

Arundel Planning Board

Preliminary Major Subdivision Application Checklist

Map/Lot 12/6 Project Name ETHAN BRALEY Date 6/4/24

Regulation Citation	Submission Requirement	Not Applicable	Waiver Requested	Completed as indicated by the Planner
7.2.A	Preliminary Application Form- 10 paper and digital copies			✓
7.2.B	Location Map-			✓
7.2.C/D	Preliminary Plan			
7.2.D.1	Subdivision Name, Tax Map ID, Location			✓
7.2.D.2	Right-title and interest-			✓
7.2.D.3	Standard Boundary Survey			✓
7.2.D.4	Property Deed			✓
7.2.D.5	Copy of covenants or deed restrictions covering lots in the proposed subdivision	NONE PROPOSED		
7.2.D.6	Current and previous test pit locations and test pit logs			✓
7.2.D.7	Water Supply location and 100-foot exclusion zone delineated around individual wells.			✓
7.2.D.8	Plan date, scale, and north arrow			✓
7.2.D.9	Names and addresses of record owner, applicant, plan preparer, and abutters.			✓
7.2.D.10	High Intensity Soil survey prepared by a registered soil scientist including all Wetlands delineation.			✓
7.2.D.11	Location of trees, extent of forest clearing for lawns and structures.			✓
7.2.D.12	Location of watercourses on or adjacent to the property			✓
7.2.D.13	Contour lines at 2-foot intervals provided on the plan set			✓
7.2.D.14	Boundary lines of land use districts governing the subdivision-			✓
7.2.D.15	Location of existing and proposed sewers, drainageways, culverts, water mains on and adjacent to the project			✓
7.2.D.16	Names locations and widths of existing streets highways, easements, building lines, parks, and other open spaces on or adjacent to the subdivision			✓
7.2.D.17	Width and Location of streets, public improvements, or open space shown upon the Land Use Map or the Comprehensive Plan Map 2016			✓
7.2.D.18	Proposed lot lines, dimensions, building setbacks			✓

Regulation Citation	Submission Requirement	Not Applicable	Waiver Requested	Completed or Submitted to the Planner
LUO 9.3.12.2.d &9.3.12.2.a	Net acreage and net density calculations Accounting of cluster lot area reduction and subsequent conveyance to open space			✓
7.2.D.19	All parcels of land dedicated to public use and conditions of such dedication	✓		
7.2.D.20	Location of open space to be preserved and Covenant restrictions outlining proposed ownership, improvement, and management of the common space			SEE COVER LETTER
7.2.D.21	The area of each lot where forest cover will be cut and those forest stands that shall be retained			✓
7.2.D.22	100-year Floodplain delineation			✓
7.2.D.23	Hydrogeologic Assessment of proposed septic systems on groundwater, due to density, location and soils.		✓	
7.2.D.24	Trip generation assessment			✓
7.2.D.25	Areas within or adjacent to the project identified as high or moderate value wildlife habitat by Maine IF& W			NONE LISTED
7.2.D.26	Phosphorous Control Plan- Project not in the Brimstone Pond watershed	✓		
7.2.D.27	Traffic Impact Study-			✓
7.2.D.28	Forester's narrative of Timber Harvesting Operations – applicant has owned the property for more than 5 years – no evidence of timber harvesting within the last five years			✓
7.1.B	Names and mailing address of all property owners abutting the proposed project, printed on Avery 5160 mailing labels			✓
FEES:	\$1,000 and \$2.00 per abutter and \$225 for public hearing legal advertisement			
PEER REVIEW FEE:	All 3 rd party review fees to be paid by the applicant.			
APPLICATION	Ten (10) copies of completed application and checklist and all other reports and supplemental submissions to the Planning Office at least 10 days prior to the Planning Board meeting. Map sets may consist of (8) copies in a reduced 11" x 17" format along with three (3) sets in full size format.			✓
DIGITAL APPLICATION	A digital pdf of the entire application and map set must be either submitted on USB or emailed to the Town Planner			✓