

Acres 5.03 +/- Acres

Frontage 698' Along Dorset Street and 275' Along Carpenter Road

Please describe the following:

Easements/Right-of-ways:(existing and proposed) There are no easements or right-of-ways proposed for the project.

Existing Structures: The proposed 5.03 +/- acre parcel (Lot 3) will contain the existing 6-bedroom farmhouse and several outbuildings. As per discussions with George Aube, his residence is a separate deeded 10 +/- acre parcel.

Access: The access to Lot No. 3 will be via the existing drive that serves the existing 6-bedroom farmhouse.

Wastewater Disposal System: (existing and proposed) Proposed Lot No. 3 will be served by a new on-site mound wastewater disposal system with an upslope curtain drain. The former in-ground wastewater system will be properly abandoned in-place.

Water System: Lot No. 3 will be provided water by a shared off-site drilled water supply well.

Drainage System: The drainage system will consist of grassy swales along the existing drive and sheet flow in a general easterly direction across the remainder of the new 5.03 +/- acre parcel (Lot 3).

Development Phasing Schedule: (describe) The new 5-bedroom single-family residence will most likely be constructed between in 2015 and 2016.

Other unusual circumstances: _____

The following are to be submitted with Subdivision and Amendment applications:

1. A request for a waiver of any of the requirements not considered applicable to this application. (Those requirements that are allowed waivers are followed by an asterisk [*]) Waivers for other requirements may be allowed upon written request.
2. Application fee
3. Names and addresses of all adjoining property owners, including those across a road right-of-way, (include stamped, addressed envelopes for each)
4. Plat or plan (1 original [24"X36"] and 10 copies [11"X17"]) with North arrow, Date, Legend, and name of preparer (Scale 1"=100'), to include:
 - a. Vicinity map which may be an inset on plot plan: minimum scale 1"=2000' (may be town parcel map)
 - b. Project boundaries, property lines, existing and proposed, dimensions (drawn for preliminary plan)
 - c. Roads and drainage infrastructure, facilities & improvements in the immediate vicinity of the project which may be affected or used by the project.
 - d. Zoning district designations and boundaries
 - e. General indication of existing land cover (e.g., forested areas, tree lines, land in agricultural use within the last 5 years)
 - f. Location of areas of high public value (refer to Table 7.1 of zoning regulations, page 82)

- g. Existing conservation & agricultural easement areas or open space areas (Include any on adjacent parcels)
 - h. Proposed conservation & agricultural easement areas or open space areas
 - i. Existing and proposed elevations (contour lines) near the development area * (5' intervals)
 - j. Existing buildings (footprints) near area to be developed or conserved
 - k. Proposed building envelopes with dimensions
 - l. Existing & proposed roads, parking areas, associated rights-of-way or easements with dimensions & distances (drawn for preliminary plan)
 - m. Existing & proposed park, playground, public access or other recreational areas (drawn for preliminary plan)
 - n. Existing & proposed utility, water & wastewater system locations and associated rights-of-way or easements*
 - o. Existing and proposed monument locations*
5. Statement of compliance with town plan & applicable local regulations
 6. Engineering reports (water & wastewater systems) Scale 1"=30' preferred, may be 1"=100'
 7. Existing and proposed traffic generation rates, volumes (Estimated)*
 8. Road profiles; road intersection and parking area geometry and construction schematics (as shown on plat)*
 9. Proposed landscaping and screening*
 10. Off-site easements (e.g. water, wastewater, access)*
 11. Proposed phasing schedule*
 12. Proposed covenants, easements, conserved land agreements, road maintenance agreements, roadway waivers, wastewater system maintenance agreements, wastewater waivers, fire pond agreements, trail easements and offers, and other associated deed restrictions, in both paper & electronic format (Microsoft Word) (In draft form for preliminary plat hearing)*
 13. Proposed homeowner or tenant association or agreements*
 14. Proposed performance bonds or sureties*

Any other Planning Commission recommendations or requirements from sketch plan review or the preliminary decision.

Copies of Land Use Regulations and the Town Plan are available at www.charlottevt.org and at the Planning and Zoning Office.

Any application that does not contain all information required, or a reasonable explanation why it does not apply, will be returned to the applicant.

O:\Planning Commission\Legal documents\Forms\Subapp2008.doc

**George and Claire Aube
Two-Lot Subdivision
Carpenter Road and Dorset Street,
Charlotte, Vermont**

Adjoining Property Owner's Names and Addresses

Landowner	Address
Stephen Gorham	688 Carpenter Road, Charlotte, VT 05445
Michael E. O'Brien	1846 Dorset Street, Charlotte, VT 05445
Vernon C. Hutchins	363 Riverview Drive, Charlotte, VT 05445
Patricia L. Dobson	P.O. Box 23, Shelburne, VT 05482
Gary Thibault	1490 Carpenter Road, VT 05445
Colin D. Rehkugler	1290 Carpenter Road, Charlotte, VT 05445
George W. Rohrbaugh	1627 Dorset Street, Charlotte, VT 05445
Gregory B. Cluff	1745 Dorset Street, Charlotte, VT 05445
Dale D. Hyerstay	1775 Dorset Street, Charlotte, VT 05445
Eric Richter	2015 Dorset Street, Charlotte, VT 05445
Louise S. Plant	1555 Spear Street, Charlotte, VT 05445