

# City of Essex Junction, VT

## Checklist – Conceptual Plan

### Applicant Staff

- \_\_\_\_\_ The project name, address and legal description; name, address and telephone number of the developer and project design professionals.
- \_\_\_\_\_ The approximate location of proposed land uses including the number of dwelling units and/or the number, type and typical square footage of non-residential buildings, and total square footage of the project.
- \_\_\_\_\_ The proposed height and number of stories of each building.
- \_\_\_\_\_ A sketch of a typical structure.
- \_\_\_\_\_ The approximate location of proposed roads, parking areas, sidewalks, bikeways, fire lanes and other proposed circulation elements and patterns.
- \_\_\_\_\_ A landscape concept showing typical planting schemes, types of planting materials and general locations of major landscaping items such as berms, ponds, retaining walls or other man-made improvements.
- \_\_\_\_\_ The approximate location and size of proposed curb cuts on public or private streets, and the size and type of all interior curb cuts.
- \_\_\_\_\_ The approximate location and size of common improvements, common open space and lands to be dedicated to public ownership.
- \_\_\_\_\_ An estimate or projected use of public infrastructure, including a preliminary statement regarding traffic, sewer and water demand impacts.
- \_\_\_\_\_ Information on surrounding properties, including land uses, zoning, ownership and traffic patterns.
- \_\_\_\_\_ The height, size, location and typical sketches of proposed signs and fencing, if any.
- \_\_\_\_\_ A preliminary analysis of drainage proposals, including a topographical map of the project area.
- \_\_\_\_\_ An indication of proposed setbacks and minimum distances between proposed structures.
- \_\_\_\_\_ A written request for any waivers to any standards contained in this Code along with a justification for the request.
- \_\_\_\_\_ Any other information deemed pertinent to the review of the specific Conceptual Plan.

