

**Major Subdivision Preliminary Plan
Application Submission Checklist
Town of Limerick, Maine**

Major Subdivision Preliminary Plan Checklist

Applicant Name:	Subdivision Name & Address:	Date:
------------------------	--	--------------

The following application materials are intended to give full and accurate information to the Planning Board of the Town of Limerick and any professionals the Board so desires to review a subdivision application. Items on this checklist must be provided, or methods of providing them must be identified on any plans or application materials submitted to the Planning Board. Any applicant seeking waivers must provide a written request to the Planning Board citing the requirement requesting to be waived and a justification for doing so.

In accordance with the Limerick Subdivision Ordinance Section 7.2.1, the Preliminary Plan shall be accompanied by a Location Map drawn at a scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area. The Location Map shall show all the area within two thousand (2,000) feet from any boundary of the proposed subdivision. The Preliminary Subdivision Plan shall be submitted in four (4) copies of one or more maps, drawn to a scale of 1 inch equals not more than one hundred (100) feet, showing or accompanied by the following information:

Major Subdivision Preliminary Plan Submission Requirements

Requirement	Submitted by Applicant	Not Applicable	Applicant Request to be Waived	Reviewed by Planner or Code Officer	Waived by Planning Board
7.2.2(1). Verification of right, title and interest in the property, including any deed descriptions, covenants or deed restrictions as are intended to cover all or part of the tract					
7.2.2(2). An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments as herein required, and shall be referenced as shown on the plan					
7.2.2(3). Proposed subdivision name or identifying title and the name of the Municipality					
7.2.2(4). Name and address of record owner, subdivider and, if the owner or subdivider is not the designer of the Preliminary Plan, written authorization identifying the designer of Preliminary Plan that allows designer to represent applicant in official business related to the application					

Major Subdivision Preliminary Plan Submission Requirements

Requirement	Submitted by Applicant	Not Applicable	Applicant Request to be Waived	Reviewed by Planner or Code Officer	Waived by Planning Board
7.2.2(5). Number of acres within the proposed subdivision, location of property lines, existing easements, buildings, watercourses and other significant physical features					
7.2.2(6). The names of all subdivisions immediately adjacent and the names of owners of record of adjacent acreage					
7.2.2(7). The name or designation of the Zoning District applicable to the area to be subdivided and any zoning district boundaries affecting the subdivision. This includes space, setback and bulk requirements of the zone(s)					
7.2.2(8). The location and size of any existing sewers and water mains, culverts and drains on the property to be subdivided					
7.2.2(9). The width, name and location of any streets or other public ways or places shown upon the Official Map and the Comprehensive Plan, if any, within the area to be subdivided, and the width, name, location, grades and street profiles of all streets or other public ways proposed by the subdivider					
7.2.2(10). Contour lines at intervals of not more than five (5) feet or at such intervals as the Planning Board may require, based on the United States Geological Survey datum of existing grades where change of existing ground elevation will be five (5) feet or more. (See Appendix VII for sample Location Map)					
7.2.2(11). A soils report and high intensity soils survey prepared and signed by a soils scientist registered in the State of Maine identifying the soils, names and soils boundaries in the proposed development					
7.2.2(12). Typical cross-sections of the proposed grading for roadways and sidewalks. All streets shall conform to the Town of Limerick Street Standards					
7.2.2(13). Date, true north point and both a written and graphic scale					
7.2.2(15). If an on-site water supply is proposed, the developer must submit materials which will reasonably satisfy the Planning Board that pertinent State and local code specifications will be met					

Major Subdivision Preliminary Plan Submission Requirements

Requirement	Submitted by Applicant	Not Applicable	Applicant Request to be Waived	Reviewed by Planner or Code Officer	Waived by Planning Board
7.2.2(17). All proposed on-site sewage disposal system and/or water supply facilities shall be designed to meet the minimum specifications of these standards and all pertinent State and local codes. Compliance shall be stated on the plan and signed by a licensed civil engineer					
7.2.2(18). Provisions for collecting and discharging storm drainage, in the form of a drainage or stormwater management plan					
7.2.2(19). Preliminary designs of any bridges or culverts which may be required					
7.2.2(20). The proposed lot lines with approximate dimensions and suggested locations of buildings, including lot setbacks for the appropriate type of development as identified in the Limerick Zoning Ordinance					
7.2.2(21). All parcels of land proposed to be dedicated to public use and the conditions of such dedication					
7.2.2(22). The location of all natural features or site elements to be preserved					
7.2.2(23). A soil erosion and sediment control plan prepared by a licensed soil scientist or engineer registered in the State of Maine or York County Soil & Water Conservation					
7.2.2(24). The method of fire protection to be provided to the subdivision					
7.2.2(25). Road maintenance provisions for new roads or private roads that will be affected by additional residences or businesses utilizing the roadway					