

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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|--|------------------------|--|
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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. | _____ | _____ |