

**TOWN OF RANDOLPH
SUBDIVISION APPLICATION**

Subdivision Name _____

Application Number (for town use only) _____

APPLICANT INFORMATION

1. Name of property owner: _____
Address: _____

2. Name of Applicant: _____
Address: _____
Telephone #: _____

3. If applicant is a corporation, check if authorized in the State of Maine:
Yes _____ No. _____
Authorization Number _____

4. Name of applicant's authorized agent: _____
Copy of authorization letter- please attach if applicable.

5. Name(s) of land surveyor, engineer or other's preparing the plan, their Address and
Phone(s):

6. Person and address to which all correspondence regarding this application should be sent:

7. What legal interest does the applicant have in the property to be ne developed (ownership,
option to buy, etc.). Attach copy of deed, lease, option to buy, etc.

8. What interest does the applicant: have in any property abutting this proposed subdivision:

LAND INFORMATION

9. Location of property to be developed/include location Map.

(From county registry of deeds): Book _____ Page _____

(From Town Assessor Maps): Address: _____

Map: _____ Lot(s): _____

10. Is any portion of the property being developed within 250 feet of the high water mark of a pond, river, or salt water body:

___ Yes ___ No

11. Total acreage-of parcel to be developed: _____

Acreage of any remaining contiguous property _____

12. Indicate the nature of any restrictive covenants to be placed in the deeds to the lots subdivided: _____

13. Has this land been part of a prior approved subdivision: ___ Yes ___ No.

14. Identify existing use(s)-of land. Example, (farmland,-woodlot, etc.):

15. Does the parcel of land include any water bodies? Example, (ponds, rivers, brooks, marshlands, streams, wetlands, etc.).

_____ Yes _____ No

If yes, please list: _____

16. Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map(s)?

_____ Yes _____ No.

List elevation of Land Above Sea Level: _____

17. List the names and mailing addresses of abutting property owners directly across an Existing or proposed street or streets:

Name: _____ Address: _____

If additional names and addresses, please submit on attached sheet Labeled #17,

18. Proposed names of development: _____

19. Number of lots or dwelling units: _____

20. Anticipated date for start of construction: _____

21. Anticipated date of construction completion: _____

22. Does this development require, extension of public infrastructure?

_____ Yes _____ No.

If yes, _____ roads _____ storm drainage _____ fire protection equipment,

Other: if other, please list: _____

23. Total estimated cost for infrastructure improvements: _____

24. Identify method of water supply to the development: _____

Individual wells: _____ central wells: _____

With lines: _____ other, if other please state: _____

A. If wells, attach a statement from a well 'driller familiar with the area, stating feasibility of adequate water supply.

25. Identify method of sewage disposal to the development:

_____ Individual septic system _____ central on site disposal

_____ Other; if other, please state: _____

A. Submit required (HHE-200) Forms completed by a licensed site evaluator showing that suitable soils exist on all proposed lots which will support the design and installation of the Required Septic System, if applicable.

26. Identify method of fire protection for the development:

_____ dry hydrants located on existing pond - if applicable

_____ existing fire pond - if applicable

_____ other, please list other - if applicable

A. Submit a letter from the Town Fire Chief stating the effect on the Fire Department to provide the required fire protection to the development.

27. Does the applicant propose to dedicate to the public any streets, recreation or common lands? _____ Yes _____ No.

If yes, please indicate length of streets and estimated acreage of common land or recreation area: _____

28. Does the applicant intend to request waivers of any of the subdivision: ____ Yes ____ No
If yes, please list them and state reasons for request(s):

29. How will soil erosion control be installed during construction:

30. On a separate sheet, provide an estimate of traffic generation and traffic impact as a result of approval of subdivision.

31. Submit attached letter from the Superintendent of Schools stating the impact of the proposed Subdivision on the existing School System.

32. If road construction is planned, will this road be retained as private or will the road be presented to the Town for acceptance as a public road? ____ Yes ____ No

33. If road construction will be within the Town of Randolph Shoreland Zoning District, submit a completed Shoreland Zoning Permit application for Planning Board review and approval along with review of this subdivision application.

34. Provide attached, a statement from the State Department of Inland Fisheries and Wildlife that the proposed subdivision will not have an undue adverse effect on any essential or significant wildlife habitat areas in Randolph.

35. Provide attached, information illustrating that the proposed subdivision will not have undue adverse effect on any scenic, natural beauty of the area or aesthetics, historic sites, rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

36. Submit attached, documentation to show that the developer has adequate financial and technical capacity to meet all subdivision standards found in the Randolph subdivision ordinance.

37. If the subdivision will be saturated in whole or in part, within 250 feet of any pond, lake, river, tidal waters, or within 75 feet of any stream or wetland, submit on the attached sheet with documentation that it will not adversely affect the quality of that body of water or unreasonably effect the shoreland of that body of water or wetland.

38. Provide attached, information supporting the fact that the proposed subdivision will not, either alone or in conjunction with existing activities, adversely, affect the quality of the ground water, or air quality.

39. Provide attached, information to support the fact that post-development will not increase the Stormwater run-off from the development.
 - A. Provide the necessary studies to support the stormwater run-off information provided by a (Licensed Professional):
 - B. Also show that the development will not cause unreasonable soil erosion or a reduction in the Land's capacity to hold waters so that a dangerous or unhealthy condition results.
40. Provide attached, the necessary documentation to show that the proposed subdivision will or will not be located in-a flood prone area.
 - A. If the proposed subdivision will be located within a flood prone area, include on the subdivision plan, a condition of Planning Board Plat approval requiring that principal structures if permitted, on lots in the subdivision will be constructed with their lowest floor, including basement, at least one foot above the 100 year flood elevation.
 - B. If the proposed subdivision will be located within the 100 year flood plan, submit the required "Flood Plan Development" permit application for Planning Board review and approval along with review of this subdivision application.
41. Provide attached, the required information to show that the proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of highways or public roads or private roads existing or proposed.
 - A. Provide the required site distance information with this submittal.
41. Provide documentation that all required application and review fees have been paid.
43. Listed below, are required plan submittals for Planning. Board "Preliminary Plan Review":
The following is required to be submitted at least seven days prior to the date of the review hearing.
 - A. Submit 3 blue line copies of each plan sheet at a scale of not more than 1"=50 ft. and 8 copies at a reduced scale on 8 1/2" x 11"-or 11" x 17" paper.
 - B. On the plan show the following:
 - C. Existing nearby subdivisions.
 - D. Outline of proposed subdivision with any remaining portion of the property, if any exists.
 - E. Name of subdivision and address of subdivision.
 - F. Assessor's map and lot(s) of the subdivision.
 - G. Lot numbers.
 - H. Perimeter survey showing bearings, distances, monumentation, contour intervals, and elevations above sea level.
 - I. Number of acres in subdivision, lot lines and sizes.
 - J. Building setbacks or envelopes, if required.
 - K. Limits or existing vegetation and type.
 - L. Physical features of special interest.
 - M. Existing water bodies, watercourses and wet lands.

- N. Shoreland zoning boundaries and 100 year flood plain boundaries - if applicable.
- O. Public and private right of way easements, existing and proposed. |
- P. Scale of plan and written and graphic date 'and north point.
- Q. Owner and-applicant's name and addresses.
- R. Name and address of individual who prepared the plan.
- S. Abutter's names and locations including any directly across an existing or proposed street or streets.
- T. Zoning boundaries and location of proposed sewer and water lines, if applicable --or septic system tests pits for septs system suitability.
- U. Location of any proposed open space, areas, conservation or recreation areas.
- V. Location of any essential or significant wild life habitat.
- W. Location of any areas of scenic or natural beauty or historic sites of the subdivision.
- X. Identification of soil types from country soils maps.

44. Listed below are the required Plan Submittals for "Final Plan Review" by the Planning Board:

- A. At least 7-days prior to the date of the final plan Review hearing.
- B. Submit on the plan all information requested or required by the Planning Board at the Preliminary Plan Review Hearing.
- C. A surface drainage plan with base flood elevations (if applicable).
- D. A signature block on plan.
- E. A condition's of approval block on plan.
- F. Illustrate features of the soil and erosion and sedimentation control plan.
- G. The embossed seal and signature of the licensed surveyor who prepared the final subdivision plan.
- H. The embossed seal of any other "Licensed Professional" who prepared part of the content of the final plan submitted (example), professional engineer-for road plans-storm water runoff-calculations etc.

To the best of my knowledge, all of the above stated information submitted in this application is true and correct and conforms to all Town, State and Federal Regulations.

Applicant Signature

Date