

OFFICE USE:

APPLICATION NO.: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

RECIPIENT: \_\_\_\_\_

TAX MAP NO.: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_

**FORM G -1**

**MAJOR SUBDIVISION APPLICATION  
PRELIMINARY PLAT  
TOWN OF BRATTLEBORO, VERMONT**

INSTRUCTIONS: Please submit twelve (12) copies and the original of this application and the final plat; one (1) copy of all offers of cession, covenants, and agreements; and five (5) prints of all construction drawings, if applicable, to the Planning Department by the fourth Friday of the month in order to be on the agenda for the next Development Review Board meeting. If any information required by these regulations for final plat submission is not submitted at that time, the plat will not be accepted and, within seven days, a written explanation for the rejection will be sent to the applicant. Once all required information is received, the final plat will be placed on the next regular meeting agenda of the Development Review Board.

PRELIMINARY PLAT FOR MAJOR SUBDIVISIONS REQUIREMENTS: 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 a scale of not more than two hundred feet to the inch, showing or accompanied by the following information:

SUBMISSION REQUIREMENTS

- a. Proposed subdivision name or identifying title and the name of the municipality;
- b. Name and address of record owner, subdivider, and designer of preliminary plat;
- c. The names of all subdivisions immediately adjacent and the names of owners of record of adjacent acreage;
- d. The provisions of the Zoning Regulations applicable to the area to be subdivided, and any zoning district boundaries affecting the tract;
- e. Map or survey of tract boundary made and certified by a licensed land surveyor tied into established reference points with:
  - date
  - true north point
  - scale
  - number of acres within the proposed subdivision
  - location of property lines
  - buildings
  - water courses
  - other essential existing physical features

Applicant checklist,  
comments or  
waiver request

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Office use  
complete (c)  
incomplete (i)  
waiver decision

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f. The location and size of any existing sewers and water mains, culverts, and drains on the property to be subdivided;

g. 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;

h. The width and location of any streets or other public ways or places shown upon the Official Map, if any, and the Town Plan, if applicable, within the area to be subdivided, and the width, location, grades, and street profiles of all streets or other public ways proposed by the subdivider;

i. Contour lines at intervals of five feet of existing grades and of proposed finished grades;

J. Typical cross sections of the proposed grading of roadways and of sidewalks;

k. Connection with existing water supply or alternative means of providing water supply to the proposed subdivision;

l. Connection with existing sanitary sewage system or alternative means of treatment and disposal proposed;

m. If private sewage disposal system is proposed, location and results of tests to ascertain subsurface soil, rock and ground water conditions, depth to ground water, location and results of all percolation tests including those for the actual proposed locations of any leaching fields;

n. Provisions for collecting and discharging storm drainage in the form of a drainage plan;

o. Preliminary designs of any bridges or culverts which may be required;

p. The proposed lot lines with approximate dimensions and suggested locations of buildings;

q. The location of temporary markers adequate to enable the Review Board to locate readily and appraise the basic layout in the field. Unless an existing street intersection is shown, the distance along a street from one corner of the property to the nearest existing street intersection shall be shown;

r. All parcels of land proposed to be dedicated to public use and the conditions of such dedication;

Applicant checklist,  
comments or  
waiver request

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s. The location of all trees and limits of all wooded areas on the site and all other natural features or site elements to be preserved;

t. A vicinity map drawn to scale showing the proposed subdivision and any contiguous lands owned by the applicant or in which the applicant has an interest;

u. Written comments or recommendations shall be made by the Fire Chief, Police Chief, Public Works Director. The Review Board may also obtain comments from other government officials;

v. The building type, approximate size, and cost for all projects or parts of projects consisting of units other than single family detached dwellings.

Applicant checklist, comments or waiver request

Four horizontal lines for applicant checklist, comments or waiver request.

Office use complete (c) incomplete (i) waiver decision. A large rectangular box with four horizontal lines for office use.

By signing below I certify that all information on this application and all supporting forms, plans, and documents are true and accurate, and agree that if any such information is found to be false or misleading any permit or other approval granted on the basis of such information shall be deemed null and void.

PROPERTY OWNER SIGNATURE DATE

APPLICANT SIGNATURE DATE

PROPERTY OWNER SIGNATURE DATE

This form must be submitted with the major subdivision preliminary plat. Major subdivision preliminary plats must contain all the information listed on this form. Incomplete applications will not be considered. If you have any questions please call Planning Services at 802-251-8154.

RETURN APPLICATION TO: Planning Services Dept., 230 Main Street, Suite 202, Brattleboro, VT 05301