

## SECTION 4.12.F (SUBDIVISION REVIEW) OF CHESTER UNIFIED DEVELOPMENT BYLAWS

### F. Required Submissions

1. **Preliminary Plat.** The Preliminary Subdivision Plat shall consist of a pdf copy as well as seven (7) copies 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 or not more than one hundred (100) feet or more to the inch, showing or accompanied by information on the following points unless waived by the Development Review Board:
  - a. Proposed subdivision name or identifying title and the name of the Town.
  - b. Name and address of record owner, subdivider, and designer of Preliminary Plat.
  - c. Number of acres within the proposed subdivision, location of property lines, existing easements, buildings, water courses, and other essential existing physical features.
  - d. The names of owners of record of adjacent acreage.
  - e. The provisions of the zoning standards applicable to the area to be subdivided and any zoning district boundaries affecting the tract.
  - f. The location and size of any existing sewer and water mains, culverts, and drains on the property to be subdivided.
  - g. The width and location of any existing roads within the area to be subdivided and the width, location, grades, and road profiles of all roads or other public ways proposed by the Subdivider.
  - h. Contour lines at intervals of five (5) feet of existing grades and of proposed finished grades where change of existing ground elevation will be five (5) feet or more.
  - i. Date, true north point, and scale.
  - j. Deed description and map of survey of tract boundary made and certified by a licensed land surveyor tied into established reference points, if available.
  - k. Location of connection with existing water supply or alternative means of providing water supply to the proposed subdivision.
  - l. Location of connection with existing sanitary sewage system or alternative means of treatment and disposal proposed.
  - m. Provisions for collecting and discharging storm drainage, in the form of drainage plan.
  - n. Preliminary designs of any bridges or culverts which may be required.
  - o. The proposed lots with surveyed dimensions, certified by a licensed land surveyor, numbered and showing suggested building locations.
  - p. The location of temporary markers adequate to enable the Development Review Board to locate readily and appraise the basic layout of the field. Unless an existing road intersection is shown, the distance along a road from one corner of the property to the nearest existing road intersection shall be shown.

- q. Locations of all parcels of land proposed to be dedicated to public use and the conditions of such dedication.
- r. Names identifying roads and streets; locations of street name signs and description of design of street name signs.
- s. The Preliminary Plat shall be accompanied by:
  - 1. A vicinity map drawn at the scale of not over four hundred (400) 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 roads, provided any part of such a road used as part of the perimeter for the vicinity map is at least five hundred (500) feet from any boundary of the proposed subdivision.
  - 2. A list or verification of the applications for all required State permits applied for by the Sub-divider. Approval of the subdivision application by the Development Review Board may be conditioned upon receipt of these permits.
- t. Endorsement. Every Plat filed with the Town Clerk shall carry the following endorsement:

"Approved by the Development Review Board of the Town of Chester, Vermont as per findings of fact, dated \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ subject to all requirements and conditions of said findings.

Signed this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by

\_\_\_\_\_  
 \_\_\_\_\_, Development Review Board"

- 2. **Final Plat.** The Final Subdivision Plat shall consist of one or more sheets of drawings which conform to the following requirements: All sheets shall be linen, mylar black or blue-lined duplicating paper and shall be 18 inches x 24 inches or a multiple thereof in size. Such sheets shall have a margin of one and a half (1-1/2) inches outside of the border lines on the left side for binding, and a one quarter (1/4) inch margin outside the border along the remaining sides. Space shall be served thereon for endorsement by all appropriate agencies. The Final Plat shall be clearly and legibly drawn and shall provide all information required under Section 4.12(F), including the Endorsement and Construction Drawings for all capital improvements.
- 3. **Surety Forfeiture.** If any required public investments have not been installed or maintained, or have been incorrectly installed, within the term of surety contracts provided for herein, such surety shall be forfeited to the Town which, upon receipt of the proceeds thereof, shall install or maintain the improvements as provided for in the surety contract. Such action by the Town shall not be deemed to constitute any acceptance of the improvements.