

ITEMS NEEDED for PRELIMINARY PLAN of MAJOR SUBDIVISION

- Application Form (Subdiv Prelim Application)
- Location Map. The location map shall show:
 - Existing subdivisions in close proximity;
 - Locations and names of existing and propose streets;
 - Boundaries and designations of zoning districts;
 - An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire tract or parcel of land.
- Ten (10) copies of one or more maps or drawings with all dimensions shown in feet or decimals of a foot, along with all accompanying information no less than 14 (14) calendar days prior to the meeting. Scale of not more than 100'=1".
- Proposed name of the Subdivision _____
- Assessor's Map and Lot Number _____
- Verification of right, title or interest in the property.
- Standard boundary survey giving complete descriptive data by bearings and distances, made and certified by a registered land surveyor. The corners of the parcel shall be located on the ground and marked by monuments.
- Copy of most recently recorded deed for the parcel(s). A copy of all deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property.
- A copy of any deed restrictions intentions intended to cover all or part of the lots or dwellings in the subdivision.
- An indication of the type of sewage disposal to be used in the subdivision:
 - Copy of test pit log
 - Copy of map showing the location of all test pits dug
- Potable water supply - Evidence of adequate ground water supply by a well driller or hydro geologist.
- Date the plan was prepared, north point, and graphic map scale.
- Names and addresses of the record owner, applicant, and individual or company who prepared the plan, and adjoining property owners.
- Soil survey map by a Maine Certified Soil Scientist. Wetland areas shall be identified on the survey.

- Number of acres within the proposed subdivision _____
Net Residential Acreage _____ Show calculations.
Show existing buildings, vegetative cover type, and other essential existing physical features. On wooded lots, any area to be cleared prior to the sale of lots shall be depicted.
- Show location of all rivers, streams and brooks within or adjacent to the proposed subdivision. If any portion of the proposed subdivision is located in the watershed of Pushaw Lake, the application shall so indicate.
- Contour lines at the interval specified by the Board, showing elevations in relation to Mean Sea Level.
- Zoning and zoning boundaries affecting the subdivision.
- Location and size of existing and proposed septic systems, culverts and drainage ways.
- Location, names and present widths of existing streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.
- Proposed lot lines with dimensions and lot areas.
- All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
- The location of any open space to be preserved and a description of proposed ownership, improvement and management.
- The area on each lot where existing forest cover will be permitted to be removed and converted to lawn, structures or other cover and any proposed restrictions to be placed on clearing existing vegetation, as is applicable to the proposed subdivision.
- The Any portion of the subdivision that is flood-prone and the 100-year flood elevation, as depicted on the municipality's Flood Insurance Rate Map, shall be delineated on the plan.
- A hydro-geologic assessment prepared by a Certified Geologist or Registered Professional Engineer when any part of the subdivision is located over a sand and gravel aquifer.
- An estimated of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours. For subdivisions involving 40 or more parking spaces or projected to generate more than 400 vehicle trips per day, a traffic impact analysis shall be submitted. See Article 6, Section 6.2D24 on page 21 of the current Glenburn Subdivision Ordinance.

- Written statement from the Department of Inland Fisheries and Wildlife that the area is not identified as high or moderate value wildlife habitat.
- Subdivision in Direct Watershed of Pushaw Lake – Simplified review procedure for phosphorus control – including a long-term maintenance plan for all phosphorus control measures.
- Identification of all areas within or adjacent to the proposed subdivision which are either listed on or eligible to be listed on the National Register of Historic Places – or – have been identified in the comprehensive plan as sensitive or likely to contain such sites.
- All** plans, submissions, and supporting documentation for **streets, roads** or sidewalks as required under the **Town of Glenburn Road Ordinance**.
- Blasting plan if blasting is anticipated.
- Stormwater Management Plan prepared by a registered professional engineer. May be waived by the Board if not in the watershed of Pushaw Lake.
- A mandatory erosion and sedimentation control plan.
- The location and method of disposal for land clearing and construction debris.
- Fire suppression. Water Storage Tanks Fire Pond Other

*****NOTE*****

A COMPLETED APPLICATION INCLUDES 10 COPIES OF ALL REQUIRED INFORMATION.