

TOWN OF CHARLOTTE
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.

<p><u>Office Use Only</u> Date Received: _____</p>	<p>Sketch Plan Date: _____ Classification: _____ Fee Paid: _____ Receipt #: _____ Date Approved: _____</p>
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<p>PROPERTY OWNER</p> <p>Name: Steve Dickens and Myra Handy</p> <p>Address 3117 Guinea Rd., Charlotte</p> <p>(We currently live at 145 Southview Dr., Shelburne, VT)</p> <p>Phone (H) 802-985-9123 (W) 802-858-2160</p>	<p>APPLICANT/CONTACT PERSON (if other than owner)</p> <p>Name _____</p> <p>Address _____</p> <p>_____</p> <p>Phone (H) _____ (W) _____</p>
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<p>Signature of property owner _____</p>	<p>If applicant is agent for owner, written authorization signed by owner must be filed with application. Signature of applicant _____</p>
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<p>Map Reference Slide No.187 Page 3. Deed Reference: Vol. 213 Page 624-625. Parcel ID # 00017-3117 Vol. 221 Page 612-613.</p>	<p>Total acreage 10.1 Zoning District <u>RURAL</u></p>
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<p>Was this parcel part of a prior subdivision? Yes <input checked="" type="checkbox"/> No _____</p> <p>If yes: Date March 25, 2014 # of Lots 3</p> <p>Name of previous owner or name of previous subdivision</p> <p>Previous Owner: Roberta D Wood Family Trust Original Subdivision: Beatrice M. Dike Trust</p>	<p>When your project is completed how many lots will there be? 3 in original development; ours is just 1 lot.</p> <p>Description: (check where appropriate)</p> <p>_____ Commercial _____ Industrial _____ Single family _____ Multi family _____ Planned Residential Development _____ Major Subdivision _____ Minor Subdivision <input checked="" type="checkbox"/> Modification _____ Boundary Adjustment _____ Other, describe _____</p>
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Describe Intent of Project: We are seeking an adjustment of the building envelope, 85' to the east and 40' to the north of its current location for our 1600 sf house. This will enable us to ensure that (1) the house is private and not viewable from Guinea Rd., Dolliver Dr., or Spear St., where it would otherwise stick out on the knob across from Mt. Philo and (2) is built on relatively flat ground as an alternate location in the east side of the existing envelope has considerable slope. We have been very careful to site the house so as to preserve several large red oaks. Please see attached maps.

Proposed Dimensional Data

Lot #	
Acres	
Frontage	

Please describe the following:

Easements/Right-of-ways: (existing and proposed) (1) Lot 2 is conveyed with the burden of an easement for the purpose of installing, maintaining and repairing a replacement septic area on Lot 2 with the right to discharge residential waste water from Lot 1. Included with the easement is access onto Lot 2 for those purposes and a temporary easement for the construction and installation of the septic area over an area reasonably sufficient to safely and effectively operate the necessary equipment for the construction and installation. (2) The Premises are conveyed subject to and with the benefit of an easement for ingress and egress in common with Lot 3 of said subdivision for a shared driveway over and across the Lots.

Existing Structures: None

Access: A driveway has been completed most of the way to the house site. A highway access permit was obtained and the Town has inspected and approved the completed driveway.

Wastewater Disposal System: (existing and proposed) The site has been approved and permitted for an in-ground septic system.

Water System: A well has been drilled on the site, which produces over 12 gpm from a depth of approx. 420 feet. The well is at least 10' outside of the building envelope.

Drainage System: Not applicable at this time.

Development Phasing Schedule: (describe) We plan to begin construction on our house in the spring of 2017.

Other unusual circumstances: None

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. The proposed building envelope adjustment complies with the town plan and all 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.