

TOWN OF CHARLOTTE

PC-15-25

P.O. Box 119

Charlotte, VT 05445

Phone: 802-425-3533 Fax: 802-425-4241

APPLICATION FOR

SKETCH PLAN  SUBDIVISION  AMENDMENT

\*Applicant must return complete application and all supporting documents to the Planning & Zoning office in accordance with the annual submission schedule prior to being scheduled for a public hearing.

<u>Office Use Only</u> Date Received: <u>12/4/15</u>	Sketch Plan Date: <u>1/2/15</u> Classification: _____ Fee Paid: <u>\$50.00 plus postage</u> Receipt #: _____ Date Approved: _____
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<b>PROPERTY OWNER</b> Name <u>Robert and Sonja Ullrich</u> Address <u>69 Ashe Rd</u> <u>Charlotte, VT 05445</u> Phone (H) <u>(802) 425-3215</u> (W) _____	<b>APPLICANT/CONTACT PERSON</b> (if other than owner) Name _____ Address _____ Phone (H) _____ (W) _____
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Signature of property owner <u>Robert Ullrich</u> <u>Sonja Ullrich</u>	If applicant is agent for owner, written authorization signed by owner must be filed with application. Signature of applicant _____
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Map Reference Slide No. <del>10</del> Deed Reference: Vol <u>216</u> Page <u>599</u> Parcel ID # <u>M10B01L09</u>	Total acreage <u>140.96</u> Zoning District <u>rural</u>
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Was this parcel part of a prior subdivision? Yes ___ No <u>X</u> If yes: Date: _____ # of Lots _____ Name of previous owner or name of previous subdivision _____ _____ _____	When your project is completed how many lots will there be? <u>2</u> Description: (check where appropriate) ___ Commercial ___ Industrial ___ Single family ___ Multi family ___ Planned Residential Development ___ Major Subdivision <input checked="" type="checkbox"/> Minor Subdivision ___ Modification ___ Boundary ___ Other, describe _____
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**Describe Intent of Project:**

Provision for possible sale of property as 2 lots

\_\_\_\_\_

\_\_\_\_\_

**Proposed Dimensional Data**

Lot # <del>1</del> <u># 1</u> ; <u># 2</u>
Acres <u>+- 11 ac.</u> ; <u>+- 129 ac.</u>
Frontage <u>greater than 1500'</u> ; <u>350' +?</u>

**Please describe the following:**

Easements/Right-of-ways: (existing and proposed) *There is an existing right of way between our shed and the neighbor's garage which provides access to the back acreage. We propose an additional right of way to the land. There is an existing right of way to the shared well*

Existing Structures: *House and shed*

Access: *Driveway off of Ashe Rd.*

Wastewater Disposal System: (existing and proposed) *Existing house has a septic system.*

Water System: *shared deep well (3 families)*

Drainage System: *flows east off property*

Development Phasing Schedule: (describe) *NA*

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)

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- 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\*

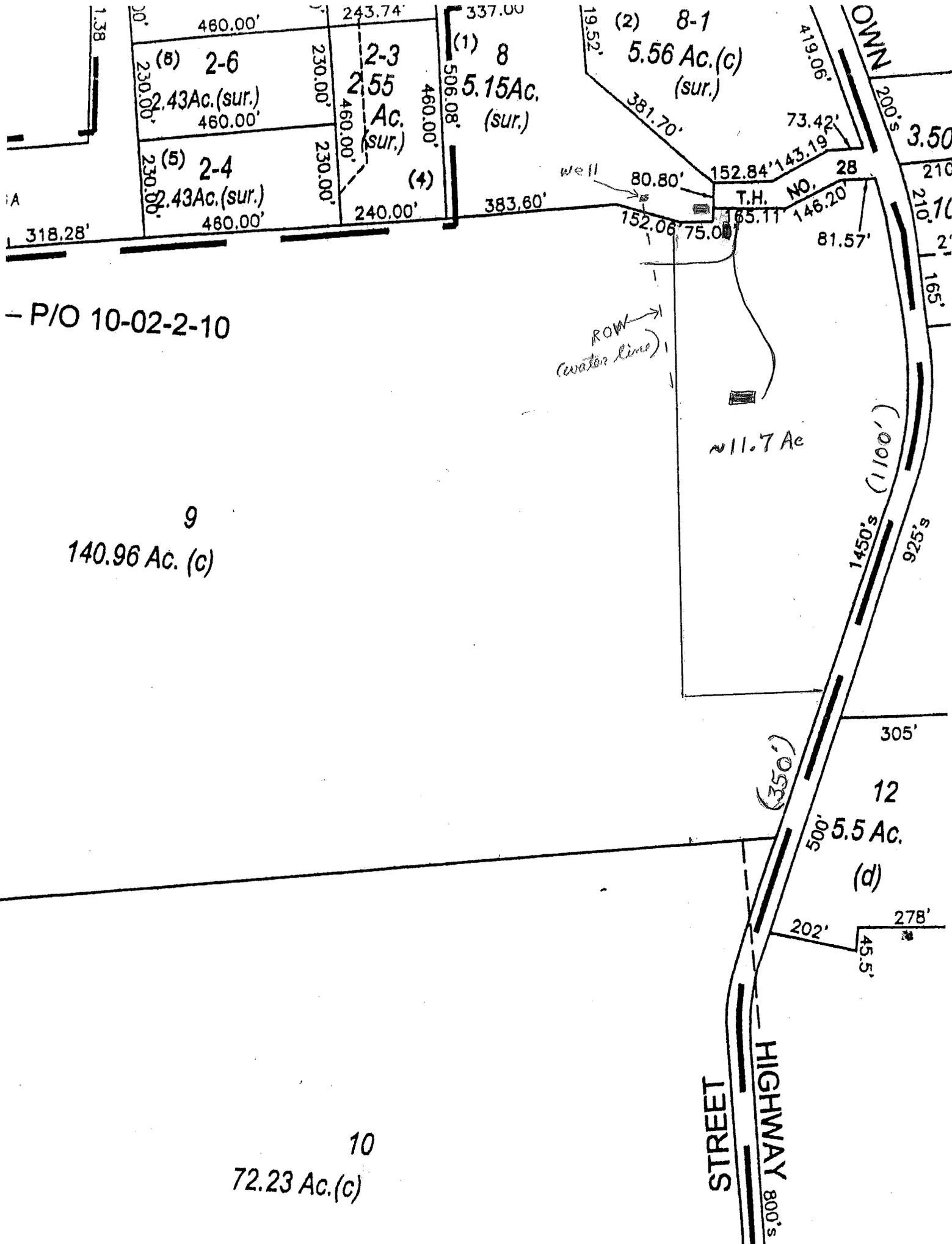
**Any other Planning Commission recommendations or requirements from sketch plan review or the preliminary decision.**

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**Copies of Land Use Regulations and the Town Plan are available at [www.charlottevt.org](http://www.charlottevt.org) and at the Planning and Zoning Office.**

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



- P/O 10-02-2-10

9  
140.96 Ac. (c)

10  
72.23 Ac. (c)

ASHE RD

500

10-01-09.0  
128.94 ±Ac

10-01-09.0  
128.94 ±Ac

SPEAR ST

340

QUINNAN FARM LN

