

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:
Classification:
Fee Paid:
Receipt #:
Date Approved:

PROPERTY OWNER

Name: TEGATZ FAMILY TRUST
Address: 1000 GUINEA ROAD
CHARLOTTE VT 05445
Phone (H) (802) 425-5564 (W) (818) 640-3009

APPLICANT/CONTACT PERSON (if other than owner)

Name: FRITZ TEGATZ
Address:
Phone (H) (W)

Signature of property owner

[Handwritten signature]

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

Map Reference Slide No. Deed Reference: Vol 47 Page 490
Parcel ID # 94 557

Total acreage Zoning District

Was this parcel part of a prior subdivision? Yes [checked] No
If yes: Date: 5/12/87 # of Lots 2

When your project is completed how many lots will there be?
2\*

Name of previous owner or name of previous subdivision

PETER HOLMBERG

Description: (check where appropriate)

- Commercial Industrial Single family
Multi family Planned Residential Development
Major Subdivision ? Minor Subdivision
Modification ? Boundary Adjustment
Other, describe \*DEPENDS - TOTAL PROJ?

Describe Intent of Project:

SPLIT 282+ ACRES INTO 2 LOTS, 1 @ 116 ACRES AND 1 @ 166 ACRES
(LOT LINE ADJUSTMENT?)

Proposed Dimensional Data

Lot # 1 @ 116 ACRES, 300' FRONTAGE 166 ACRES 4863 ft

Acres DIMENSIONS TO BE PREPARED BY SURVEYOR PENDING

Frontage SKETCH PLAN

**Please describe the following:**

Easements/Right-of-ways: (existing and proposed) PROPOSED EASEMENT @

1000 GUINEA FOR ACCESS, AG & REL ONLY

Existing Structures: NONE

Access: GUINEA ROAD

Wastewater Disposal System: (existing and proposed) PENDING SITE VISIT/TEST

BY STEVE REVEL

Water System: WELL, TO BE DRILLED

Drainage System: NONE

Development Phasing Schedule: (describe) NONE

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](http://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.**

11/11/11