

TOWN OF DORSET

PO Box 715, East Dorset, Vermont 05253

SUBDIVISION APPLICATION

802-362-4571 ext. 5

OWNER/APPLICANT: _____ TELEPHONE _____

E-MAIL: _____

(IF NOT OWNER, PLEASE SUBMIT LETTER AUTHORIZING AGENT STATUS)

MAILING ADDRESS: _____

NAME OF DEVELOPMENT _____

PHYSICAL LOCATION OF PROPERTY: _____

PARCEL #: _____ DEED: BOOK _____ PAGE: _____

MAP# _____ BLOCK # _____ LOT# _____

ZONING DISTRICT _____ FLOOD HAZARD AREA: Y N WETLANDS: Y N

TOTAL ACREAGE OF PARCEL TO BE SUBDIVIDED: _____

NUMBER OF LOTS PROPOSED: _____

ACREAGE IN EACH LOT: LOT 1: _____ LOT 2: _____ LOT 3: _____ LOT 4: _____ LOT 5: _____

LOT 6: _____ LOT 7: _____ LOT 8: _____ LOT 9: _____ LOT 10: _____

DO THE PROPOSED LOTS MEET THE REQUIREMENTS OF THE ZONING DISTRICT? Y N

HAS THIS BEEN SUBDIVIDED IN THE PAST? IF YES, WHEN _____ BY _____

LOTS _____ ACT 250 # (IF APPLICABLE) _____

SIGNATURE _____ DATE: _____

FOR TOWN USE

APPLICATION #: _____ FEE PAID: _____

DATE APPLICATION RECEIVED _____ MINOR SUBDIVISION: 1-4 LOTS, \$225/LOT

MAJOR SUBDIVISION: 5 LOTS OR GREATER: \$325/LOT

CLASSIFICATION: MAJOR / MINOR SITE VISIT DATE: _____

SKETCH PLAN RECEIPT DATE: _____ COMPLETE: YES ___ NO ___

MEETING DATE: _____

COMMENTS / DECISION: _____

PRELIMINARY PLAT RECEIPT DATE: _____ COMPLETE: YES ___ NO ___

ABUTTER NOTIFICATIONS: _____ MEETING DATE: _____

HEARING DATE: _____

COMMENTS / DECISION: _____

FINAL PLAT RECEIPT DATE: _____ COMPLETE: YES ___ NO ___

HEARING DATE: _____

DECISION: _____ DATE _____

SIGNED: _____

MYLAR DUE DATE: _____ SLIDE # _____

SUBMISSION OF SKETCH PLAN

WHEN SUBMITTING AN APPLICATION FOR SUBDIVISION OF LAND, THE APPLICANT MAY SUBMIT TO THE ADMINISTRATIVE OFFICER, AT LEAST FORTY-FIVE (45) DAYS PRIOR TO THE REGULAR MEETING OF THE COMMISSION, TWELVE (12) COPIES OF A SKETCH PLAN OF THE PROPOSED SUBDIVISION TOGETHER WITH THE APPLICATION FEE AS DETERMINED BY THE SELECTBOARD. THE SKETCH PLAN SHOULD BE DRAWN ON A SURVEY OF THE PROPERTY. THE ADMINISTRATIVE OFFICER SHALL REVIEW THE SKETCH PLAN APPLICATION FOR COMPLETENESS, PRIOR TO FORWARDING IT TO THE COMMISSION. WHILE OPTIONAL, APPLICANTS ARE ENCOURAGED TO GO THROUGH THE SKETCH PLAN PROCESS TO DISCUSS PLANS AND OBTAIN INPUT FROM THE COMMISSION.

THE SKETCH PLAN SHALL BE A SCALE DRAWING AND MUST INCLUDE THE FOLLOWING INFORMATION

- _____ A. NAME AND ADDRESS OF RECORD OWNER AND APPLICANT
- _____ B. A LOCUS MAP (USGS TOPOGRAPHIC MAP), SHOWING THE GENERAL LOCATION OF THE BOUNDARIES OF THE SUBDIVISION WITHIN THE TOWN AND A COPY OF THE RELEVANT PORTION OF THE DORSET TAX MAP
- _____ C. NUMBER OF ACRES WITHIN THE PROPOSED SUBDIVISION;
- _____ D. PROPOSED INTERIOR LOT LINES WITH PROPOSED LOTS IDENTIFIED WITH APPROXIMATE ACREAGE
- _____ E. APPROXIMATE LOCATION OF PROPERTY LINES
- _____ F. KNOWN EASEMENTS
- _____ G. LOCATION OF EXISTING SEWAGE SYSTEMS AND WELLS, OR SEWERS AND WATER MAINS WITHIN THE SITE AND WITHIN 200 FEET
- _____ H. EXISTING STRUCTURES WITHIN THE SITE AND WITHIN 200 FEET OF THE PROPOSED SUBDIVISION
- _____ I. NAMES AND ADDRESSES OF CURRENT ABUTTING OWNERS AND WHETHER ANY OF THE ABUTTERS ARE AFFILIATED PERSONS
- _____ J. LOCATION OF EXISTING ROADS INCLUDING ROAD NAMES AND RIGHT-OF-WAY WIDTHS, AND DRIVEWAYS (INCLUDING RIGHT-OF WAY WIDTHS) WITHIN THE SITE AND WITHIN 200 FEET
- _____ K. PROPOSED ROADS (WITH ANY PROPOSED ROAD NAMES) OR EASEMENTS
- _____ L. PROPOSED IMPROVEMENTS OR FEATURES OF THE PROPERTY INCLUDING SIGNIFICANT DRAINAGE FEATURES
- _____ M. APPROXIMATE AREAS OF LAND WHICH HAVE SLOPES OF 20% OR GREATER
- _____ N. LOCATION AND NAMES (IF APPLICABLE) OF SIGNIFICANT NATURAL PHYSICAL FEATURES, AND OF STREAMS, WETLANDS, RECHARGE AREAS, WATERCOURSES, FLOOD HAZARD AREAS, AND SPRINGS

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SUBMISSION OF SKETCH PLAN

_____ O. EXISTING ZONING FOR THE SITE AND ADJACENT PROPERTIES WITHIN 200 FEET

_____ P. DATE, APPROXIMATE NORTH ARROW, AND SCALE

_____ Q. PROPOSED BUILDING ENVELOPES SHALL BE SHOWN IF ANY PART OF THE PROPERTY LIES WITHIN THE HISTORIC DISTRICT.

WHEN SUBMITTING AN APPLICATION FOR SKETCH PLAN FOR SUBDIVISION OF LAND, THE APPLICANT MAY NOTIFY ABUTTING PROPERTY OWNERS, AND SHALL SUBMIT TO THE ADMINISTRATIVE OFFICER CERTIFICATION OF SUCH NOTICE WITH THE LIST OF NAMES AND ADDRESSES OF THE ABUTTING PROPERTY OWNERS. WHILE OPTIONAL AT SKETCH PLAN, THE APPLICANT IS ENCOURAGED TO NOTIFY ABUTTING PROPERTY OWNERS SO THAT THEIR INPUT CAN BE CONSIDERED AT THIS STAGE.

PRELIMINARY PLAT SUBMISSION

WHEN SUBMITTING AN APPLICATION FOR PRELIMINARY PLAT APPROVAL, THE APPLICANT SHALL SUBMIT TO THE ADMINISTRATIVE OFFICER TWELVE (12) COPIES OF THE PRELIMINARY PLAT OF THE PROPOSED SUBDIVISION, TOGETHER WITH THE APPLICATION FEE AS DETERMINED BY THE SELECTBOARD. WHEN SUBMITTING AN APPLICATION FOR SUBDIVISION OF LAND, THE APPLICANT SHALL NOTIFY ABUTTING PROPERTY OWNERS, AND SHALL SUBMIT TO THE ADMINISTRATIVE OFFICER CERTIFICATION OF SUCH NOTICE WITH THE LIST OF NAMES AND ADDRESSES OF THE ABUTTING PROPERTY OWNERS. THE PRELIMINARY PLAT SHALL BE DRAWN ON A SURVEY OF THE PROPERTY. INFORMATION MUST BE SUBMITTED BY THE APPLICANT AT LEAST THIRTY (30) DAYS PRIOR TO THE REGULAR MEETING OF THE COMMISSION IF THE APPLICANT HAS GONE THROUGH THE SKETCH PLAN REVIEW PROCESS. IF THE APPLICANT HAS NOT GONE THROUGH THE SKETCH PLAN REVIEW PROCESS THEN INFORMATION MUST BE SUBMITTED BY THE APPLICANT AT LEAST FORTY-FIVE (45) DAYS PRIOR TO THE REGULAR MEETING OF THE COMMISSION.

THE PRELIMINARY PLAT SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR (AS LICENSING REQUIREMENTS DICTATE), AT A SCALE OF 1 INCH EQUALS 100 FEET OR OTHER SCALE ACCEPTABLE TO THE COMMISSION AND WHICH CLEARLY ILLUSTRATES THE PROPOSAL. IT SHALL INCLUDE CONTOUR INTERVALS OF 10 FEET, OR OTHERWISE AS THE COMMISSION REQUIRES. THE PRELIMINARY PLAT SHALL BE SUFFICIENTLY CLEAR TO ILLUSTRATE EXISTING AND PROPOSED CONDITIONS, AND SHALL CONTAIN OR BE ACCOMPANIED BY:

- _____ 1. NAME AND ADDRESS OF THE OWNER OF RECORD, SUBDIVIDER, AND PREPARER OF THE PRELIMINARY PLAT
- _____ 2. PROPOSED SUBDIVISION NAME OR IDENTIFYING TITLE AND NAME OF THE TOWN
- _____ 3. A LOCUS MAP (USGS TOPOGRAPHIC MAP), SHOWING THE GENERAL LOCATION OF THE BOUNDARIES OF THE SUBDIVISION WITHIN THE TOWN AND A COPY OF THE RELEVANT PORTION OF THE DORSET TAX MAP
- _____ 4. DATE, BASIS OF NORTH POINT, BASIS OF DATUM, AND SCALE
- _____ 5. NAMES OF ADDRESSES OF OWNERS OF RECORD OF ALL PROPERTY WITHIN 200 FEET OF ANY PART OF THE PROPOSED SUBDIVISION, AS WELL AS THE NAMES OF ANY ABUTTING SUBDIVISIONS, AND WHETHER ANY OF THESE PROPERTY OWNERS ARE AFFILIATED PERSONS
- _____ 6. MAP OF SURVEY OF TRACT BOUNDARY MADE AND CERTIFIED BY A LICENSED LAND SURVEYOR AND TIED INTO ESTABLISHED PERMANENT FEATURES OR REFERENCE POINTS AND ELEVATIONS WHERE REQUIRED BY THE COMMISSION;
- _____ 7. NUMBER OF ACRES WITHIN THE PROPOSED SUBDIVISION, NUMBER AND ACREAGE OF INDIVIDUAL LOTS, LOCATION OF PROPERTY LINES, EXISTING EASEMENTS, BUILDINGS, WATERCOURSES AND OTHER EXISTING NATURAL FEATURES
- _____ 8. PROPOSED LOT LINES WITH APPROXIMATE DIMENSIONS AND SUGGESTED LOCATIONS OF DWELLINGS;

PRELIMINARY PLAT SUBMISSION

- _____ 9. LOCATION OF ALL EXISTING STRUCTURES ON THE SITE AND WITHIN 200 FEET OF THE SITE;
- _____ 10. PROPOSED BUILDING ENVELOPES SHALL BE SHOWN IF ANY PART OF THE PROPERTY LIES WITHIN THE HISTORIC DISTRICT
- _____ 11. A MAP SHOWING THE ZONING DISTRICT(S) WITHIN AND ADJACENT PROPERTIES WITHIN 200 FEET OF THE SITE, A SHORT SUMMARY OF THE DENSITY REQUIREMENTS OF THE ZONE(S) APPLICABLE TO THE SITE, AND NARRATIVE AS TO HOW THOSE REQUIREMENTS WILL BE MET
- _____ 12. THE LOCATION AND SIZE OF ANY EXISTING SEWERS OR SEWAGE SYSTEMS (COMMUNITY OR PRIVATE); WATER MAINS OR WELLS (PUBLIC OR PRIVATE); CULVERTS; AND DRAINS ON OR WITHIN 200 FEET OF THE SITE;
- _____ 13. PROPOSED CONNECTION TO EXISTING WATER SUPPLY OR ALTERNATIVE MEANS OF SUPPLYING WATER TO THE SUBDIVISION. PLANS FOR WATER SUPPLY MUST INCLUDE PROVISIONS FOR WATER FOR FIRE PROTECTION AS WELL AS FOR DOMESTIC USE
- _____ 14. PROPOSED CONNECTION TO EXISTING SEWERAGE SYSTEM OR ALTERNATIVE MEANS OF TREATMENT AND DISPOSAL. IF A PRIVATE SYSTEM OR SYSTEMS ARE PROPOSED, THE LOCATION AND RESULTS OF TESTS TO DETERMINE SUBSURFACE SOIL, ROCK, AND GROUNDWATER CONDITIONS, DEPTH TO GROUNDWATER UNLESS PITS ARE DRY AT A DEPTH OF 5 FEET, AND LOCATION AND RESULTS OF PERCOLATION TESTS SHALL BE SUBMITTED;
- _____ 15. AREAS OF 20% OR GREATER SLOPE
- _____ 16. CONTOUR LINES AT FIVE (5) FOOT INTERVALS ON PROPOSED FINISHED GRADES WHERE CHANGE OF GROUND LEVEL WILL BE FIVE (5) FEET OR MORE
- _____ 17. PROPOSED IMPROVEMENTS OR FEATURES OF THE PROPERTY INCLUDING SIGNIFICANT DRAINAGE FEATURES AND A STORM DRAINAGE PLAN SHOWING PROPOSED MEANS OF COLLECTING AND DISCHARGING STORM WATER, REFLECTING THE WATER SHED STUDY
- _____ 18. AN EROSION PLAN SHOWING PROPOSED LOCATION AND TECHNIQUES FOR EROSION CONTROL DURING CONSTRUCTION AND ALSO FOR AREAS WHICH WILL NEED PERMANENT EROSION CONTROL MEASURES
- _____ 19. LOCATION, NAMES, AND RIGHT-OF-WAY WIDTHS OF EXISTING ROADS; LOCATION AND RIGHT-OF-WAY WIDTHS OF EASEMENTS; AND LOCATION AND NAMES OF PARKS OR OTHER PUBLIC LANDS WITHIN THE SITE, WITHIN 200 FEET OF THE SITE, OR OTHER DISTANCE AS THE COMMISSION MAY REASONABLY REQUIRE;
- _____ 20. LOCATION OF PROPOSED ROADS (WITH ANY PROPOSED ROAD NAMES) OR EASEMENTS, PROPOSED DRIVEWAYS (INCLUDING RIGHT-OF WAY WIDTHS) AND EASEMENTS WITHIN THE SITE AND WITHIN 200 FEET OF THE SITE
- _____ 21. WIDTH, LOCATION, GRADES, AND PROFILES OF ALL ROADS OR OTHER PUBLIC WAYS PROPOSED BY THE APPLICANT
- _____ 22. CROSS SECTIONS OF PROPOSED GRADING AND ROADS;

PRELIMINARY PLAT SUBMISSION

- _____ 23. LOCATION OF TEMPORARY MARKERS ADEQUATE TO ENABLE THE COMMISSION TO LOCATE READILY AND APPRAISE THE BASIC LAYOUT IN THE FIELD. UNLESS AN EXISTING ROAD INTERSECTION IS SHOWN, THE DISTANCE ALONG A ROAD FROM ONE CORNER OF THE PROPERTY TO THE NEAREST ROAD INTERSECTION OR OTHER READILY IDENTIFIED PERMANENT FEATURE WILL BE SHOWN
- _____ 24. PRELIMINARY DESIGNS OF ANY BRIDGES OR CULVERTS WHICH ARE PROPOSED, AND COPIES OF APPLICATIONS FOR ANY NECESSARY STATE OR FEDERAL PERMITS
- _____ 25. IF OTHER LANDS ARE ACCESSED THROUGH THE SUBJECT PROPERTY, AN INDICATION OF HOW THAT ACCESS IS TO BE PRESERVED
- _____ 26. THE LOCATION AND NAMES (IF APPLICABLE) OF SIGNIFICANT NATURAL PHYSICAL FEATURES OR AREAS SUCH AS BUT NOT LIMITED TO WETLANDS, STREAMS, RECHARGE AREAS, WATERCOURSES, FLOOD HAZARD AREAS, SPRINGS, AND AQUIFERS AS IDENTIFIED IN THE TOWN PLAN, OR IDENTIFIED BY THE TOWN CONSERVATION COMMISSION, AND IDENTIFICATION OF THOSE TO BE PROTECTED AND THE METHODS PROPOSED FOR PROTECTION
- _____ 27. MAPPING OF, AND PROPOSED MEASURES TO PROTECT LANDS OF AGRICULTURAL SIGNIFICANCE AS IDENTIFIED BY A LESA RATING OF 225 OR GREATER ON THE SITE OR CONTIGUOUS SITES. A LESA STUDY MAY BE REQUIRED AS PART OF THE APPLICATION
- _____ 28. MAPPING OF, AND PROPOSED MEASURES TO PROTECT HIGH IMPORTANCE OR PRIME LANDS FOR FORESTRY ON THE SITE OR ON CONTIGUOUS SITES, AS IDENTIFIED BY A FLESA EVALUATION. A FLESA STUDY MAY BE REQUIRED AS PART OF THE APPLICATION
- _____ 29. NARRATIVE REGARDING PROPOSED COMPLIANCE WITH APPLICABLE SECTIONS OF THE TOWN PLAN
- _____ 30. MAP AND/OR NARRATIVE SHOWING SERVICE DISTRICTS SUCH AS SCHOOL, FIRE, OR OTHER SIMILAR DISTRICTS WHICH PROVIDE SERVICES TO THE PROPOSED SUBDIVISION. TESTIMONY FROM THE SERVICE PROVIDERS ABOUT WHETHER SERVICE CAN BE MADE AVAILABLE AND/OR ABOUT THEIR REQUIREMENTS (IF ANY) SPECIFIC TO THE PROPOSED SUBDIVISION AND REGARDING EASE OF ACCESS
- _____ 31. LOCATION OF ANY PARCELS OF LAND PROPOSED TO BE DEDICATED TO PUBLIC USE AND THE CONDITIONS OF SUCH DEDICATION;
- _____ 32. COPIES OF COVENANTS AND RESTRICTIONS FOR ANY HOMEOWNERS ASSOCIATION PROPOSED. ALL HOMEOWNERS ASSOCIATIONS SHALL BE INCORPORATED
- _____ 33. ARRANGEMENTS FOR MAINTENANCE OF ROADS, COMMUNITY OR SHARED WATER OR SEWER SYSTEMS, AND STORM DRAINAGE SYSTEMS.

PRELIMINARY PLAT SUBMISSION

PUBLIC HEARING ON PRELIMINARY PLAT

IF THE APPLICANT HAS GONE THROUGH THE SKETCH PLAN REVIEW PROCESS, THE COMMISSION SHALL HOLD A PUBLIC HEARING ON THE PRELIMINARY PLAT WITHIN 30 DAYS OF RECEIPT BY THE COMMISSION OF A COMPLETE PRELIMINARY PLAT SUBMISSION. IF THE APPLICANT HAS NOT GONE THROUGH THE SKETCH PLAN REVIEW PROCESS THEN COMPLETE PRELIMINARY PLAT INFORMATION MUST BE SUBMITTED BY THE APPLICANT AT LEAST FORTY-FIVE (45) DAYS PRIOR TO THE REGULAR MEETING OF THE COMMISSION. NOTICE OF THE PUBLIC HEARING SHALL BE PROVIDED AS PER SECTION 4447 OF THE ACT.

FINAL PLAT SUBMISSION

1. **MINOR SUBDIVISION:** THE FINAL PLAT SHALL BE PRESENTED TO THE COMMISSION WITHIN 6 MONTHS OF THE COMMISSION'S ACTION TO MOVE THE PRELIMINARY PLAT TO FINAL PLAT. THE COMMISSION MAY GRANT ONE ADDITIONAL SIX (6) MONTH EXTENSION TO THIS DEADLINE IF REQUESTED BY THE APPLICANT, IN WRITING, PRIOR TO EXPIRATION OF THE INITIAL SIX (6) MONTH PERIOD. IF NEITHER OF THESE IS DONE, THE PRELIMINARY PLAT APPROVAL IS VOID. THE APPLICANT WILL BE NOTIFIED OF THE EXPIRATION OF HIS PRELIMINARY PLAT APPROVAL BY CERTIFIED MAIL. THE FINAL PLAT APPLICATION SHALL BE CONSISTENT WITH THE APPROVED PRELIMINARY PLAT. APPLICATION SHALL BE MADE AT LEAST 45 DAYS PRIOR TO THE REGULAR MEETING OF THE COMMISSION.

2. **MAJOR SUBDIVISION:** THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE (1) YEAR OF PRELIMINARY PLAT APPROVAL OR THE PRELIMINARY PLAT APPROVAL IS VOID. THE APPLICANT WILL BE NOTIFIED OF THE EXPIRATION OF HIS PRELIMINARY PLAT APPROVAL BY CERTIFIED MAIL. THE FINAL PLAT APPLICATION SHALL BE CONSISTENT WITH THE APPROVED PRELIMINARY PLAT. APPLICATION SHALL BE MADE AT LEAST 45 DAYS PRIOR TO THE REGULAR MEETING OF THE COMMISSION. THE COMMISSION MAY GRANT A SINGLE ONE (1) YEAR EXTENSION BASED ON EXTENUATING CIRCUMSTANCES SUCH THAT THE HARDSHIP HAS NOT BEEN CAUSED BY THE APPLICANT.

WRITTEN REQUEST FOR SUCH AN EXTENSION, ALONG WITH A DESCRIPTION OF THE EXTENUATING CIRCUMSTANCES, MUST BE RECEIVED IN TIME FOR A DETERMINATION TO BE MADE AT A REGULARLY SCHEDULED MEETING OF THE COMMISSION PRIOR TO THE EXPIRATION OF THE PRELIMINARY PLAT APPROVAL.

CONTENTS OF FINAL PLAT SUBMISSION

THE FINAL PLAT SHALL CONSIST OF ONE OR MORE SHEETS OF DRAWINGS WHICH CONFORM TO THE REQUIREMENTS OF THE STATE OF VERMONT SURVEY PLAT LAW 27 VSA 1401-1406.

1. THE APPLICANT SHALL PREPARE FOR FINAL PLAT HEARING AN ORIGINAL AND TWELVE (12) COPIES CONTAINING THE FOLLOWING INFORMATION:

_____A. SUBDIVISION NAME, NAME OF THE TOWN, NAME AND ADDRESS OF THE OWNER OF RECORD, AND OF THE APPLICANT; THE NAME, LICENSE NUMBER, AND SEAL OF THE LICENSED LAND SURVEYOR WHO PREPARED THE PLAT; THE BOUNDARIES OF THE SUBDIVISION; SCALE, DATE, AND BASIS OF NORTH POINT; AND LOCATION WITHIN THE TOWN.

_____B. ROAD LOCATIONS AND NAMES, AND EASEMENTS.

_____C. SUFFICIENT DATA ACCEPTABLE TO THE COMMISSION TO DETERMINE READILY THE LOCATION, BEARING AND LENGTH OF ALL ROADS, LOT LINES AND BOUNDARY LINES. WHERE PRACTICABLE, THESE SHOULD BE TIED TO PERMANENT REFERENCE POINTS, AND ELEVATIONS WHERE REQUIRED BY THE COMMISSION.

_____D. THE LENGTH OF ALL STRAIGHT LINES AND THE RADIUS, ARC LENGTH (DISTANCE AROUND A CURVE), AND CENTRAL OR INCLUDED ANGLE OF ALL CURVES.

_____E. LOTS WITHIN THE SUBDIVISION NUMBERED IN ORDER WITHIN BLOCKS OR SECTIONS, AND BLOCKS OR SECTIONS LABELED IN ORDER.

FINAL PLAT SUBMISSION

_____ F. LOCATIONS OF ALL IMPROVEMENTS INCLUDING ROADS, WATER AND SEWER LINES AND SYSTEMS FOR COMMUNITY OR SHARED FACILITIES, PERMANENT EROSION CONTROL DEVICES, STORM DRAINAGE SYSTEMS AND UTILITY TRUNK LINES.

_____ G. PERMANENT REFERENCE MONUMENTS SHOWN THUS: "X"

_____ H. ALL LOT CORNER MARKERS SHOWN THUS: "O". CORNER MARKERS SHALL BE OF METAL OR OTHER DURABLE MATERIAL AND SHALL BE AT LEAST 5/8 INCH IN DIAMETER AND AT LEAST 24 INCHES IN LENGTH.

2. THE FOLLOWING ADDITIONAL DOCUMENTATION MAY ALSO BE REQUIRED:

_____ A. FOR ALL SUBDIVISIONS, A LETTER FROM THE APPLICANT'S CIVIL ENGINEER CERTIFYING THAT ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AS REQUIRED IN THE PRELIMINARY PLAT APPROVAL, OR BY ANY STATE, FEDERAL OR TOWN PERMITS. THE ENGINEER MUST BE REGISTERED IN THE STATE OF VERMONT. IF ANY REQUIRED IMPROVEMENTS HAVE NOT BEEN INSTALLED BY THE TIME OF THE FILING OF THE FINAL PLAT, THE APPLICANT SHALL FILE WITH THE COMMISSION AN ESTIMATE OF COSTS OF THE UNCOMPLETED IMPROVEMENTS TOGETHER WITH MAPS, PLANS, AND OTHER SUPPORTING DATA. THIS ESTIMATE SHALL BE ACCOMPANIED BY EITHER:

I. A SURETY BOND, ISSUED BY A SURETY COMPANY AUTHORIZED TO DO BUSINESS IN VERMONT, AND RUNNING TO THE SELECTBOARD OF THE TOWN OF DORSET, OR

II. CASH, OR SAVINGS BANK BOOK PROPERLY ENDORSED TO THE TOWN OF DORSET SELECTBOARD, OR

III. OTHER COLLATERAL AS APPROVED BY THE SELECTBOARD.

ANY SECURITY MUST BE FILED WITH THE SELECTBOARD IN A FORM AND AN AMOUNT PRESCRIBED BY THEM. THE SELECTBOARD SHALL SET A TIME LIMIT, WITHIN WHICH THE IMPROVEMENTS SHALL BE COMPLETED, NOT TO EXCEED 3 YEARS. THE APPLICANT MAY REQUEST AN EXTENSION OF THIS TIME LIMIT, UP TO ANOTHER 3 YEARS, FROM THE SELECTBOARD.

_____ B. FOR ALL SUBDIVISIONS WHICH WILL HAVE AN INCORPORATED HOMEOWNERS ASSOCIATION, OR OTHER INTERNAL GOVERNING BODY, A COPY OF THE COVENANTS, RESTRICTIONS, AND RESPONSIBILITIES OF THE ASSOCIATION.

_____ C. PROPOSED DEEDS TO THE TOWN OF ALL AREAS THAT WILL BE DEDICATED TO THE PUBLIC.

_____ D. A COMPLETE SET OF ENGINEERING DRAWINGS SHOWING HOW ALL ROADS, STORM DRAINAGE FACILITIES, FIRE PREVENTION FACILITIES, AND SEWER AND WATER SUPPLY FACILITIES ARE TO BE BUILT.

_____ E. DOCUMENTS SHOWING HOW PRIVATE UTILITIES SUCH AS PRIVATE ROADS, WATER, SEWER, AND STORM DRAINAGE SYSTEMS WILL BE MAINTAINED.

FINAL PLAT SUBMISSION

PUBLIC HEARING ON FINAL PLAT

WITHIN 45 DAYS OF RECEIPT BY THE COMMISSION OF A COMPLETE FINAL PLAT SUBMISSION, THE COMMISSION SHALL HOLD A PUBLIC HEARING ON THE FINAL PLAT. NOTICE OF THE PUBLIC HEARING SHALL BE PROVIDED AS PER SECTION 4447 OF THE ACT. WITHIN THE PUBLIC NOTICE TIMEFRAME, A COPY OF THE NOTICE SHALL BE SENT TO THE BENNINGTON COUNTY REGIONAL PLANNING COMMISSION. IF THE PLAT IS LOCATED WITHIN 500 FEET OF A MUNICIPAL BOUNDARY, SUCH NOTICE SHALL BE SENT TO THE CLERK OF THE ADJACENT MUNICIPALITY. THESE NOTICES ARE TO BE FORWARDED BY THE ADMINISTRATIVE OFFICER.
