



PRELIMINARY SUBDIVISION PLAN APPLICATION SUBMISSION CHECKLIST F-1B TOWN OF GRAY MAINE

For Office Use Only
Date Received: _____
Received by: _____

SUBDIVISION

Subdivision Name	Date
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This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide in assembling the information necessary for a complete application. The checklist, however, does not substitute for the requirements of **Article 7** of the Subdivision Ordinance. The Planning Board will also use the checklist to ensure your application is complete. Indicate if the information has been submitted or if a waiver is requested. If you feel that information is not applicable to your project, please indicate in the second column. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. Detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans, however, may best be presented on a separate sheet or sheets. Note that this checklist only covers the submission requirements for a *preliminary plan*.

There is an additional checklist for *final plan* submission. Neither checklist addresses the standards that the subdivision plan must meet. For review standards refer to Article 13 & checklist F-1D.

PRELIMINARY SUBDIVISION PLAN SUBMISSION REQUIREMENTS

	Submitted by Applicant	Not Applicable	Applicant Request to be Waived	Reviewed by Planner/Engineer	Waived by Planning Board
401.7.2.A Fourteen (14) copies of application plus accompanying information					
401.7.2.B LOCATION MAP					
B.1 Existing subdivisions in the proximity of proposed subdivision					
B.2 Locations and names of existing and proposed streets					
B.3 Zoning boundaries and designations					
B.4 Outline of proposed subdivision and owner's remaining contiguous land					
401.7.2.C PRELIMINARY PLAN					
C. Fourteen (14) copies of all maps and/or drawings printed or reproduced on paper					
C. Scale not smaller than 1"= 100'; for subdivision more than 100 acres, not smaller than 1"= 200'					
401.7.2.C APPLICATION REQUIREMENTS					
C.1 Name of subdivision name of town and assessor's map and lot number(s)					
C.2 Verification of right, title or interest in property					
C.3 Standard boundary survey with bearings and distances, certified by PLS, all corners located and marked.					
C.3 Standard boundary survey shows entire parcel or tract and all contiguous land in common ownership within the last five years per MRSA Title 30-A section 4401					
C.4 Copy of most recently recorded deed; all restrictions, easements, rights-of-way and other encumbrances					
C.5 Deed restrictions on proposed new lots or dwellings					

401.7.2.C APPLICATION REQUIREMENTS (CONT'D)

C.6 Map of test pits & test pit analyses by Site Evaluator or Certified Soil Scientist					
C.7 Type of water supply system(s)					
C.7 Gray Water District letter of capacity					
C.8 Date plan prepared, north point and graphic map scale					
C.9 Names and addresses of record owner, applicant, plan preparer(s) and adjoining property owners					
C.10 All wetlands delineated regardless of size					
C.11 Total acres in subdivision; location of property lines, existing building(s), unusually large specimen trees, vegetative cover type and other essential physical features					
C.12 All rivers, streams and brooks within and adjacent to subdivision; designation of great pond watershed					
C.13 Zoning district of proposed subdivision and any zoning boundary lines affecting the subdivision					
C.14 Location and size of existing and proposed sewers, water mains, culverts and drainage ways on and adjacent to subdivision					
C.15 Location, name and widths of existing and proposed streets and highways easements, building lines, parks and open spaces on or adjacent to subdivision					
C.16 Width & location of any streets, public improvements or open space shown in Comprehensive Plan within the property					
C.17 Proposed lot lines, approximate dimensions and lot areas					
C.18 Parcels of land proposed to be dedicated to public use; condition of such dedication					
C.19 Open space to be preserved; proposed ownership, improvements, management					
C.20 Area of each lot permitting forest clearing and/or lawn					
C.21 Anticipated driveway locations & constraints					
C.22 100-year flood elevations in flood prone areas					
C.22 Areas within or adjacent to the subdivision identified by the Comprehensive Plan, MDIFW, MNAP, or BWH as areas to be preserved and appropriate preservation measures.					
C.23 Areas within or adjacent to subdivision listed in the Comprehensive Plan or listed/eligible to be listed on National Register of Historic Places					

401.7.3 ADDITIONAL REQUIRED PLANS & STUDIES

A. Contour lines at interval set by Planning Board showing all areas at greater than 25% slopes					
B. Erosion & sedimentation control plan (can be waived if not in great pond watershed and < 5% impervious)					
C. Stormwater management plan (can be waived if not in great pond watershed and < 5% impervious)					
D. Phosphorus management plan if in pond watershed & > 4 lots or 800 ft. of road or drives					

401.7.4 REQUIRED SUBMISSIONS FOR WHICH A WAIVER MAY BE GRANTED

A. High Intensity Soil Survey by a Registered Soil Scientist					
B.1 Hydrogeologic assessment for subdivision if any part of subdivision is over a sand and gravel aquifer, or					
B.2 Hydrogeologic assessment if average density is more than one dwelling unit per 100,000 sq. ft.					
B.3 Hydrogeologic assessment if Board determines potential adverse impacts on ground water quality (e.g., shallow bedrock soils, cluster subdivisions)					
C. Vehicular trip generation rates & entrance sight distances					
D. Traffic impact analysis by a registered traffic P.E. for 28 or more parking spaces or projected to generate more than 140 vehicle trips per day to include expected ADT, peak-hour volumes, access conditions, distribution of traffic, types of vehicles expected, effect on LOS, recommended improvements					