



DEVELOPMENT REVIEW APPLICATION

Planning Division
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SUBDIVISION PRELIMINARY PLAN FORM, SR500

Preliminary Plan Checklist (SR§600)

- 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.

Policies (SR§110)

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

- The subdivision of land and the subsequent development of the subdivided plat as subject to the control of the Town of Milton pursuant to the Vermont Planning and Development Act (Act) and the Milton Town Comprehensive Plan (Plan) for the orderly, planned, efficient and economical development of the Town.
- Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace. Land shall not be subdivided until proper provision has been made for drainage, water, sewage, and capital improvements such as schools, parks, recreation facilities and transportation facilities.

Purposes (SR§120)

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

- To protect and provide for the public health, safety, and general welfare of the Town of Milton.
- To guide the future growth and orderly development of the Town in accordance with the Comprehensive Plan, Zoning Regulations and all other By-Laws enacted to implement the Plan.
- To provide for adequate light, air and privacy, to secure safety from fire, flood and other danger, and to prevent over-crowding of the land and undue congestion of population.
- To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewage, schools parks, playgrounds, recreation and other public requirements and facilities.
- To provide the most beneficial relationship between the uses of land and buildings, and the circulation of traffic throughout the Town, having particular regard to the avoidance of congestion in the streets and highways.
- To insure that public facilities are available and will have a sufficient capacity to serve any proposed subdivision.
- To present the pollution of air, streams, ponds and Lake Champlain; to assure the adequacy of drainage facilities; to safeguard the water tables; and to encourage the wise use and management of natural resources throughout the Town in order to preserve the integrity; stability, and beauty of the community and the value of land.
- To preserve the natural beauty and topography of the Town and to insure appropriate development with regard to these natural features.
- To further the purposes contained in the Vermont Planning and Development Act, and in particular, those purposes set forth in Section 4302 of the Act.

Standards of Evaluation (SR§700)

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

- The land is suitable for subdivision or development. In making this determination it shall at least consider flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements or other features which will be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas.
- The proposal includes due regard for the preservation and protection of existing aesthetic features such as trees, scenic points, brooks, streams, rock outcroppings, water bodies, other natural resources and historical resources.
- The proposal includes sufficient open space for recreation.
- The proposal includes adequate provision for control of runoff and erosion during and after construction.
- The proposed development is in compliance with the Milton Comprehensive Plan, Zoning Regulations and other By-Laws then in effect.
- The proposed development will not result in undue water or air pollution. In making this determination it shall at least consider the elevation of land above sea level and its relation to the floodplains, the nature of the soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; the availability of stream for disposal of effluents; and the applicable health and Vermont Department of Water Resources regulations.
- The proposed development is compatible with surrounding properties.
- The site is suitable for the proposed density.
- The proposal contains adequate provision for pedestrian traffic in terms of safety, convenience, access to points of destination and attractiveness.
- The proposed development will not place an unreasonable burden on the ability of local governmental units to provide municipal, educational, or governmental services and facilities.

- There is sufficient water available for the reasonably foreseeable needs of the proposed development.
- The proposed development will not cause unreasonable highway congestion or unsafe conditions with respect to the use of roads and highways in the Town.

Check here if you have opted to **ATTACH** a narrative explaining how the proposal addresses the standards above.

Required Improvements and Design Standards (Article VIII)

Check each box below to verify that you have read, understood, and have complied with the following improvement and design standards:

- Streets, SR§800
- Curbs, Sidewalks and Pedestrian Access, SR§810
- Outdoor Lighting, SR§820
- Shade Trees, SR§830
- Drainage, SR§840
- Water System, SR§850
- Sewage Disposal, SR§860
- Utilities, SR§870
- Layout, SR§880

Sectionalizing (SR530)

Check here to verify that you understand and accept that at the time the DRB grants preliminary plat approval, it may require the plat to be divided into two or more sections and may impose such conditions upon the filing of application for final plat approval for each section as it deems necessary to assure the orderly development of the plat.

Conditions of Approval (SR§330)

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 then 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.

Expiration of Approval (SR§540)

Check here to verify your understanding that approval of a preliminary plat shall not constitute approval of the submission plat. Prior to approval of the final subdivision plat, the DRB may require additional changes as a result of further study. The approval of a preliminary plat shall be effective for a period of one (1) year, and any plat not receiving final approval prior to the expiration of one (1) year shall be null and void, and the subdivider shall be required to resubmit a new plat for preliminary approval subject to all new zoning and subdivision regulations. Should the DRB impose sectionalizing as a condition of preliminary plat approval, it may extend the one (1) year effective period of preliminary approval.

Final Application (SR§550)

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 Section 610 of these regulations, and shall conform to the layout shown on the approved preliminary plat and incorporate all conditions set forth in the preliminary plat approval. If sectionalizing was a requirement of preliminary plat approval, a separate final plat application shall be filed for each section within the time periods imposed in the preliminary plat approval.