

TOWN of MILTON, VT | DEVELOPMENT REVIEW APPLICATION

If you have any questions, call (802)893-1186 or visit us in the Milton Municipal Complex at 43 Bombardier Road, Milton, VT 05468

SUBDIVISION PRELIMINARY PLAN FORM, UDR 340 & 440

Preliminary Plan Checklist

- Check here to verify that the proposal conforms to the layout shown on the sketch plan plus any recommendations made by the DRB in its decision.

Check each box below to verify that your preliminary plat drawing includes the following:

- The Preliminary Subdivision Plat shall consist of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to scale of not more than one hundred (100) feet per inch, showing or accompanied by the following information:
 - Proposed subdivision name or identifying title and the name of the Town.
 - Name and address of record owner, subdivider and designer of Preliminary Plat.
 - Number of acres within the proposed subdivision, location of property lines, existing easements, building envelopes, building locations, natural resources and other essential existing physical features.
 - The names of all subdivisions immediately adjacent and the names of owners of record of adjacent acreage.
 - The zoning district designation of the area to be subdivided and any zoning district boundaries affecting the tract.
 - Deed reference, tax map reference.
 - The location and size of any existing sewers and water mains, culverts and drains on the property.
 - Location, names and present widths of existing and proposed streets, highways, easements, building lines, alleys, parks, and other public open spaces as well as similar facts regarding adjacent property two hundred (200) feet from property lines.
 - Contour lines at intervals of five (5) feet for existing grades and for proposed finished grades where change of existing ground elevation will be five (5) feet or more.
 - Typical cross sections of the proposed grading and roadways and of sidewalks (*see public works specifications*).
 - Complete survey of subdivision tract by a licensed land surveyor.
 - Date, true north point and scale.
 - Means of providing water supply to the proposed subdivision.
 - Means of providing sewage disposal to the proposed subdivision.
 - Provisions for collecting and discharging storm drainage, in the form of drainage plan.
 - Preliminary designs of any bridges or culverts which may be required.
 - The proposed lot lines with approximate dimensions and suggested locations of buildings.
 - The location of temporary markers adequate to enable the DRB to locate readily and appraise the basic layout in the field. Unless an existing street intersection shall be shown.
 - All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
 - The location of natural features or site elements to be preserved.
- The Preliminary Plat shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area. The vicinity map shall show all the area within two thousand (2,000) feet of any property line of the proposed subdivision or any smaller area between the tract and all surrounding existing streets, provided any part of such a street used as part of the perimeter for the vicinity map is at least five hundred (500) feet from any boundary of the proposed subdivision. Within such area the vicinity map shall show:
 - All existing subdivisions and approximate tract lines of parcels together with the names of the record owners of all adjacent parcels of land, namely, those directly abutting or directly across any right-of-way adjoining the proposed subdivision.
 - Locations, widths and names of existing, filed or proposed streets, easements, building lines and alleys pertaining to the proposed subdivision and to the adjacent properties as designated in Paragraph one (1), above.
 - An outline of the platted area together with its street system and an indication of the future probable street system of the remaining portion of the tract, if the Preliminary Plat submitted covers only part of the subdivider's entire holding.

Standards of Evaluation (UDR Chapter 340)

Check each box below to verify that you have read, understood, and accept the following standards of evaluation.

- The proposed development will not cause a disproportionate or unreasonable burden on the town's ability to provide community facilities and utilities
- The land to be subdivided is suitable for use without endangering public health or safety, and adversely impacting the environment, neighboring properties or the character of the area.
- The applicant must design the subdivision to follow and extend the planned settlement pattern (including lot size, lot configuration, road layout and structure location) and to connect to and extend existing road, sidewalk, path, trail, utility, greenway, and open space corridors.
- Applicants must construct new or extended roads in accordance with the Town of Milton's Public Works Specification.
- The proposed development is in compliance with the Milton Comprehensive Plan, Zoning Regulations and other By-Laws then in effect.
- The applicant must demonstrate that the proposed subdivision will be compatible with and enhance the character of the area; not contribute to a pattern of strip development, and not impair or impede the lawful development of property within the area for the uses permitted in the applicable zoning district.
- The applicant must demonstrate that the proposed subdivision has been designed to facilitate use of energy-efficient modes of transportation such as walking, biking and transit as feasible and appropriate given the location and use.
- The applicant must demonstrate that proposed subdivision will be designed and located to avoid, minimize and/or mitigate adverse impacts to significant natural resources.
- The applicant must comply with soil preservation standards.

Check here if you have opted to **ATTACH** a narrative explaining how the proposal addresses the standards above, as well as the standards specifics in Chapter 340 of the UDR.

Conditions of Approval

Check here to verify your understanding and acceptance that the DRB shall study the sketch plan to determine whether or not it conforms to, or would be in conflict with the Plan, the Zoning Regulations and any other By-laws in effect, and shall where it deems necessary, make specific recommendations for changes in subsequent submissions. The DRB may also require where necessary for the protection of the public health, safety, and welfare that a minor subdivision comply with all or some of the requirements specified in these regulations for major subdivisions.

Final Application

Check here to verify your understanding that within six (6) months of preliminary plat approval, the subdivider shall submit an application for approval of a final subdivision plat. The application shall contain those items set forth in Chapters 340 and 440 of the UDR, and shall conform to the layout shown on the approved preliminary plat and incorporate all conditions set forth in the preliminary plat approval.