

APPLICATION FOR APPROVAL OF FINAL PLAN

Name of Subdivision: _____

The following information is presented pursuant to Article 7, Section 7.1A of the Glenburn Subdivision Ordinance, *and must be complete* before the Planning Board will entertain its review:

Date Submitted to CEO: _____

Applicants Name: _____ Tel: _____

Address: _____

Land owner's Name, Address and Telephone Number: _____

Location of Land: Tax Map _____ Lot _____ Zone(s) _____

Date Preliminary Plan was Approved: _____

- Final Plan drawn not more than 24" x 36" and at a scale of not more than 100 feet to the inch (100':1") and shall have a margin of 1.5" outside of the borderline on the left side for binding and a one-half inch margin outside the border along the remaining sides. The Site plan shall be two reproducible, stable-based transparencies; one for recording at the Penobscot Registry of Deeds, the other to be filed with the CEO, and ten (10) paper copies of the plan for use by the Planning Board. After final approval one 24" x 36" paper copy at a scale of 1" = 200', and an 11.5" x 17" reduced copy shall be submitted to the Glenburn Tax Assessor. (Art. 7, Sect. 7.2)

The final Plan shall include or be accompanied by: (Art.7, Sect. 7.2)

- Name of Subdivision and Municipality;
- Number of Acres within each lot;
- Date the plan was prepared, north point, graphic map scale;
- Street plans shall meet the requirements of Section 8.5 and the Glenburn Road Ordinance;
- The location of any zoning boundaries affecting the subdivision;
- The location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the property to be subdivided;

- The location, names, and present widths of existing and proposed streets, highways, easements, buildings, parks and other open space on or adjacent to the subdivision;
- The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line, and boundary line to be readily determined and be reproduced upon the ground. The location, bearing and length of street lines, lot lines and parcel boundary lines shall be certified by a land surveyor registered in Maine. The original reproducible plan shall be embossed with the seal of the registered land surveyor and be signed by that individual.
- All parcels of land proposed to be dedicated to public use shall be shown;
- The boundaries of any flood hazard area and the 100-year flood elevation shall be delineated on the plan with a notation made.
- All Wetlands, regardless of size, shall be delineated. In a “Pit and Mound” topography the predominance of hydric/non-hydric soils shall be the determining factor. In those situations only a State of Maine Certified Soil Scientist shall make the hydric/non-hydric soil percentage determinations. (Art. 8, Sect. 8.14B)
- Fire suppression. There shall be 2,000 gallons per lot or principal building, but in no case shall there be less than 10,000 gallons per subdivision. Where ponds are proposed for water storage, the capacity of the pond shall be calculated based on the lowest water level less an equivalent of three (3’) feet of ice..
- Proposed well locations shall be sited. In the alternative, other mechanisms to ensure that the placement of wells and/or subsurface wastewater disposal systems on a lot do not interfere with the ability place such facilities on adjoining lots.
- Wells shall not be constructed with 100 feet of the center-line of the traveled way of any street, if located downhill from the street, or within 50 feet of the center-line of the traveled way if located uphill of the street. This restriction ***Shall Be*** included as a note on the plan and as a deed restriction in any deed of conveyance for the effected lots.
- The following minimum conditions shall be placed on the final plan:
 - All of the property pins have been set, or to be set, on all lots within the subdivision before any lots are sold, or building permits are issued;
 - The statement “this subdivision plan will become null and void if not recorded in the Penobscot County Registry of Deeds within 60 days of final approval.
 - Wells shall not be constructed with 100 feet of the center-line of the traveled way of any street, if located downhill from the street, or within 50 feet of the center-line of the traveled way if located uphill of the street. This restriction ***Shall Be*** included as a note on the plan and as a deed restriction in any deed of conveyance for the effected lots.

- Unless located in areas designated as a growth area in the comprehensive plan, a subdivision in which the land cover type at the time of application is forested *shall maintain* a wooded buffer strip no less than fifty feet in width along *all* existing public roads. The buffer may be broken only for driveways and streets.
- Approval Space: Suitable space to record on the approved plans the date and conditions of approval, if any. This space shall be similar to the following example;

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30-A M.R.S.A. § 4404, AS AMENDED, AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN THE SUBDIVISION ORDINANCE OF THE TOWN OF GLENBURN, THE UNDERSIGNED HAVING MADE FINDINGS OF FACT ESTABLISHING THAT THE PROPOSED SUBDIVISION MEETS ALL OF THE CRITERIA SET FORTH THEREIN, AND THEREFORE THE SUBDIVISION IS APPROVED.

Date: _____

Conditions of Approval:

- (1) All of the property pins have been set, or to be set, on all lots within the subdivision before any lots are sold, or building permits are issued;
- (2) This subdivision plan will become null and void if not recorded in the Penobscot County Registry of Deeds within 60 days of final approval _____

Confirmation of written data:

- When water is supplied by private wells, evidence of adequate ground water supply and quality shall be submitted by a well driller or a hydro-geologist familiar with the area;
- The names and addresses of the record owner and applicant;
- If different than those submitted with the preliminary plan, a copy of any proposed deed restrictions intended to cover all or part of the lots or dwellings in the subdivision;

- Written offers to convey title to the municipality of all public ways and open spaces shown on the Plan, and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If proposed streets and/or spaces or other land is to be offered to the municipality, written evidence that the Municipal Officers are satisfied with the legal sufficiency of the written offer to convey title shall be included.
- A list of construction items, with cost estimates, that will be completed by the applicant prior to the sale of lots, and evidence that the applicant has financial commitments or resources to cover these costs;
- Discharge of storm water. Water shall be treated to remove oil, grease, and sediment prior to discharge into surface water bodies. When the subdivision is within the watershed of Pushaw Lake, the storm water **shall** be treated in order to remove excess nutrients;
- Storm water run-off must be treated by BMP's to achieve, by design, 40% reduction in total suspended solids when the impervious area exceeds one acre. Ref: Art. 8, 8.16, Cbi
- When a proposed subdivision is within the direct watershed of Pushaw Lake and qualifies for the simplified review procedure buffer strips **shall be provided** on the downhill side of all lots along all tributaries to Pushaw Lake and along Pushaw Lake.
- When a proposed subdivision is within the direct watershed of Pushaw Lake and **does not qualify** for simplified review, the phosphorus control measures **shall meet the design criteria** in *Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development*.
- Potable Water. Dug wells are prohibited. Drilled wells...see Art. 8, Section 8.2B1b.
- If **any** portion crosses municipal boundaries, the reviewing authorities must hold all meetings and hearings to review the application jointly from each municipality.
- The reviewing authority of **all** municipalities **shall** consider and make a finding of fact regarding the criteria.
- Dated Receipt issued: _____ to whom _____

CEO's Signature: _____ Date: _____