

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.

Office Use Only
Date Received:

RECEIVED

JUL 27 2020

CHARLOTTE
PLANNING & ZONING

Sketch Plan Date: 12/5/2019

Classification: 2-lot minor

Fee Paid: \$900.*

Receipt #: 14727

Date Approved: _____

* pd \$50 in Sept. 2019;
another \$850 7/27/20

PROPERTY OWNER

Name Peter L. & Patricia C. Post

Address 1706 Carpenter Rd

Charlotte, VT 05445

Phone (802) 238 8027 (W)

Signature of property owner *Peter Post*
Patricia Post

APPLICANT/CONTACT PERSON (if other than owner)

Name _____

Address _____

Phone (H) _____ (W) _____

If applicant is agent for owner, written authorization signed by owner must be filed with application.

Signature of applicant _____

Map Reference Slide No. 10 Deed Reference: Vol 38 Page 47-49

Parcel ID # 00014-1706

Total acreage 26.4 Zoning District _____

Was this parcel part of a prior subdivision? Yes _____ No X

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?

Description: (check where appropriate)

_____ Commercial _____ Industrial _____ Single family

_____ Multi family _____ Planned Residential Development

_____ Major Subdivision X Minor Subdivision

_____ Modification _____ Boundary Adjustment

_____ Other, describe _____

Describe Intent of Project:

We are proposing to subdivide our ± 26.4 acre improved property into Lot #1 the retained improved property and Lot #2 a proposed 12.27 acre property. The proposed 4-bedroom residence proposed for Lot #2 will be served by individual on-site water and sewer systems. Lot #2 will be accessed from its own curb cut.

Proposed Dimensional Data

Lot # Lot #1 Lot #2

Acres 13.93 12.27

Frontage 310 511

Please describe the following:

Easements/Right-of-ways: (existing and proposed) No existing easements or rights-of-way

Existing Structures: lot #1 has a 4-bedroom house, garage, shed, pool

Access: Dedicated access to lot #2. Existing dedicated access to lot #1

Wastewater Disposal System: (existing and proposed) Existing mound system for lot #1
Proposed mound system for lot #2.

Water System: Existing well for lot #1. Proposal drilled well for lot #2

Drainage System: Minimal drainage required for lot #2 consisting of driveway culverts and perimeter drain for house. Proposed drainage around house will spread and diffuse run off.

Development Phasing Schedule: (describe)

Not applicable

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.

