

Town of Livingston

Planning Board

Conservation Subdivision

Guide for Applicants

The purpose of this guide is to provide a source of recommendations for applicants with conservation subdivisions. These illustrations and guidelines are examples of the preferred way to design and site uses but should not be considered the only acceptable means to accomplish the goals of a conservation subdivision. The following principals should be examined and presented by the applicant:

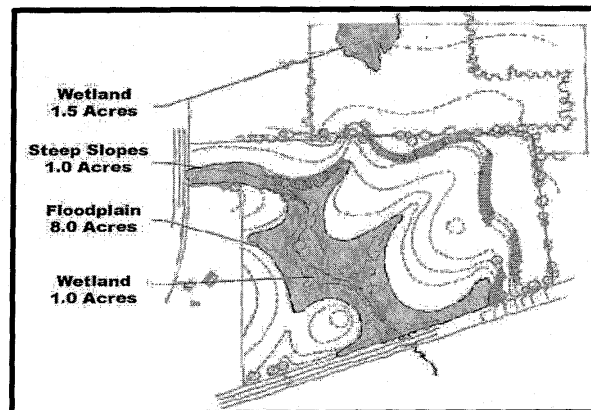
Landform - Natural rural landforms should be preserved. These landforms are typically soft and roll due to the rounding effect of wind and water over time. Geometric landforms may also be present in areas of shallow bedrock or seasonal flooding. The character and diversity of the natural landform should be reflected in grading to accommodate development.

Vegetation - Every effort should be made to preserve existing vegetation patterns and species mix and density and select and place new vegetation in ways that enhance the rural indigenous vegetation characteristics.

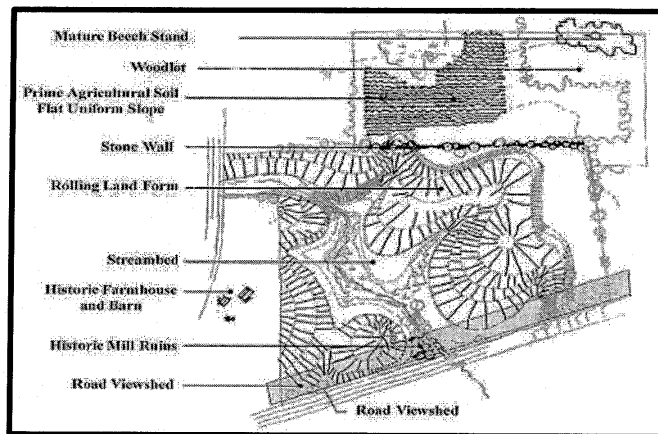
Building Patterns - Building envelopes in rural areas should be designed to maximize the preservation of the site's natural features. Varied setbacks provide a different experience than a street where buildings are placed uniformly along a street. Rural placement is historically deeper and more varied than in urban environments and therefore recommended. The use of vegetation is encouraged as a backdrop to reduce the prominence of the structure. Wherever possible, open up views by selective cutting of small trees and pruning lower branches of large trees, rather than by clearing large areas or removing mature trees.

Streets and Roads – should be designed to accommodate both vehicular and pedestrian traffic. In general they should be laid out in a curvilinear in alignment following the lines of natural landforms. It is only in more urbanized conditions that roads and streets should take on geometric forms reflecting the built environments they move through. There should be an attempt to minimizing clearing and disruption of the landscape.

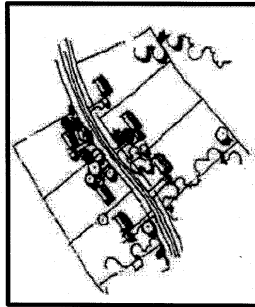
Following are illustrations depicting the conservation subdivision process and undesirable and desirable examples of the above concepts and theories.



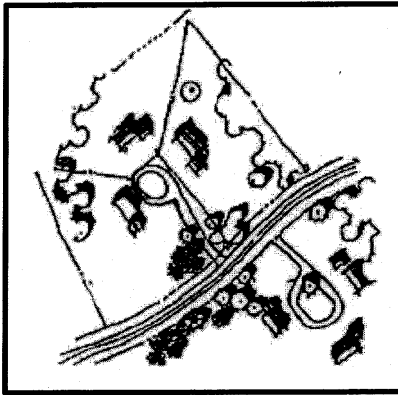
Depiction of sample parcel with constrained lands marked and indicated for Planning Board review.



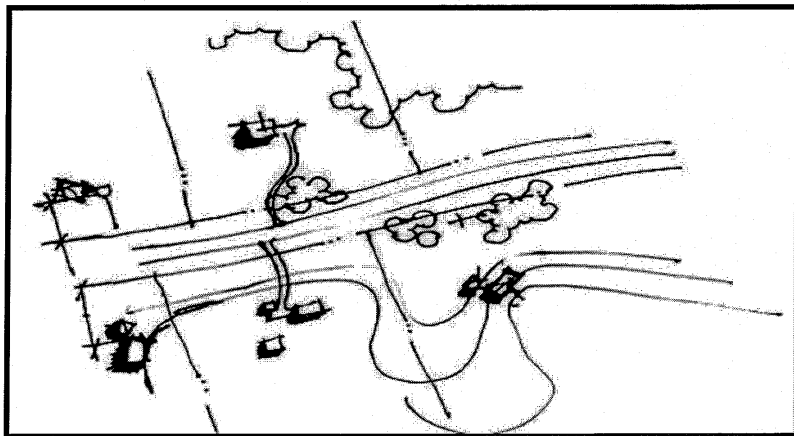
Additional Features of the same plat depicting significant features to be contained on Inventory Map for Planning Board Review.



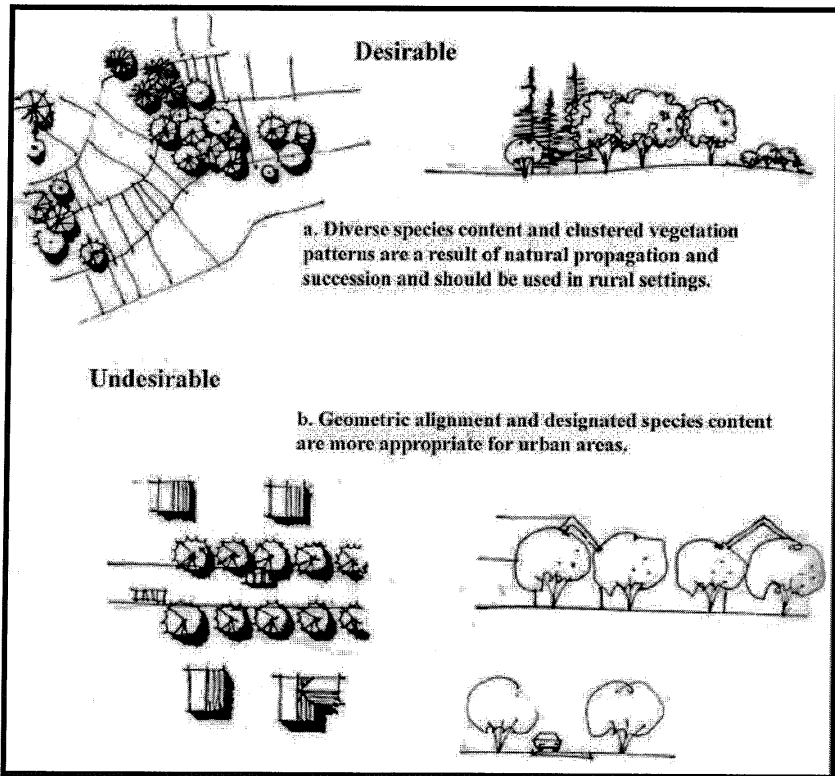
UNDESIRABLE: typical “checkerboard” lots consistent with commonly known “sprawling” designs



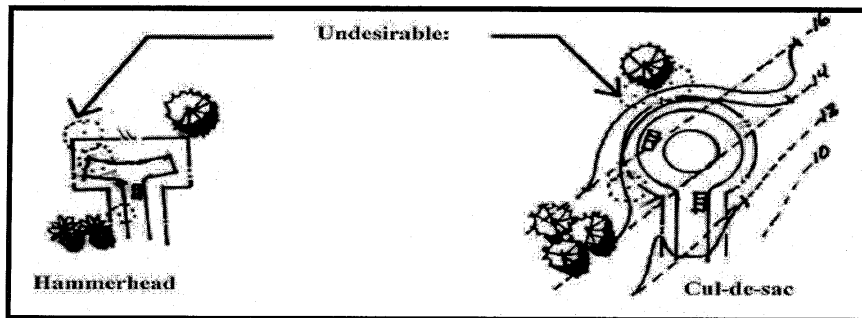
DESIRABLE: A proposed lot layout with varied setbacks, designs, and utilizing existing natural resources.



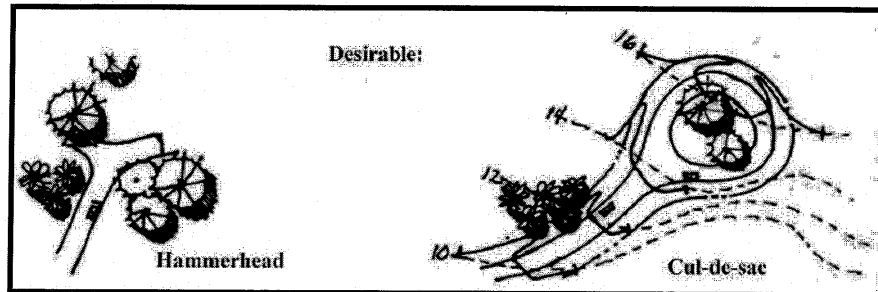
DESIRABLE: A proposed layout with varied setbacks, again using natural resources and topography to shape the layout.



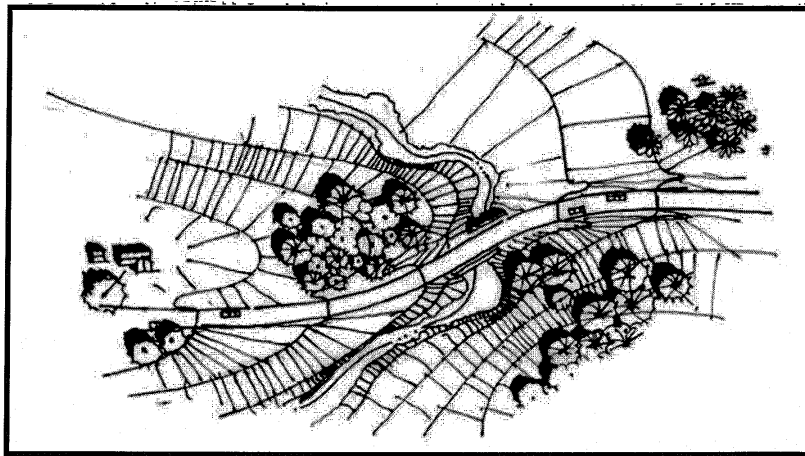
Preferred Vegetation patterns based upon pre-existing vegetation.



UNDESIRABLE: Removal of existing natural resources and “grading away” natural topography.



DESIRABLE: Allowing natural resources and natural grades to remain.



DESIRABLE: Utilizing the existing grades and resources in planning road layout.

