

APPENDIX D

MAJOR SUBDIVISION

PRELIMINARY SUBDIVISION PLAN SUBMISSIONS

Subdivision Name _____

Applicant Name _____

Owner Name _____

	Check When Complete	Indicate Date When Complete
	<u>Applicant</u>	<u>Municipal Staff or Planning Board</u>
1. Preliminary Plan. The Preliminary Subdivision Plan shall be submitted, with twelve(12) copies of each map or drawing, together with twelve (12) copies of any attachments required for approval. All dimensions shall be shown in feet or decimals of a foot and drawn to a scale of not more than 100 feet to the inch (preferably forty (40) feet to the inch).	_____	_____
2. Location Map. The Preliminary Plan shall be accompanied by a Location Map drawn at a scale of not over 400 feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.	_____	_____
3. A completed application form and correct fee payment as established in the Town Fee Schedule.	_____	_____
4. All existing information provided as part of the sketch plan.	_____	_____
5. Number of acres within the proposed subdivision.	_____	_____
6. Proposed lot lines with approximate dimensions, lot numbers, areas in square feet and suggested locations of buildings.	_____	_____

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7. Proposed easements and watercourses.	_____	_____
8. Contour lines at intervals of not more than five feet (5') or at such lesser intervals as the Planning Board may require.	_____	_____
9. Typical cross sections of the proposed grading for roadways and sidewalks, including width, type of pavement, elevations and grades.	_____	_____
10. Connection with existing or proposed water supply or alternative means of providing water supply to the proposed subdivision.	_____	_____
11. Connection with existing or proposed sanitary sewerage system or alternative means of treatment and disposal proposed.	_____	_____
12. A medium-intensity soils map that encompasses the area to be subdivided. The Planning Board may require submission of a high-intensity soils survey, mapped by a Maine Certified Soils Scientist, in instances where it determines that more detailed soils information is necessary to enable the Planning Board to conduct an adequate review of the project. (High Intensity Map required for Planning Residential Developments, unless waived.)	_____	_____
13. Location and results of preliminary tests to ascertain subsurface soil ground water conditions and depths to maximum ground water level. An HHE 200 form completed by a Maine Certified Soils Scientist or Maine licensed site evaluator must be submitted.	_____	_____

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14. A surface drainage or storm water management, with profiles and cross sections as drawn by a professional civil engineer showing the design of all facilities and conveyances necessary to meet the standards as set forth in this Ordinance. The engineer shall include a written statement indicating that the proposed subdivision shall not create erosion, drainage or runoff problems either in the subdivision or in adjacent properties. Changes in runoff shall be calculated by using the TR 55 method. The Planning Board may require review of the plan at the subdivider's expense by a Certified Agency designated by the Planning Board.	_____	_____
15. Preliminary designs of any bridges or culverts which may be required.	_____	_____
16. The location of temporary markers adequate to enable the Board to locate readily and appraise the basic layout in the field.	_____	_____
17. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.	_____	_____
18. The location of all natural features or site elements to be preserved.	_____	_____
19. A soil erosion and sediment control plan prepared by a professional civil engineer or geologist. The Planning Board may require the review of this plan at the subdivider's expense by a Certified Agency designated by the Planning Board.	_____	_____
20. Certification by a Maine registered professional engineer or a registered land surveyor that all survey, deed and supporting information accurately reflects the true conditions existing on the proposed subdivision.	_____	_____
21. Base Flood Elevation Data.	_____	_____

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22. The location and layout of entrance ways off public ways with approval from the Road Commissioner, or if a State road, the MDOT.	_____	_____
23. A landscaping plan.	_____	_____
Unless otherwise waived by the Planning Board, the subdivider shall submit the following:		
24. A traffic impact statement.	_____	_____
25. A community impact statement.	_____	_____
26. A list of the types and estimated amounts of solid waste to be generated by the development and the method of collection and location of the solid waste disposal facility for each waste listed.	_____	_____
27. An estimate of the amount and type of stumps/demolition debris to be generated by the development and construction of the subdivider and the method of collection and location of the facility at which these wastes will be disposed.	_____	_____
28. A hydrological study where an engineered sewerage system is proposed in proximity to a sensitive resource area.	_____	_____
29. A statement declaring the applicant's technical ability to undertake the proposed subdivision.	_____	_____
30. A statement or report demonstrating the applicant's financial capacity to undertake the proposed project.	_____	_____
31. Other information as deemed necessary by the Planning Board.	_____	_____