

SUBDIVISIONS

66 Attachment 2

City of Biddeford

**Appendix B
Required Information Checklist
[Ord. of 6-20-1995]**

In order for any application to be considered complete the following information must be provided at least two weeks prior to the Planning Board meeting. All plans for subdivisions shall contain the following information:

	Yes	No	N/A	Remarks
(1) Name of subdivision, owner and engineer or surveyor				
(2) Graphic scale, date, drawn, North point and its date, and whether it is true or magnetic				
(3) Boundaries of the tract				
(4) Existing zoning				
(5) Ownership and location of abutting properties				
(6) Name, location, width, profile, cross-section, radius of curves, angles of change in direction and center line length of all angles of change in direction and center line length of all proposed streets; other public ways, building lines and easements in the subdivision; intersection of existing streets				
(7) Type, location, profile and cross-section of all existing and/or proposed surface water drainage				
(8) Location of all existing and/or proposed utilities				
(9) Location of all existing and/or proposed sanitary sewers showing size, profile, and cross-section, or description, plan, location of other means of sewage disposal with evidence of successful soil evaluation				
(10) Topography at two-foot contour intervals, unless otherwise prescribed by the Board. In addition the location of existing natural or man-made features influencing the layout of the proposed subdivision shall be shown.				

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	Yes	No	N/A	Remarks
(11) Lot lines and approximate dimensions				
(12) Proposed uses of property				
(13) Proposed public areas, if any				
(14) Copy of deed, or option for purchase, for land being subdivided				
(15) Reserved fire lane areas				
(16) Location of soil evaluation test pits for each lot on plan				
(17) Location of well or water supply for each lot				
(18) Aesthetics; trees, berms, shrubs, green strips, parks, etc.				
(19) Location and details for sedimentation and erosion control measures				
The preliminary of a subdivision shall be drawn at a scale no smaller than 100 feet (1 cm = 12 m) to the inch				
A preliminary plan shall include a location map insert, showing the relationship of the proposed subdivision to adjacent properties and public access, and drawn at no smaller scale than 2,000 feet (1 cm = 240 m) to the inch. It is suggested that reduced sections of City maps be used for this purpose.				

In addition to the above plat information, the Subdivider shall provide the following documents:

	Yes	No	N/A	Remarks
Valid deed or option indicating an interest held by the subdivider in the parcel of land				
Completed application form				
Narrative of the proposed project briefly describing the general nature of the project i.e., type of project; residential or commercial; number of lots intended to create				
Draft covenants and deeds for each lot proposed				
Easement documents for proposed rights-of-way for utilities, drainage ways, roadways and other				

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	Yes	No	N/A	Remarks
travelways or public amenities				
Statement of financial capability of subdivider to undertake the proposed project				
Statement identifying principals involved in the project				
Statement demonstrating that the subdividers have the technical capability to complete the proposed project as presented				
Copies of such covenants or deed restrictions as are intended to all or part of the tracts				
Review by water company, power company and City Engineering, Police and Fire Departments				