

A. Preferred Site Development Process

The following method describes the process for developing a rural building plan. The process is applicable to both residential and commercial development. This example shows a parcel being developed into numerous lots; the same general process would also apply to the development of only one or several building lots on a property. This method of site development supplements those policies of the *Comprehensive Plan* meant to guide the siting of development, particularly those in Chapter Seven, Housing and Neighborhood Development.

A copy of this process should be given to all prospective sellers or developers of land in the Town of Berry, to guide their development planning process. It should also serve as a guide for the Town Plan Commission and Board of Supervisors in their negotiations with potential developments.

1. Description of Process

Step One: Site Inventory

The first step in the site planning process is to take inventory. This inventory will be helpful in determining how to plan and design the development. It determines which areas, features and qualities are to be preserved and enhanced, and which areas are to be changed and developed. The site inventory will help to discover constraints (such as legally protected natural features) and opportunities (such as character-enhancing natural and cultural features).

Step Two: Site Analysis

The site analysis involves processing the information collected in the site inventory state and beginning to formulate how the site should be developed. By organizing the site into areas that are unbuildable, areas most suited for development, and features and areas that can be used to enhance the desired character, development concepts begin to emerge.

Step Three: Conceptual Development

The concept for a project includes an organizing strategy for the site plan (Conceptual Development Plan) and a desired character or image for the project. The Concept Plan should include delineation of unbuildable areas, prime development lands, entry location, specific site features to be preserved and enhanced, and view corridors to be enhanced and preserved.

Step Four: Yield Plan

A yield plan determines the capacity of the site using traditional design parameters (i.e. maximizing the number of lots on the site). This plan is useful in identifying the number of lots that could be planned on the site. In practice, the number of lots available is dependent on the Town's density policies, and how many residential dwelling units are available to the owner of the property.

Step Five: Refined Site Plan

A refined site plan translates the general organizational concepts of the concept plan into specific design recommendations. It includes the specific delineation of protected areas and

features, proposed roads, delineation of proposed lots, and descriptions of landscaping treatments. The plan should also describe desired functions of portions of the site, such as common open spaces and screening.

Step Six: Implementation Plan

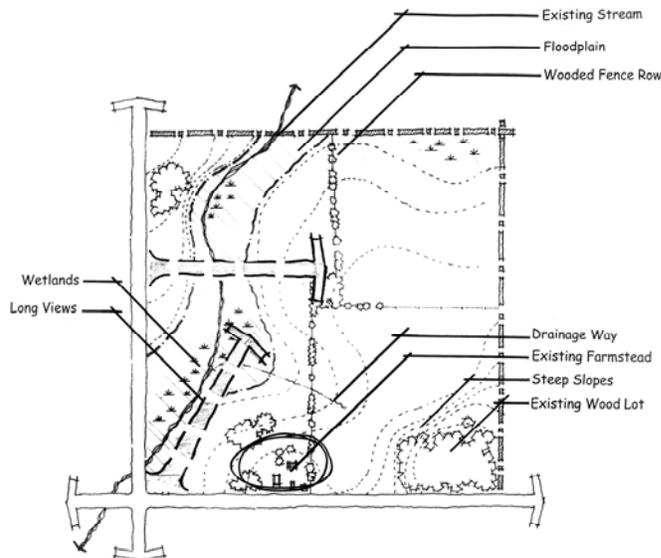
The implementation plan identifies building setbacks and their locations within building lots, and specifies plant species for landscaping recommendations. It also includes the development of management plans, covenants, and impact fees and exactions. The final product is a site plan that translates the general areas recommendations of the concept plan into specific design layouts for roads, lots, preserved structures and site features, roadside treatments, and preserved areas and their management recommendations.

2. Case Study

The following section applies the recommended design process to a hypothetical site in the Town of Berry. The site is at the juncture of two roads, and contains both natural and cultural features.

Step One: Site Inventory

Through the inventory process, we find that the site has a stream, designated wetlands, a floodplain, and steep slopes on the side of a hill. There is a remnant farmstead with existing structures and fence rows. Views onto the site occur from both roads. Portions of the site are hidden by the hill.



Natural Features:

- Wetlands
- Floodplains
- Drainageways and surface waters
- Steep slopes
- Woodlots
- Wooded rows

Cultural Features:

- Historic structures
- Existing farm structures (houses, barns, etc.)
- Fences and walls

Other:

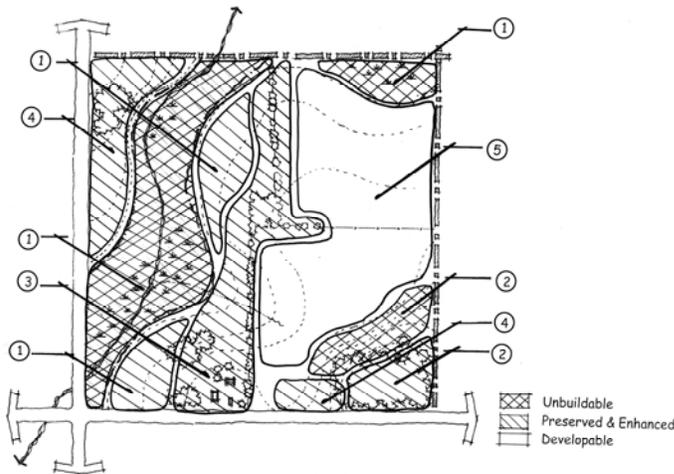
- Views (onto, from and within site)

Step Two: Site Analysis

Through site analysis of the site inventory, several clear patterns emerge:

1. The stream corridor is identified as a preserved area for numerous reasons, including the requirement to preserve designated wetlands and floodplain, as well as the desire to preserve the view corridor from the intersection of the roads.

2. An existing woodlot offers an existing roadside view and screening, and is therefore to be preserved. The hillside is also identified as unbuildable and desirable as screening.
3. The farmstead is identified as a desirable feature, as an enhancement of roadside character, as are the associated fence and tree row.
4. Other areas within the roadside zone are identified for roadside treatment techniques, and not for development.
5. The remaining area is level, screened from roadside views, located internally on the site, and accessible. It is therefore the best area of the site for development or a road and housing sites.



Areas that are Unbuildable:

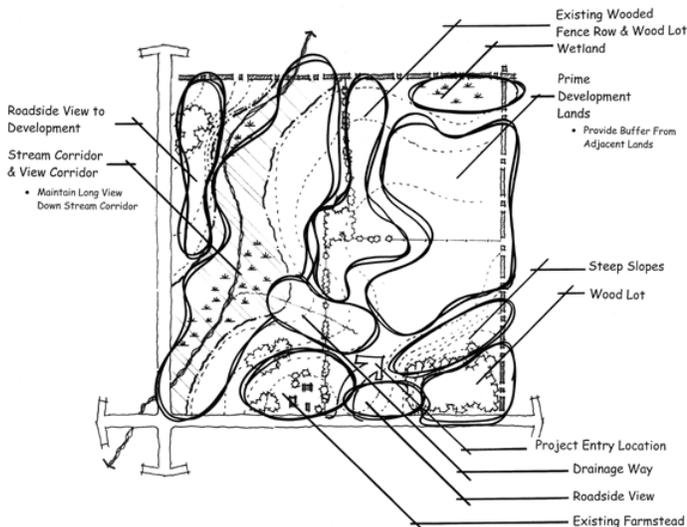
- Wetlands
- Floodplains
- Steep slopes (except with approved architectural and site plans)
- Water bodies

Areas that possess desirable characteristics, and should be preserved:

- Woodlots
- Buffers
- View corridors
- Drainageways
- Historic Features
- Treelines
- Roadside character zones

Developable areas

- Areas with minimum visual impact
- Areas economical for construction



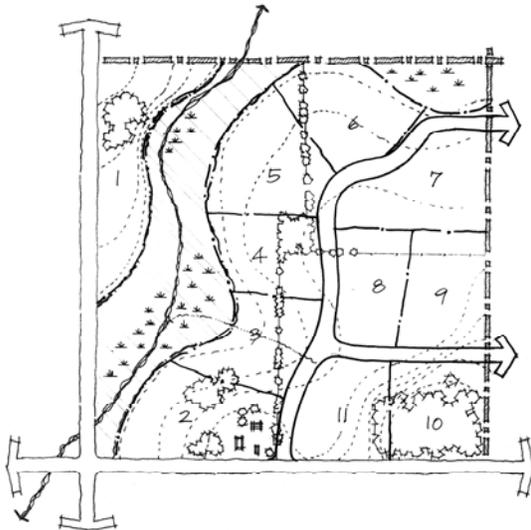
Step Three: Conceptual Development

The conceptual development further identifies the organization or proposed development, proposed uses of site areas, and project entry locations.

- Unbuildable lands delineated
- Prime development lands delineated
- Entry location identified
- Roadside character zones identified
- Existing features to be preserved and enhanced

Step Four: Yield Plan

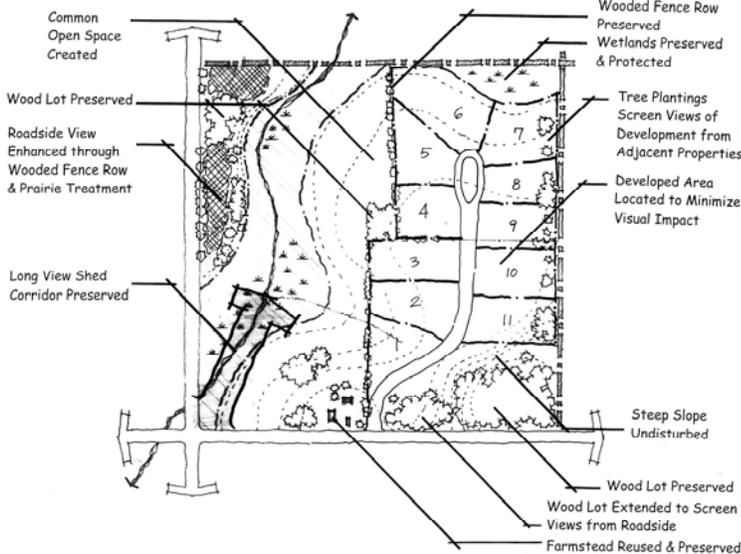
A yield plan is completed to determine the capacity of the site using traditional residential design parameters. This number can then be used to design the clustered development plan. Another option is to design the plan using the number of dwelling units that are permitted on the site, if the yield using traditional parameters yields a number of dwelling units that will not be allowed under the Town’s density policy.



- Identify the number of lots that could be built utilizing all of the “buildable” areas
- Here, eleven lots are so identified

Step Five: Refined Site Plan

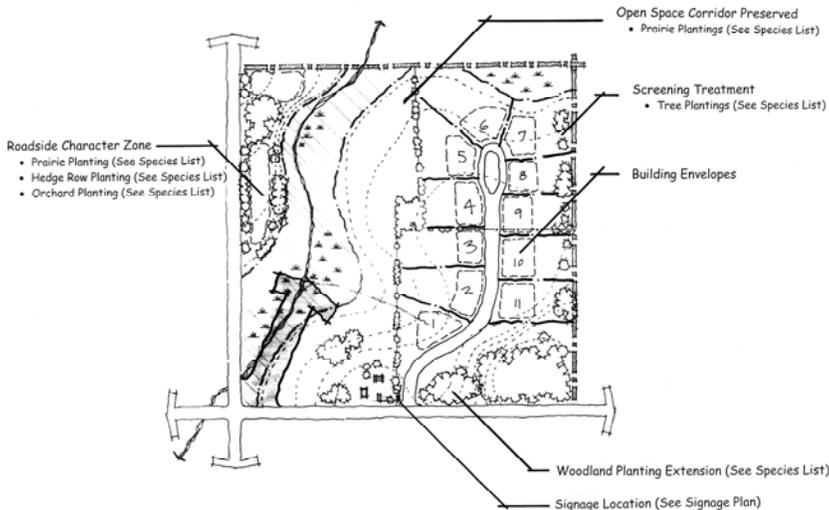
A refined site plan translates the general organizational concepts of the concept plan into specific design recommendations.



- Eleven residential lots are clustered in the prime development area
- A new rural character “country lane” road provides access to lots located away from peripheral roads, and has an “offset” jog
- Existing farm structures are reused for recreational vehicle storage and other purposes
- Existing fence and tree rows are preserved
- Shared open space adjacent to stream corridor is created
- New tree plantings are located along the adjacent property line
- Existing hill and woodlot preserved
- Enhancement plantings and grading are made to both roadsides where needed
- Designated natural areas are protected

Step Six: Implementation Plan

The implementation plan identifies building envelopes near the street with generous back-yard setbacks. Plant types are identified for specific areas, and the plan makes specific reference to plant species for hedge rows, prairies, orchards, woodlands, and screening trees.



- Easements identified
- Open space management and plan specifics
- Detailed landscaping plans
- Covenants
- Impact fees and exaction
- Building envelopes
- Entry signage

3. Evaluation of Site Design

- Natural features are maintained and enhanced through preservation of the stream corridor, the wooded hillside, and wetland areas.
- Open space viewshed corridors are maintained primarily through the preservation of the stream corridor and the clustering of development.
- Impact of the development is minimized through location on the site, set back from the roadside zone and behind the wooded hillside. It is also screened from the road through the preservation of existing fence and tree rows and the woodland plantings at the roadside and along the adjacent property.
- The roadside and rural character is preserved through the preservation of the existing hillside and woodlots, the stream corridor, and existing farmstead buildings and fence rows. It is enhanced through the addition of woodland, prairie, hedge, and orchard plantings.

4. Rural Building Guideline Checklist

Step One: Site Inventory

Natural features

- Wetlands
- Floodplains
- Drainageways
- Steep slopes

- Woodlots
- Wooded rows

Cultural features

- Historic community structures
- Existing farm structures (houses, barns, and so forth)
- Fences and walls

Other features

- Views (onto, from, and within site)

Step Two: Site Analysis

Areas that are unbuildable

- Wetlands
- Floodplain
- Steep slopes (except with approved architectural and site plans)
- Water bodies

Areas that possess desirable characteristics and should be preserved

- Woodlots
- Buffers
- View corridors
- Drainageways
- Historic features
- Tree lines
- Roadside character zones

Developable areas

- Areas with minimal visual impact
- Areas economical for construction

Step Three: Conceptual Development Plan

- Unbuildable lands delineated
- Prime Development Areas delineated
- Project Entry location identified
- Roadside Character Zones identified
- Existing features to be preserved and enhanced

Step Four: Yield Plan

- Identify the number of lots that could be built utilizing all of the "buildable" areas

Step Five: Refined Development Plan

Preservation of Open Space Vistas

- Ridgelines, hill tops, vegetation corridors, natural vistas identified
- Viewshed corridors identified
- Existing screening conditions identified and preserved
- Roadside character zones identified

Clustering to Preserve Open Space & Limit Development Exposure

- Viewsheds, and existing natural features preserved
- Existing screening conditions identified and preserved
- Woodlots, buffers, drainageways, steep slopes, and tree lines preserved
- Roadside character zones identified and preserved.

Roadside Character Techniques

- Identify roadside character areas
- Identify what techniques will create a unique and visually enhancing roadside treatment

Enhancement of Site Features and Qualities

- Identify desirable character-enhancing features
- Prepare plans to preserve, enhance, and integrate the features into the site

Step Six: Implementation Plan

- Easements identified
- Open space management and plan specifics
- Detailed landscaping plans
- Covenants
- Impact fees and exactions
- Building envelopes
- Entry signage

