

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
MAY 20 2017
CHARLOTTE
PLANNING & ZONING

RECEIVED
MAY 25 2017
CHARLOTTE
PLANNING & ZONING

Sketch Plan Date: _____
Classification: _____
Fee Paid: _____
Receipt #: _____
Date Approved: _____

PROPERTY OWNER

Name Terry T. Hotaling
Address 142 Oak Hill Rd
Charlotte, VT
Phone (H) 802 777 6157 (W) _____

APPLICANT/CONTACT PERSON (if other than owner)

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

Signature of property owner Terry Hotaling

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 _____ Page _____
Parcel ID # 00 118 0142

Total acreage 20+ Zoning District Rural

Was this parcel part of a prior subdivision? Yes _____ No
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?
2
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: existing house with 5+ acres
new building lot with 10+ acres, right of way, shared septic

Proposed Dimensional Data

Lot # _____
Acres _____
Frontage _____

Please describe the following:

Easements/Right-of-ways: (existing and proposed) 60' ROW from Oak Hill Rd and then to Roscoe Rd. New ROW to new building site

Existing Structures: Log house, shop/barn, original cabin on eastern boundary, garden shed

Access: _____

Wastewater Disposal System: (existing and proposed) existing composting toilet and dry well

Water System: shallow well/spring

Drainage System: curtain drain around celler

Development Phasing Schedule: (describe) Summer 2017

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.