

Permit Fees _____
 Filing Fee _____
 TOTAL _____

Application # _____
 Date Submitted _____

Town of Calais

3120 Pekin Brook Road, East Calais, VT 05650

PUD/Subdivision - Preliminary Plan Review Application

Applicant _____ **Property Owner** _____

Phone (H) _____ **(W)** _____ **Tax Parcel ID No.** _____

Conceptual Plan Review Hearing Date _____

A Proposed # of lots with acreage and road frontage per lot

B. Please respond to specific concerns raised at Conceptual Plan Review and identified in Conceptual Plan Review Decision. Use separate paper if necessary.

C. The following is a list of items from Table 6.1 Subdivision Application Requirements which you are required to address for the Preliminary Plan Review.

(A) Application Information

- Application Form
- Application Fee - \$75.00/lot and \$10.00 filing fee
- Name of project, if any
- Written description of proposed development plans, including number and size of lots, general timing
- Waiver requests in writing (optional)
- Names and addresses of adjoining property owners.
- Evidence of written notification to adjoining owners of intent to subdivide; to include copies of any waiver request.

(B) Plan/Plat Mapping Requirements - paper

- Preparer information, certifications as applicable.
- Scale (adequate to clearly depict property and its features).
- Date, north arrow, legend.
- Project boundaries, property lines; associated rights-of-way or easements - *drawn is sufficient*.
- Existing and proposed lot lines, dimensions, associated rights-of-way or easements - *drawn is sufficient*
- Adjoining land uses, roads and drainage.
- Zoning district designations and boundaries.
- The location of natural and physical features located on the site, including buildings, roads, driveways and parking areas; utilities, fences and walls; water courses; wetlands; flood plains, critical habitat areas, and slopes in excess of 15% and 25%.
- A general indication of land cover, including forested areas and land in current or recent (prior 3 years) agricultural production.
- Proposed roads, accesses (curb cuts), driveways, paths, and parking areas.
- Proposed utilities, water and wastewater systems and associated rights-of-way or easements. *
- Existing and proposed elevations, contour lines. * **(5' intervals)**
- Proposed building envelopes. *
- Road profiles, road, intersection and parking area geometry and construction schematics.*

Proposed landscaping and screening.*

Proposed conservation buffer and/or open space easements areas.*

(C) Supporting Information & Documentation

Site location map showing proposed subdivision in relation to major roads, drainage ways, and adjoining properties.

Statement of compliance with the Calais Town Plan and applicable municipal regulations

Engineering reports (water and wastewater systems)

Existing and proposed traffic generation rates, volumes.* Documented

Off-site easements (e.g. for water, wastewater, access)*

Proposed phasing schedule.*

Proposed covenants and/or deed restrictions.*

Proposed homeowner or tenant association or agreements.*

Proposed assurance bond or surety.*

(D) As may be required by the Development Review Board under conceptual plan approval.

Storm water and erosion control plan (best management practices)

Shoreland or buffer area management plan.

Open space management plan.

Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements)>

Fiscal impact analysis(fiscal costs and benefits to the town).

Historical or archeological assessment (impacts, mitigation).

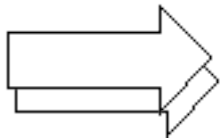
Environmental impact assessment (environmental impacts, proposed mitigation measures).

Other

*Upon written request may be waived by the D.R.B.

F. Permission to Enter Property & Applicant Signatures

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented, and/or for the Development Review Board to conduct a site visit.



**YOU MUST PROVIDE 2 COPIES OF ALL OVERSIZE CHARTS ETC.
YOU MUST PROVIDE 1 COPY NO LARGER THAN 11X17 OF
ALL OVERSIZE CHARTS, PLANS AND/OR MAPS**

THIS APPLICATION MUST BE SIGNED BY ALL OWNERS OF THE PROPERTY

Signature of owner(s) of property: _____ Date: _____
 _____ Date: _____

Signatures of applicant(s) other than property owner: _____ Date: _____
 _____ Date: _____