

Sketch Plan Narrative: *(Please answer these questions in the project narrative)*

- Describe or summarize and attach any evidence indicating the Sketch Plan is in conformance with Shelburne's Comprehensive Plan.
- Describe or summarize and attach any evidence indicating that the Sketch Plan is in conformance with applicable use, density, and lot frontage and width, and other dimensional requirements
- Describe or summarize and attach any evidence indicating the Sketch Plan is in conformance with the Shelburne Zoning Regulations
- Describe or attach any evidence indicating that the Sketch Plan is in conformance with the Shelburne Subdivision Regulations
- Describe the access for the project overall and how each lot will be accessed
- Describe how potable water, wastewater treatment, and stormwater management will be provided in the subdivision Sketch Plan Checklist: (check off completed items in applicant column)

Staff Applicant

I have met with Planning staff to complete a pre-filing conference

Sketch Plan applications must include:

A project narrative

The completed and signed Subdivision application form signed by the property owner

Names and addresses of all professional advisors, including license and seals and numbers

Boundaries and area (in acres) of: a) all contiguous land belonging to the owner of record and b) the proposed subdivision existing and proposed layout of property lines; type and location of existing and proposed restrictions on land, such as covenants and easements

Type of, location, and approximate size of existing and proposed streets, utilities and open space

Date, true north arrow and scale (both numerical and graphic)

Delineation of significant physical features such as water courses, drainage ways, marshes, wooded areas, geologic outcrops which are within or near a subdivision

A location map, showing the relation of proposed subdivision to adjacent property and surrounding area

Sketch plan map to be on a topographic map at a scale not to exceed 1" - 200'

A written statement of proposed development plans, general timing of development and construction

Proposed covenants or restrictions

Calculations showing how much of the land on the existing and proposed lots meets the definition of "developable land" found in section 2110.36 of the Shelburne Zoning Bylaws. Land not meeting this definition cannot be used when calculating for allowed density and cannot be developed on

Stamped, addressed abutter envelopes

Payment of \$250 plus \$25 per developed lot, provided to the Planning Office. Checks made payable to "Town of Shelburne"