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 Jeff + Tammy Hall
Address 993 Hinesburg Rd Charlotte
Vt 05445
Phone (H) 802 425-3599 (W) Same Cell (802) 881-9780

APPLICANT/CONTACT PERSON (if other than owner)

Name _____
Address _____
Phone (H) _____ (W) _____

Signature of property owner Jeff Hall

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 _____ Page _____
Parcel ID # 00003-0993

Total acreage 159.74 Zoning District Rural

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? 3

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: My intent is to subdivide my farm into two parcels. House and barns on 2.8 Acres and the remaining open land into two parcels.

JR 3/21/2017 I see Two parcels going to three as Either 3 lot Subdivision OR two lot Sub + Boundary ADJUSMENT.

Proposed Dimensional Data

Lot # 2

Acres 2.84

Frontage 363'.9"

Please describe the following:

Easements/Right-of-ways: (existing and proposed) The Right-of-way of Hinesburg Rd will stay in place for Ag use

Existing Structures: House and four barns

Access: Existing Gravel drive

Wastewater Disposal System: (existing and proposed) 500 gallon septic tank and three line field

Water System: Drilled well

Drainage System: unknown

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 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.