

Appendix R

SUBDIVISION PLAN REVIEW CHECKLIST FOR MINOR AND MAJOR SUBDIVISIONS

ARTICLE 12 - DESIGN STANDARDS

SUBDIVISION NAME _____ **DATE** _____

This checklist has been prepared to assist applicants in developing their subdivision plans. It should be used as a guide. The checklist does not substitute for the statutory criteria or the requirements of Article 12 of the Subdivision Regulations (or Ordinance). The Planning Board also will be using the checklist to make sure that your application conforms to the design guidelines or other wise meets the performance standards. Indicate if information has been submitted to provide evidence the guideline will be met or if you feel your design will otherwise meet the appropriate performance standard of Article 12. If you feel that a guideline is not applicable to your project, please indicate in the second column.

Shaded boxes indicate that the action is not recommended to be taken by the Applicant.

DESIGN GUIDELINES		Submitted by Applicant	Not Applicable	Applicant Requests to be Waived	Received by Planning Board	Waived by Planning Board
12.1	SUFFICIENT WATER					
A.	Well construction					
A.1.	Dug wells prohibited on lots one acre and smaller					
A.2.	Wells at least 100 from a street or 50 feet if uphill					
B.	Fire protection					
B.1.	Buildings no more than 500 feet from hydrants					
B.2.	Storage of 10,000 gallons if not on public water					
B.3.	Hydrants to fire department specifications					
B.4.	Easements for access to hydrants					
12.2.	TRAFFIC CONDITIONS					
A.	Access control					
A.1.	Vehicular access from residential lot to arterial street					
A.2.	Double frontage lots					
A.3.	Subdivision street entering onto an arterial street					
A.3.	Access design onto arterial streets					
3.b.	Sight distances					
3.c.	Vertical alignment					
3.d.	Low volume accesses					
3.e.	Medium volume accesses					
3.f.	High volume accesses					
3.g.	Special case accesses					
B.	STREET DESIGN AND CONSTRUCTION STANDARDS					
B.2.	Street Design Standards					
2.b.	Reserve strips prohibited					
2.c.	Right-of-way width for commercial zoning districts					
2.d.	Land reserved for required widening of existing street					

2.e.	Two accesses to when 200 or more trips per day					
DESIGN GUIDELINES		Submitted by Applicant	Not Applicable	Applicant Requests to be Waived	Received by Planning Board	Waived by Planning Board
2.f.	Street design standards table					
2.g.	Layout of centerline of roads					
2.h.	Dead-end streets; cul-de-sacs					
2.i.	Grades, intersections and sight distances					
2.j.	Sidewalks					
2.k.	Curbs					
B.3.	Street Construction Standards					
3.a	Street materials					
3.b.	Bases and pavement					
12.3.	IMPACTS ON NATURAL BEAUTY, ETC.					
A.	Preservation of natural beauty and aesthetics					
B.	Retention of open spaces, natural or historic features					
C.	Protection of significant wildlife habitat					
C.1.	Endangered or threatened species habitat					
C.2.	Waterfowl, shorebird, and wading bird habitat, atlantic salmon spawning areas, coastal wildlife concentrations					
C.3.	Protection of deer wintering areas					
C.4.	Protection of important shoreland areas					
C.5.	Other important wildlife habitat identified by IF&W or the Comprehensive Plan					
12.4.	STORMWATER MANAGEMENT DESIGN GUIDELINES					
A.	Design of best management practices					
B.	Drainage easements					
C.	Design of drainage pipes and trenches					
D.	Location of catch basins					
E.	Storm drainage construction standards					
E.1.	Storm drainage materials					
E.2.	Pipe gauges					
E.3.	Drain inlet alignment					
E.4.	Location of manholes					
12.5.	IMPACTS ON WATER QUALITY OR SHORELINE					
	Shoreland buffer strips					
12.6.	BLOCKS					
12.7.	LOTS					
A.	Lot lines perpendicular					
B.	Provision or preclusion of future subdivision					
C.	Lots divided by streams					
D.	Flag and other unusually shaped lots					
E.	Lot numbering					
12.8.	UTILITIES					
12.9.	MONUMENTS					
12.10.	CLUSTER DEVELOPMENTS					
B	Number of lots or dwelling units					
C.3.	Net residential acreage					
C.4.	Building sites outside of sensitive areas					
		Submitted		Applicant	Received by	Waived by

DESIGN GUIDELINES		by Applicant	Not Applicable	Requests to be Waived	Planning Board	Planning Board
C.6.	Size of open space					
C.7.	Lots within 1,000 of open space					
C.8.	Buildings separated by at least 20 feet					
C.9.	No individual lot access onto existing streets					
C.10.	Maintain required minimum shore frontage					
C.11.	Open space includes shore frontage					
12.11.	PHOSPHORUS EXPORT					
A.	Buffer strips when qualifying for simple review					
B.	Control measures meet DEP's Technical Guide					