

Town of Weathersfield

Application for SKETCH PLAN REVIEW

Application No. _____

The Sketch Plan should be sketched roughly on a survey of the property, if one is available. If not, the Plan should be a reasonable accurate representation of the parcel's size, shape and general location. The Plan must be submitted to the Administrative Officer at least fifteen (15) days prior to a regular meeting of the Planning Commission.

1. Property tax map number _____ Zoning District _____
2. Name and address of OWNER OF RECORD _____

3. Work phone # _____ Home Phone # _____
4. Location of property _____

5. Name and address of subdivider _____

6. Work phone # _____ Home phone # _____
7. Deed to the property is recorded in the Weathersfield Land Records at Volume _____
Page _____
8. Number of acres adjacent to the proposed subdivision which the subdivider owns or has an interest in _____
9. Number of acres within the proposed subdivision _____
10. Number of lots proposed _____
11. Date and drawing number of the survey map showing the proposed subdivision

12. Name and address of surveyor _____

13. Are each of the following items shown on (or included with) the Sketch Plan? If not, explain.
 - a. A map of the Town showing the general location of the boundaries of the subdivision

- b. Location of property lines _____
 - Existing easements _____
 - Existing buildings _____
 - Existing water courses* _____
 - Other essential physical features _____

* For all existing water courses, you are required to determine the slope of land adjacent to each course (in percent) and determine the appropriate buffer width in accordance with the provisions of section 6.10.1 of the Weathersfield Zoning Bylaws. Said buffer(s) shall be shown on the Sketch Plan. The Final Plat shall show the buffer (s) and the language, "No new development or manipulation of vegetation, other than what is acceptable by Vermont Department of Fish and Wildlife approved management practices, should occur within buffer strips as shown. Specifically, housing, or commercial development, road construction (other than approved crossings), sewage discharge, cultivation, dumping, filling, herbicide or fertilizer application shall not be permitted within this buffer area."

- c. Location of property lines of land described in item (8) above _____
13. d. Approximate location and size of any existing sewers and water mains on the property being subdivided _____

- e. Approximate location of existing culverts and drains on the property being subdivided

 - f. Approximate locations of:
 - existing streets (including present widths) _____
 - proposed streets _____
 - proposed easements _____
 - open spaces _____
 - any other proposed improvements or features of this property _____

 - g. Contour intervals of no more than 20 feet on the property being subdivided

 - h. Date, approximate North arrow and approximate scale _____
 - i. Proposed point of connection with existing water supply, if any _____
 - j. Proposed point of connection with existing sanitary sewage system, if any _____

k. Proposed lot lines with approximate dimensions _____

l. Suggested locations of buildings _____

14. What are your plans for the following:

a. Street improvements? _____

b. Drainage control? _____

c. Sewage disposal? _____

d. Water supply? _____

e. Fire protection? _____

f. Development of the property? _____

15. Are there any streets, utilities, or other community facilities in the subdivision that you will want the Town to take over? _____

16. If yes to #15, have you sent a letter to the Selectboard informing them of your plans?

Owner of Record - signature

Date

Subdivider - signature

Date

PLEASE SUBMIT 7 COPIES OF YOUR SKETCH PLAN AND THE FEE OF \$100 TO THE LAND USE ADMINISTRATOR AT LEAST 15 DAYS PRIOR TO A REGULAR MEETING OF THE PLANNING COMMISSION. (THE COMMISSION MEETS ON THE 2ND MONDAY OF EVERY MONTH.)

