

NOTE: The Planning Commission recommends you attend a meeting to informally discuss your plans prior to submitting an application.

**PRELIMINARY PLAT APPLICATION
or
FINAL PLAT APPLICATION FOR MAJOR SUBDIVISION
(Division of land resulting in 5 or more lots)**

PLANNING COMMISSION OF ROCHESTER, VERMONT

This application shall conform in all respects to the Subdivision Regulations of the Planning Commission of Rochester.

Fee (non-refundable) \$25 Received by _____ on _____.

1. Name and mailing address of OWNER of property to be subdivided _____

2. Name and mailing address of subdivider, if different. _____

3. Location/address of property to be subdivided. _____

4. Zone in which property is located. _____

5. Number of acres in entire property (before division) _____

6. Number of parcels to be created and acreage of each. _____

7. Attach names and mailing addresses of abutters of entire parcel (including those across the road).

8. Name, address and license number of engineer or land surveyor (if any). _____

9. Deed(s) recorded in Town Clerk's Office
Date _____ Book _____ Page _____

10. Attach a complete statement of any easements relating to the property (if none, so state).

11. If waivers of Subdivision Regulations requirements are requested, attach a list and give reasons why such requirements should be waived.

(Signed) _____ and (Signed) _____
Owner Subdivider (if different)

Date

Date

NOTE:

Information required to accompany this application:

1. A completed subdivision application form, in duplicate, which may be obtained from the Town Clerk;
2. A location map showing the proposed subdivision relative to abutting properties;
3. Names and mailing addresses of all abutting property owners (available in the Town Office), including properties across roads.;
4. A copy of the Rochester Parcel Map (tax map) with the proposed location of the subdivision indicated;
5. A draft survey plat drawn to a scale adequate for showing the subdivision boundary with lot lines and lot size, dimensions, and abutters' names (affixed to the appropriate property). The map shall include streams, ponds, wetlands existing or proposed leach fields, existing or proposed wells, existing buildings, existing utilities , existing and proposed accesses, and existing and proposed roads and rights-of-way;
6. Description of the proposed water supply. If source is an existing community water supply, evidence of the right to use such system and the adequacy of such a system to meet water supply requirements shall be shown. All design criteria shall be in accordance with the applicable State and local health regulations;
7. Description of the proposed sewage systems. If onsite sewage disposal is proposed, then a registered professional engineer's or certified site technician's report and plans prepared in conformance with the State regulations shall be submitted. If a community sewage disposal system is to be used, evidence of the right to use such a system and a registered professional engineer's statement of the adequacy of the system to handle the additional sewage shall be submitted;
8. A description of any proposed covenants, and/or deed restrictions which are intended to cover all or part of the subdivision;
9. A description of the homeowners association or other forms of management organization if one is proposed;
10. Written statement outlining approximate dates by which all improvements shall be completed;
11. In the event of granting of easements, and/or development rights to the Town of Rochester, a written acknowledgment of the subdivider's responsibility for maintenance of easement areas until such land has been legally accepted by the Town;
12. The Planning Commission may require that the survey show contour lines at an interval not greater than five feet; grading plans showing any areas of cut and fill; stormwater drainage plan, which shall indicate the methods for collecting and discharging drainage, as well as methods for temporary and permanent erosion control; proposed lighting and signage, if any; covenant or easement language detailing the maintenance responsibilities for any common areas or improvements, any articles of incorporation if needed to create legal entities, and other existing and proposed facilities also be located on the plat;
13. Any other relevant information requested in writing by the Planning Commission following the pre-application meeting.