

Subdivision Application Checklist

Property Address: _____ File #: _____

Name: _____ Phone #: _____

Section 95-4 Subdivision Regulations

C. ___ Required Fee: \$225.00 per lot

E.(1) ___ Engineer's Soil Logs and percolation tests when applicable

E.(2) ___ 2' Contour plan with:

- a. Location of water courses and drainage areas
- b. Drainage structures on adjacent streets
- c. Existing buildings on or within 100' of parcel
- d. Proposed lot and road layout

E.(2) ___ Road profile

E.(3) ___ Drainage Plan

E.(4) ___ Subdivision Plan – 10 copies & mylar, 36"x24", 24"x18", or 18"x12", scale not exceeding 100' to 1" for final submission

- ___ a. Name of record owner of land
- ___ b. Name of subdivision (when applicable)
- ___ c. Name of subdivider
- ___ d. Certificate and original signature of a CT licensed land surveyor
- ___ e. Zone in which the parcel lies
- ___ f. North point
- ___ g. Scale of map
- ___ h. Date of maps with revision dates (if applicable)
- ___ i. Boundary lines with distances and bearings of all lot lines
- ___ j. Total area of subdivision
- ___ k. Names of abutting property owners
- ___ l. Layout of lots with dimensions and bearings
- ___ m. Areas of lots in acres and square feet
- ___ n. Vicinity sketch at 1" to 800'
- ___ o. Reference to other maps
- ___ p. Street layout existing and proposed with dimensions, bearings, angles, etc.
- ___ q. Easements & right-of-ways including: Utilities, sewers, & drainage on and off the site
- ___ r. Open space reserved for parks, playgrounds or other common public uses
- ___ s. Names of proposed streets
- ___ t. Monuments to be installed at street locations, points of curvature and tangency on curved streets
- ___ u. Show building setback lines and minimum square of the appropriate size for the zone in which the subdivision lies

E.(5) ___ A separate plan showing size & location of all existing and proposed utilities

Including:

- ___ a. Drainage facilities
- ___ b. Water lines, (if other than individual wells)
- ___ c. Sewer lines, (if other than individual septic systems)
- ___ d. Location of Public Utility lines

E.(6) ___ Tax Assessor Mylar (1" to 100' showing final subdivision layout)

E.(7) ___ Zoning Mylar (1" to 800' showing lot boundaries and streets)

E.(8) ___ Sidewalks to be shown in zones where required (Section 95-13

___ A current copy of the Assessors field card for the property(ies) MUST be included

- All plans must be designed in accordance with the 2004 CT STORMWATER QUALITY MANUAL and the 2002 CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL