

SUBDIVISION

TOWN OF FALMOUTH CONSERVATION SUBDIVISION CHECKLIST (Checklist to be submitted with required plans listed below)

PROJECT NAME _____ DATE _____

(✓)

___ A. Project design & submissions coordinated by landscape architect [Section 7]*: (✓)

Applicant requesting waiver of landscape architect per simplicity of project design and conformance with requirements of the ordinance _____

___ B. Informational conference with Town Planner [Section 7]:

___ C. Site Analysis Narrative & Existing Resources Site Analysis Plan [Appendix 2, Section E]:

1) **Site Analysis Narrative (Submit with maps below):**

- a) General description of property _____
- b) Site constraints _____
- c) Site opportunities _____
- d) Open space conservation potential _____
- e) Development potential _____

2) **Existing Resources & Site Analysis Plans:**

- a) Specific data provided for site _____
- b) General data provided for surroundings _____
- c) **Map SA-1** * * Vertical aerial photography of site & surroundings _____
 - Show areas within 500 feet _____
- d) **Map SA-2** Vertical aerial photography of site _____
- e) **Map SA-3** Topography _____
 - 5 ft contours of open space areas _____
 - 2 ft contours of development areas (*Prepare after Map SP-1 below*) _____
 - Slopes between 15% and 25% _____
 - Slopes greater than 25% _____
- f) **Map SA-4** Drainage _____
 - Ridge lines & watershed boundaries _____
 - Drainage courses & features (e.g., wetlands, vernal pools) _____
 - Required buffers (Zoning Section 5.38 & 7.10) _____
 - Vernal pool upland habitat (700 ft radius around pools) _____

* [Reference in Subdivision Ordinance]

* * SA-Site Analysis SP-Sketch Plan

- g) **Map SA-5** Vegetative Covers _____
 - Forest canopy _____
 - Cover types, ages, & conditions _____
 - Trees > 15 inch dbh in developed areas (*Prepare after Map SP-1*) _____
- h) **Map SA-6** Class B high intensity soil survey for developed areas _____
(*As identified in Map SP-3 and in Section E. below*)
- i) **Map SA-7** Natural & Cultural Features _____
 - View shed analysis from public roads into property _____
 - Views from within property _____
 - Geologic formations (e.g., rock outcrops, knolls, ravines) _____
 - Existing man-made features (e.g., buildings, roads) _____
 - Historically significant features (e.g., cellar holes, stone walls) _____
 - Trails in public use (with or without legal easements) _____
 - Recorded easements (all types) _____
- j) **Map SA-8** Net Residential Area Calculations _____
 - Areas deducted from density calculations shown _____

___ D. Four Step Design Process Sketch Plans [Appendix 9]:

- 1) **Map SP-1** Delineation and Design of Open Space _____
 - a) Minimum open space acreage (*per conservation zoning checklist item 2.c.*) _____ acres
 - b) Placement of primary conservation areas in open space _____ acres
(*Excluded areas from Map SA-8 above*)
 - c) Placement of secondary conservation areas in open space per priorities _____ acres
(*Per conservation zoning checklist items 3 a. through h and Maps SA-4, 5, 6, & 7 above*)
- 2) Design of Open Space (*also show on Map SP-1*):
 - a) At least 75% of open space contiguous _____
 - b) Open space protects identified resources _____
 - c) Modification of open space per ownership & stewardship plan (Y or N) _____
(*If yes, address in Resource Conservation & Impact Plan in E. below*)
 - d) All required open spaces \geq 50 feet wide & 10,000 sq. ft. _____
 - e) Boundaries of common open space clearly delineated with:
Natural features (e.g., hedgerow) _____ New landscape features _____
 - f) Open space includes minimum buffer along public road _____
- 3) **Map SP-2** Location of Optimum Building Locations _____
 - a) Placement along open space areas identified in Map SP-1 above _____
 - b) Consideration of topography & soils constraints _____

- c) Buildings \geq 100 ft. from primary conservation areas (per *Map SP-1*) _____
- d) Buildings \geq 50 ft. from secondary conservation areas (*per Map SP-1*) _____
- 4) **Map SP-3** Alignment of Streets & Creation of Trail System
 - a) Design of streets per Appendix 5 _____
 - b) Modifications of street design per Appendix 5, Section E. 6 _____
(Per landscape architect's recommendations)
 - c) Street impacts on primary & secondary open spaces minimized _____
 - d) Number of dead ends minimized _____
 - e) Paper streets to abutting properties [Appendix 5, Section C] _____
 - f) Trail system provides access from all homes to open spaces _____
 - Trail system connects to off-site trails (Y or N) _____
 - (If yes) Trail corridor credited toward required open space _____
 - Trails meet design standards [Appendix 1, Section N] _____
- 5) Individual Lot Boundaries (also on **Map SP-3**)
 - a) All lots meet standards of Zoning Section 3.13.5.D checklist _____
 - b) Master plan for more compact lots being submitted (Y or N) _____
 - Lot layouts & building designs shown on master plan _____
 - Maximum lot coverages _____
 - Floor area ratios _____
 - Major building axis alignment to road _____
 - Buildings coordinated on adjoining lots _____
 - Buildings not crowded _____
 - Adequate yard spaces _____
 - Privacy screening _____
 - c) Delineation of all lot boundaries clear _____
 - d) All lots provided with useable yard space _____

___ E. Resource Impact and Conservation Plan [Appendix 3, Section B. 22]:

- 1) Impacts of development on identified resources within "primary impact areas" where development will be clustered _____
(For any resources identified in Maps SA-4 through 7 above)
- 2) Impacts on identified resources within "secondary impact areas" close to development areas (i.e., edges of open space areas) _____
- 3) Impacts on identified resources within protected areas and common open space (i.e., use of open space for stormwater facilities, wells, or septic systems) _____
- 4) Preliminary subdivision plan minimizes site disturbance & impacts on resources to greatest extent practicable _____

5) Applicant is requesting waiver of Resource and Conservation Plan because proposed design will have insignificant impacts on identified resources _____

____ F. Preliminary Common Open Space Ownership and Stewardship Plan [Appendix 3, Section B. 23 & Appendix 8, Section J]:

1) Map showing all areas to be held as common open space and/or protected by conservation easements (e.g., buffer strips) _____

2) Proposed form of ownership:

a) Common areas to be held by homeowners association _____

b) Common areas to be deeded to Town _____

c) Common areas to be deeded to land trust _____

d) For option a, executory interest to be provided to the Town _____

e) For options b or c, written indication of willingness to accept ownership to be submitted with Final Plan _____

3) Description of proposed conservation restrictions for permanent protection _____

a) Open space to be protected from intensive uses _____

b) Proposed open space uses listed (*see conservation zoning checklist Sect.4*) _____

c) Support uses for subdivision listed (e.g., septic, stormwater) _____

d) Proposed legal mechanisms:

i) Deed restrictions or covenants _____

ii) Conservation easements _____

iii) Sale of development rights _____

iv) Transfer of development rights _____

v) Other mechanism _____

4) Description of proposed long-term stewardship provisions for open space areas _____

a) Maintenance activities required _____

b) Responsibility for maintenance program assigned _____

c) Maintenance funding mechanism included in association documents _____

d) Monitoring program to ensure compliance with restrictions _____

e) Stewardship account to be established for privately held lands _____

f) Stewardship fund to be established for publicly held lands _____