

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:

Sketch Plan Date: 9/17/15
Classification: _____
Fee Paid: _____
Receipt #: _____
Date Approved: _____

PROPERTY OWNER

Name KR Properties, LLC
Address 355 Half-Mile Road
Charlotte, VT 05445
Phone (H) 802-482-7194 (W) _____

CONTACT PERSON (if other than owner)

Name McCain Consulting, Inc.
Address 93 South Main St., Suite 1
Waterbury, VT 05676
Phone (H) _____ (W) 802-244-5093

Signature of property owner _____

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

Map Reference Slide No. 148 Deed Reference: Vol 166 Page 331
Parcel ID # 00022-0100

Total acreage +/- 113 Zoning District Rural

Was this parcel part of a prior subdivision? Yes No _____
If yes: Date: 1986, 1995, 2006 # of Lots 4
Name of previous owner or name of previous subdivision
Krasnow et al. & Neil Raymond
*2006 & 1995 subdivisions were PL adjustments

When your project is completed how many lots will there be?
12
Description: (check where appropriate)
_____ Commercial _____ Industrial Single family
_____ Multi family _____ Planned Residential Development
 Major Subdivision _____ Minor Subdivision
_____ Modification _____ Boundary Adjustment
_____ Other, describe _____

Describe Intent of Project:

The proposed project involves the creation of a 9-lot Planned Residential Development and 3-lot property line adjustment from the existing 113-Acre Parcel. The PRD will consist of single-family homes with associated infrastructure such as shared roads/drives, water, wastewater, stormwater, etc.

Proposed Dimensional Data

Lot # 1, 2, 3, 4, 5, 6, 7, 8, 9, A, B, C

Acres 3.1, 7.3, 6.5, 7.0, 4.1, 3.3, 3.6, 9.7, 30.7, 12.2, 12.4, 12.8

Frontage N/A, 1420 ft, 1110 ft, N/A, N/A, N/A, 470 ft, 1365 ft, 2000 ft, 1480 ft, 120 ft, N/A

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Please describe the following:

Easements/Right-of-ways: (existing and proposed) An existing 50' ROW exists for Lots A, B & C shared drive. (3) additional 50-ft ROW's with (2) new curb cuts are proposed for shared drives and additional easements for shared infrastructure (i.e., water/wastewater) will be created as the plans progress.

Existing Structures: Lots A, B, & C have existing single-family homes with associated outbuildings.

Access: Lots A, B, & C have existing access via Half-Mile Road. (2) Additional curb cuts are proposed for shared drives to access the newly created lots (1-9).

Wastewater Disposal System: (existing and proposed) Lots A, B, & C are served by existing wastewater systems. New lots will be served by shared wastewater infrastructure.

Water System: Lots A, B, & C are served by an existing water system. New lots will be served by a shared water system.

Drainage System: Stormwater will controlled via an Operational Stormwater Permit with associated infrastructure per the future design.

Development Phasing Schedule: (describe) Lots will be sold and developed in phases at the discretion of the landowner.

Other unusual circumstances: _____

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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.