lane widths, shoulder widths, surfacing etc.)
 Topography
Existing Surface Grades /Contours
Post-Development Contours/Grades
 Existing Outcrops, Ledges, Visually Prominent Ridgelines and Peaks
 Surface Waters & Associated Buffers
 Wetlands & Associated Buffers
 Vernal Pools & Associated Buffers
 Mapped Floodplains
 Drainage Patterns
 Natural Vegetative Cover

Where Applicable:

Location & Size of Existing Culverts and Drains
 Location & Size of Existing Sewerage Systems & Water Supplies
 Existing/Proposed Pedestrian Walkways
 Designated Source Protection Areas
 Existing or Preserved Forestland
 Preserved Natural, Cultural & Historic Features (e.g. Sites & Structures)
 Other Unique Topographical or Geographical Features
 Areas of Steep or Very Steep Slopes
 Primary Agricultural Soils

Please Checkoff All Submitted Materials

Checklist

Written Disclosure of Intended Use of Land to be Subdivided
 General Plans for Subsequent Development of Land to be Retained by Applicant/Landowner
 Written Requests for Modifications or Waivers (including Justifications)
 Draft Deeds
 Draft Easements
 Draft Homeowners Associations
 Draft Maintenance Agreements
 Snow Removal & Management Plan

Please Checkoff All Submitted Materials

Section D (Non-Town Related Materials)

Checklist

Project Review Sheet
 Wastewater System & Potable Water Supply Permit (Permit #: _____)
 Act 250 Permit (Permit #: _____)
 Stormwater/Erosion Permit (Permit #: _____)
 Agency of Natural Resources Wetlands Permit (Permit #: _____)
 Army Corps of Engineers Permit (Permit #: _____)

Please Checkoff All Submitted Materials

Other Required Plans Where Applicable

Checklist

Outdoor Lighting Plan
 Landscaping and Screening Plan
 Temporary & Permanent Stormwater Management Plans
 Temporary & Permanent Erosion Control Measures/Plans (including Areas Impacted by Downstream Runoff)
 Significant Wildlife Habitat Areas & Corridors (including Areas Impacted by Downstream Runoff)
 Areas of Rare, Threatened and Endangered Plant and Animal Communities (and Associated Buffers)
 Master Plan (if Applicable-see § 8.1.B.1.a)

APPLICANT SIGNATURE  DATE

RECEIVED  DATE 01/06/2008

Propose -

subdivide 7.55 Acre lot into
2 Lots Sharing driveway with No
New curb cut - New lot will be
approx. 4 Acres -

Jason Mariga



Town of Underhill Development Review Board

P.O. Box 120, Underhill, VT 05489
www.underhillvt.gov

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

Certificate of Service

I hereby certify that on this 7th day of January 2008, a copy of the following documents were delivered to the below recipients and corresponding addresses by United States first class mail.

Documents:

Notice to abutting neighbors regarding a Sketch Plan Review meeting for a proposed re-subdivision of a previously approved 3-lot subdivision of land located at 318 Irish Settlement Road (IS318), Underhill, Vermont, owned by Jason & Amy Marias.

Recipients and Corresponding Address: ~~\$0.50~~

- | | |
|---|---|
| <p>✓ 318 IRISH SETTLEMENT ROAD (IS318)
Jason & Amy Marias
318 Irish Settlement Road
Underhill, VT 05489</p> | <p>✓ 54 FULLER ROAD (FU054X)
✓ [HAND DELIVERED]
Town of Underhill
Attn: Town Administrator
P.O. Box 120
Underhill, VT 05489</p> |
| <p>✓ 23 FULLER ROAD (FU023)
John J. & Tammy L. Viggato
51 Washington Avenue
Natick, MA 01760</p> | <p>✓ 301 IRISH SETTLEMENT ROAD (IS301)
Dennis Grage & Susan Murray-Grage
301 Irish Settlement Road
Underhill, VT 05489</p> |
| <p>✓ 49 FULLER ROAD (FU049)
Jeffrey T. & Angela M. Trustees
of the Ourthore Trust
49 Highland Road
Underhill, VT 05489</p> | <p>✓ 310 IRISH SETTLEMENT ROAD (IS310)
William & Pamela Billings
310 Irish Settlement Road
Underhill, VT 05489</p> |
| | <p>✓ 319 IRISH SETTLEMENT ROAD (IS319)
Dennis D. & Resa D. Williamson
12 Sand Hill Road
Underhill, VT 05489</p> |
| | <p>✓ 330 IRISH SETTLEMENT ROAD (IS330)
Michael Moore
330 Irish Settlement Road
Underhill, VT 05489</p> |



Andrew Strniste
Planning Director & Zoning Administrator
12 Pleasant Valley Road
Underhill, VT 05489

Date: 1/7/2020

Fish & Wildlife Department
Essex District Natural Resources Office
111 West Street
Essex Jct, VT 05452
www.VtFishandWildlife.com

{phone} 802-878-1564
{fax} 802-879-5649
{tdd} 802-828-3345

Agency Of Natural Resources

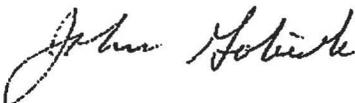
January 29, 2018

Jason Marias
318 Irish Settlement Road
Underhill, VT 05489

Dear Mr. Marias,

This letter pertains to the mapped deer wintering area on your property at 318 Irish Settlement Road in the town of Underhill. Your parcel is mapped as approximately 14.4 acres and contains a mapped deer wintering area of about 7 acres in size. I visited this area several years ago and did not note any significant use of this parcel by deer during the winter months. Therefore, we would not have any issues with your proposal to subdivide your property. If you have any further questions, please contact us. Thank you.

Sincerely,



John Gobeille
Wildlife Biologist
VT Fish and Wildlife Department

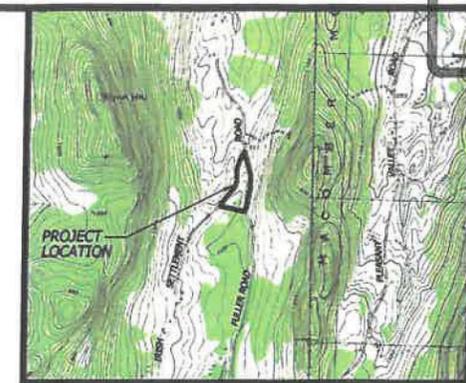
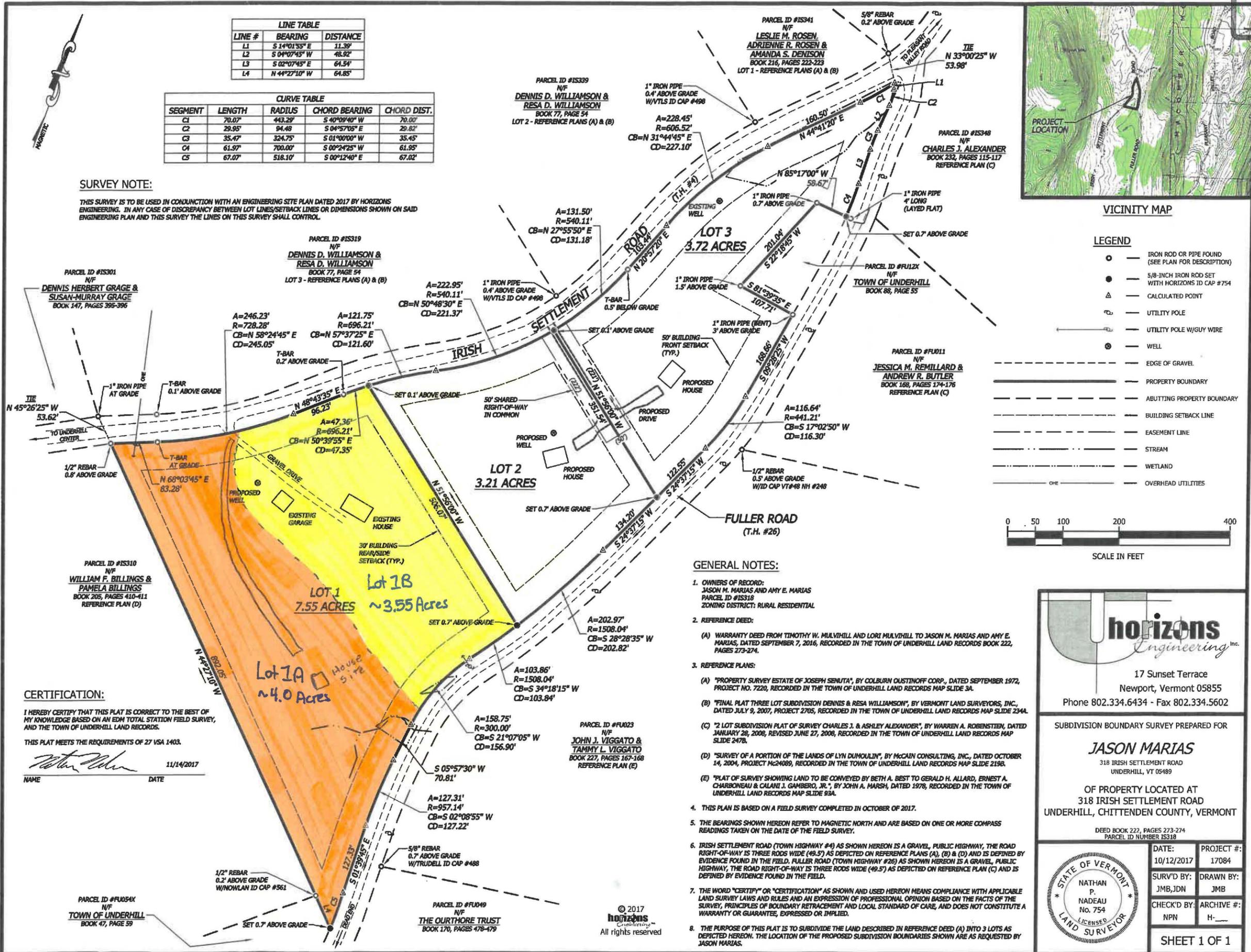


LINE #	BEARING	DISTANCE
L1	S 14°01'55" E	11.39'
L2	S 04°07'45" W	48.92'
L3	S 02°07'45" E	64.54'
L4	N 44°27'10" W	64.85'

SEGMENT	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	70.07'	443.29'	S 40°08'40" W	70.00'
C2	29.95'	94.48'	S 04°57'05" E	29.82'
C3	35.47'	324.75'	S 01°00'00" W	35.45'
C4	61.97'	700.00'	S 00°24'25" W	61.95'
C5	67.07'	518.10'	S 00°12'40" E	67.02'

SURVEY NOTE:

THIS SURVEY IS TO BE USED IN CONDUCTION WITH AN ENGINEERING SITE PLAN DATED 2017 BY HORIZONS ENGINEERING. IN ANY CASE OF DISCREPANCY BETWEEN LOT LINES/SETBACK LINES OR DIMENSIONS SHOWN ON SAID ENGINEERING PLAN AND THIS SURVEY THE LINES ON THIS SURVEY SHALL CONTROL.



VICINITY MAP

LEGEND

- IRON ROD OR PIPE FOUND (SEE PLAN FOR DESCRIPTION)
- 5/8-INCH IRON ROD SET WITH HORIZONS ID CAP # 754
- △ CALCULATED POINT
- ⊕ UTILITY POLE
- ⊖ UTILITY POLE W/GUY WIRE
- ⊙ WELL
- EDGE OF GRAVEL
- PROPERTY BOUNDARY
- ABUTTING PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- EASEMENT LINE
- STREAM
- WETLAND
- OHE OVERHEAD UTILITIES



GENERAL NOTES:

- OWNERS OF RECORD: JASON M. MARIAS AND AMY E. MARIAS. PARCEL ID #15318. ZONING DISTRICT: RURAL RESIDENTIAL.
- REFERENCE DEED: (A) WARRANTY DEED FROM TIMOTHY W. MULVHILL AND LORI MULVHILL TO JASON M. MARIAS AND AMY E. MARIAS, DATED SEPTEMBER 7, 2016, RECORDED IN THE TOWN OF UNDERHILL LAND RECORDS BOOK 222, PAGES 273-274.
- REFERENCE PLANS: (A) "PROPERTY SURVEY ESTATE OF JOSEPH SEMUTA", BY COLBURN DUSTINOFF CORP., DATED SEPTEMBER 1972, PROJECT NO. 7220, RECORDED IN THE TOWN OF UNDERHILL LAND RECORDS MAP SLIDE 2344. (B) "FINAL PLAT THREE LOT SUBDIVISION DENNIS & RESA WILLIAMSON", BY VERMONT LAND SURVEYORS, INC., DATED JULY 9, 2007, PROJECT 2705, RECORDED IN THE TOWN OF UNDERHILL LAND RECORDS MAP SLIDE 2478. (C) "2 LOT SUBDIVISION PLAT OF SURVEY CHARLES J. & ASHLEY ALEXANDER", BY WARREN A. ROSENSTIEN, DATED JANUARY 28, 2006, REVISED JUNE 27, 2006, RECORDED IN THE TOWN OF UNDERHILL LAND RECORDS MAP SLIDE 2478. (D) "SURVEY OF A PORTION OF THE LANDS OF LYN DUMOULIN", BY MCGAIN CONSULTING, INC., DATED OCTOBER 14, 2004, PROJECT M24089, RECORDED IN THE TOWN OF UNDERHILL LAND RECORDS MAP SLIDE 2198. (E) "PLAT OF SURVEY SHOWING LAND TO BE CONVEYED BY BETH A. BEST TO GERALD H. ALLARD, ERNEST A. CHARBONEAU & CALANI J. GAMBERO, JR.", BY JOHN A. MARSH, DATED 1978, RECORDED IN THE TOWN OF UNDERHILL LAND RECORDS MAP SLIDE 93A.
- THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN OCTOBER OF 2017.
- THE BEARINGS SHOWN HEREON REFER TO MAGNETIC NORTH AND ARE BASED ON ONE OR MORE COMPASS READINGS TAKEN ON THE DATE OF THE FIELD SURVEY.
- IRISH SETTLEMENT ROAD (TOWN HIGHWAY #4) AS SHOWN HEREON IS A GRAVEL, PUBLIC HIGHWAY, THE ROAD RIGHT-OF-WAY IS THREE RODS WIDE (49.5') AS DEPICTED ON REFERENCE PLANS (A), (B) & (D) AND IS DEFINED BY EVIDENCE FOUND IN THE FIELD. FULLER ROAD (TOWN HIGHWAY #26) AS SHOWN HEREON IS A GRAVEL, PUBLIC HIGHWAY, THE ROAD RIGHT-OF-WAY IS THREE RODS WIDE (49.5') AS DEPICTED ON REFERENCE PLAN (C) AND IS DEFINED BY EVIDENCE FOUND IN THE FIELD.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN REFERENCE DEED (A) INTO 3 LOTS AS DEPICTED HEREON. THE LOCATION OF THE PROPOSED SUBDIVISION BOUNDARIES SHOWN ARE AS REQUESTED BY JASON MARIAS.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE BASED ON AN EDM TOTAL STATION FIELD SURVEY, AND THE TOWN OF UNDERHILL LAND RECORDS.

THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

Nathan P. Nadeau 11/14/2017
 NAME DATE

17 Sunset Terrace
Newport, Vermont 05855
Phone 802.334.6434 - Fax 802.334.5602

SUBDIVISION BOUNDARY SURVEY PREPARED FOR

JASON MARIAS
318 IRISH SETTLEMENT ROAD
UNDERHILL, VT 05489

OF PROPERTY LOCATED AT
318 IRISH SETTLEMENT ROAD
UNDERHILL, CHITTENDEN COUNTY, VERMONT

DEED BOOK 222, PAGES 273-274
PARCEL ID NUMBER 15318

DATE: 10/12/2017	PROJECT #: 17084
SURV'D BY: JMB,JDN	DRAWN BY: JMB
CHECK'D BY: NPN	ARCHIVE #: H-

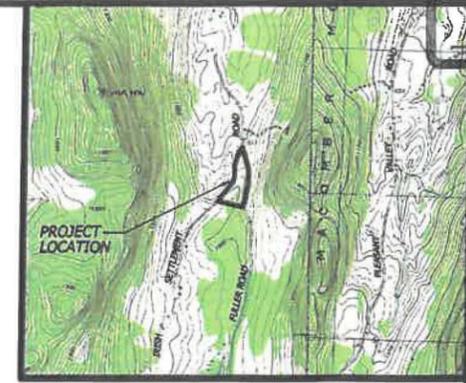
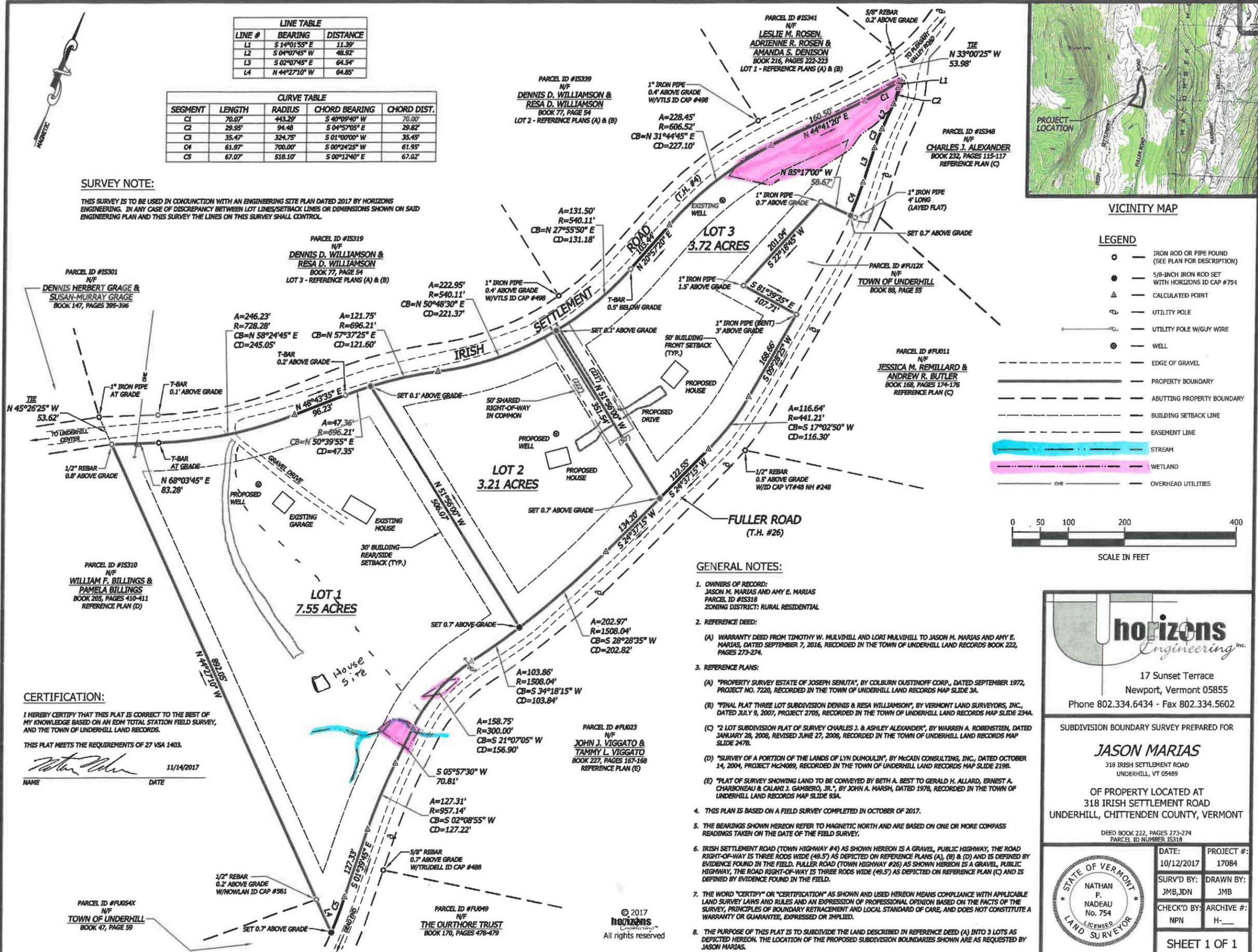
SHEET 1 OF 1

LINE #	BEARING	DISTANCE
L1	S 14°01'55" E	11.39'
L2	S 04°07'45" W	48.92'
L3	S 02°07'45" E	64.54'
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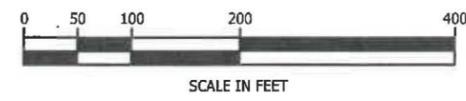
THIS SURVEY IS TO BE USED IN CONJUNCTION WITH AN ENGINEERING SITE PLAN DATED 2017 BY HORIZONS ENGINEERING. IN ANY CASE OF DISCREPANCY BETWEEN LOT LINES/SETBACK LINES OR DIMENSIONS SHOWN ON SAID ENGINEERING PLAN AND THIS SURVEY THE LINES ON THIS SURVEY SHALL CONTROL.



VICINITY MAP

LEGEND

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- 5/8-INCH IRON ROD SET WITH HORIZONS ID CAP # 754
- △ CALCULATED POINT
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE W/GUY WIRE
- ⊙ WELL
- EDGE OF GRAVEL
- PROPERTY BOUNDARY
- ABUTTING PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- EASEMENT LINE
- STREAM
- WETLAND
- OVERHEAD UTILITIES



GENERAL NOTES:

- OWNERS OF RECORD:
JASON M. MARIAS AND AMY E. MARIAS
PARCEL ID #15318
ZONING DISTRICT: RURAL RESIDENTIAL
- REFERENCE DEED:
(A) WARRANTY DEED FROM TIMOTHY W. MULVHILL AND LORI MULVHILL TO JASON M. MARIAS AND AMY E. MARIAS, DATED SEPTEMBER 7, 2016, RECORDED IN THE TOWN OF UNDERHILL LAND RECORDS BOOK 222, PAGES 273-274.
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(B) "FINAL PLAT THREE LOT SUBDIVISION DENNIS & RESA WILLIAMSON," BY VERMONT LAND SURVEYORS, INC., DATED JULY 9, 2007, PROJECT 2705, RECORDED IN THE TOWN OF UNDERHILL LAND RECORDS MAP SLIDE 234A.
(C) "2 LOT SUBDIVISION PLAT OF SURVEY CHARLES J. & ASHLEY ALEXANDER," BY WARREN A. ROSENSTEN, DATED JANUARY 28, 2008, REVISED JUNE 27, 2008, RECORDED IN THE TOWN OF UNDERHILL LAND RECORDS MAP SLIDE 247B.
(D) "SURVEY OF A PORTION OF THE LANDS OF LYN DUMOULIN," BY MCIN CONSULTING, INC., DATED OCTOBER 14, 2004, PROJECT M24089, RECORDED IN THE TOWN OF UNDERHILL LAND RECORDS MAP SLIDE 219B.
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CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE BASED ON AN EDM TOTAL STATION FIELD SURVEY, AND THE TOWN OF UNDERHILL LAND RECORDS.

THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

Nathan P. Madeau 11/14/2017
NAME DATE

PARCEL ID #F0454X
N/F
TOWN OF UNDERHILL
BOOK 47, PAGE 59

PARCEL ID #F023
N/F
JOHN J. VIGGATO &
TAMMY L. VIGGATO
BOOK 227, PAGES 167-168
REFERENCE PLAN (E)

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17 Sunset Terrace
Newport, Vermont 05855
Phone 802.334.6434 - Fax 802.334.5602

SUBDIVISION BOUNDARY SURVEY PREPARED FOR

JASON MARIAS
318 IRISH SETTLEMENT ROAD
UNDERHILL, VT 05489

OF PROPERTY LOCATED AT
318 IRISH SETTLEMENT ROAD
UNDERHILL, CHITTENDEN COUNTY, VERMONT

DEED BOOK 222, PAGES 273-274
PARCEL ID NUMBER 15318

DATE:	PROJECT #:
10/12/2017	17084
SURV'D BY:	DRAWN BY:
JMB,JDN	JMB
CHECK'D BY:	ARCHIVE #:
NPN	H-

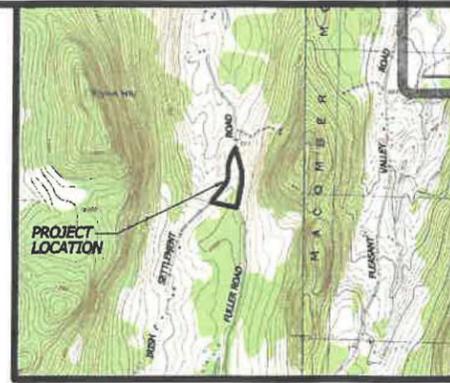
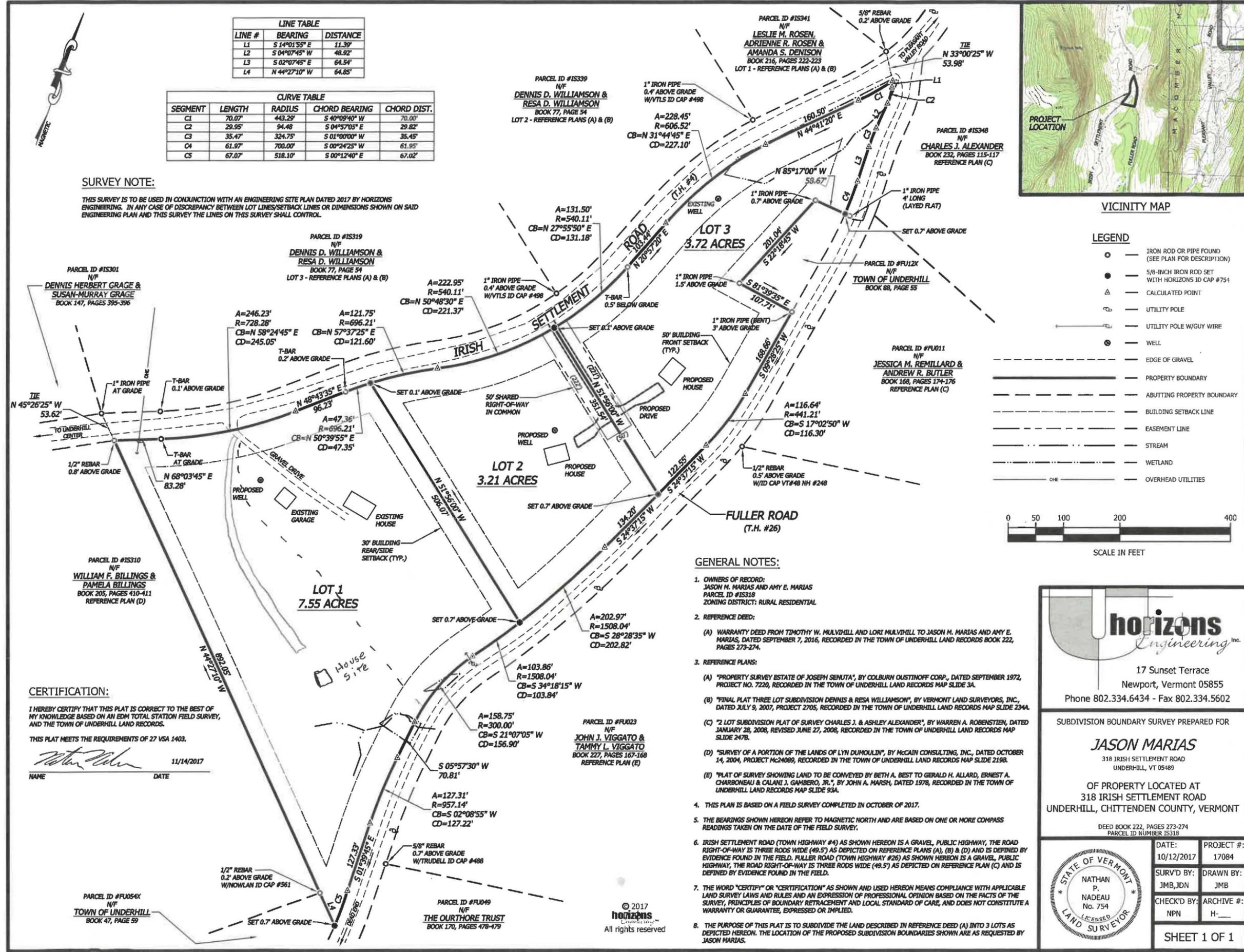
SHEET 1 OF 1

LINE #	BEARING	DISTANCE
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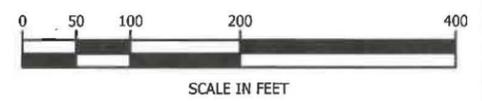
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VICINITY MAP

LEGEND

- IRON ROD OR PIPE FOUND (SEE PLAN FOR DESCRIPTION)
- 5/8-INCH IRON ROD SET WITH HORIZONS ID CAP #751
- △ CALCULATED POINT
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE W/GUY WIRE
- ⊙ WELL
- EDGE OF GRAVEL
- PROPERTY BOUNDARY
- ABUTTING PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- EASEMENT LINE
- STREAM
- WETLAND
- OVERHEAD UTILITIES



GENERAL NOTES:

- OWNERS OF RECORD: JASON M. MARIAS AND AMY E. MARIAS. PARCEL ID #15318. ZONING DISTRICT: RURAL RESIDENTIAL.
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- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN REFERENCE DEED (A) INTO 3 LOTS AS DEPICTED HEREON. THE LOCATION OF THE PROPOSED SUBDIVISION BOUNDARIES SHOWN ARE AS REQUESTED BY JASON MARIAS.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE BASED ON AN EDM TOTAL STATION FIELD SURVEY, AND THE TOWN OF UNDERHILL LAND RECORDS.

THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

Nathan P. Nadeau 11/14/2017
NAME DATE

PARCEL ID #FU054X
N/F
TOWN OF UNDERHILL
BOOK 47, PAGE 59

PARCEL ID #FU049
N/F
THE OURTHORE TRUST
BOOK 170, PAGES 478-479

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17 Sunset Terrace
Newport, Vermont 05855
Phone 802.334.6434 - Fax 802.334.5602

SUBDIVISION BOUNDARY SURVEY PREPARED FOR

JASON MARIAS
318 IRISH SETTLEMENT ROAD
UNDERHILL, VT 05489

OF PROPERTY LOCATED AT
318 IRISH SETTLEMENT ROAD
UNDERHILL, CHITTENDEN COUNTY, VERMONT

DEED BOOK 222, PAGES 273-274
PARCEL ID NUMBER 15318

DATE:	PROJECT #:
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