



# TOWN OF GRAY MAINE

## SUBDIVISION PERFORMANCE STANDARDS ARTICLE 13 CHECKLIST

Subdivision Name \_\_\_\_\_ Date \_\_\_\_\_

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide in assembling the information necessary for a complete application. The checklist, however, does not substitute for the requirements of **Article 13** of the Subdivision Ordinance. The Planning Board will also use the checklist to ensure your application is complete. Indicate if the information has been submitted or if a waiver is requested. If you feel that information is not applicable to your project, please indicate in the second column. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. Detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans, however, may best be presented on a separate sheet or sheets.

SUBDIVISION STANDARDS	Submitted by Applicant	Not Applicable	Applicant Requests to be Waived	Review by Planner/Engineer	Waived by Planning Board
<b>401.13.1 BASIC SUBDIVISION LAYOUT</b>					
A. BLOCKS—Blocks of more than 1000 feet provided with pedestrian & utility side easements (20 ft min. width)					
B. LOTS					
B.1 Lot lines perpendicular to street					
B.2 Provision for or preclusion of future lot splits					
B.3 Lots not divided by streams					
B.4 Lot depth to width ratio of 3:1 (5:1 in SZ), no flag lots except in cluster subdivisions (Section 401.13.13 B.10)					
B.5 Lot/street numbering approved by E-911					
C. UTILITIES—Underground electric & cable for lots w/ 150 ft. width or less					
D. MONUMENTS					
D.1 Stone or precast concrete monuments at all street intersections and points of curvature, but no further than 750 ft apart along street lines					
D.2 Stone or precast concrete monuments at all corners and angle points of the subdivision boundaries where the interior angle of the subdivision boundaries is 135° or less.					

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D.3 Stone or concrete monuments a minimum of four inches square at the top and three feet in length, and set in the ground at final grade level. After they are set, drill hole 1/2 inch deep shall locate the point or points described above.					
D.4 All other subdivision boundary corners and angle points, as well as all lot boundary corners and angle points marked by suitable monumentation, as required by the Maine Board of Registration of Land Surveyors.					
<b>401.13.2 SUFFICIENT WATER</b>					
A. WATER SUPPLY					
A.1 Public water supply approved by Gray Water District and Gray Fire Chief (hydrants 500 ft)					
A.2 Where not serviceable by public water, individual wells to be used					
A.2.a Siting and construction of individual wells to prevent surface and ground water infiltration					
A.2.a (1) Dug wells prohibited					
A.2.a (2) Wells at least 100 ft from street or 50 ft if uphill (Note on Subdivision Plan)					
A.2.b Lot configuration to allow for proper siting of wells and on-site septic disposal areas (100 ft separation or per hydrogeologic study if required per Section 401.13.9 A.6)					
A.2.c Alternative water source for fire protection if more than 1500 ft from existing hydrant					
A.2.c. (1) Water storage for fire fighting capacity: pond with dry hydrant, underground storage reservoir, or sprinklers approved by Fire Chief.					
A.2.c. (2) Storage of 10,000 gallons if not on public water plus 2,000 gallons per lot or principal building					
A.2.c. (3) Ponds proposed for water storage calculation based on the lowest water level less an equivalent of three feet of ice and access and maintenance easement of dry hydrants or reservoirs					
A.2.c. (4) Hydrants to the specifications of the fire department and easements for access to hydrants					
B. WATER QUALITY—Meets primary drinking water standards, secondary quality noted on plan					

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<b>401.13.3 EROSION AND SEDIMENTATION AND IMPACT ON WATER BODIES</b>					
A. Prevention of soil erosion from entering water bodies					
B. Erosion and sedimentation control plan & implementation schedule					
C. Plan for cutting or removal of vegetation along shoreline to avoid water temperature changes					
D. Topsoil removal and reapplication plan					
<b>401.13.4 SEWAGE DISPOSAL</b>					
A. Evidence of site suitability for subsurface sewage disposal prepared by a Maine Licensed Site Evaluator					
B. LSE certified all test pits large enough meet the Disposal Rules.					
C. Reserve wastewater disposal area where soils are less than 15" to limiting factor					
D & E. No lots require new system variance or easement on another lot.					
<b>401.13.5 SOLID WASTE</b>					
Approved capacity of Town solid waste system					
<b>401.13.6 IMPACT ON NATURAL BEAUTY ETC.</b>					
A. PRESERVATION OF NATURAL BEAUTY & AESTHETICS					
A.1 Notes on the plan limiting the clearing of trees to those areas designated on the plan					
A.2 50-foot roadside buffer except in designated growth areas of Comprehensive Plan 2005					
A.3 Landscape plan showing preservation of existing large tree specimens if required by the Planning Board					
A.4 Homes located in woods if possible except in designated growth areas of Comprehensive Plan 2005. If homes located in open fields in other areas, mixture of street trees planted 50 feet on center					

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<b>B. RETENTION OF OPEN SPACES AND NATURAL OR HISTORIC FEATURES</b>					
B.1 Reserved open space per Comprehensive Plan					
B.2 Preservation of designated critical natural areas					
B.3 Protection of historic or prehistoric resources					
B.4 Reservation of open space for recreation					
B.5 Subdivisions with an average density of more than 3du/ac has no less than fifty percent of the open space as usable open space					
B.6 Suitability of reserved open space					
B.7 Payment in lieu of dedication of open space					
<b>C. PRESERVATION OF WILDLIFE HABITAT</b>					
C. IFW consultation for disturbance within habitats on Primary Maps 1 or 2 of Maine Beginning with Habitat program					
C. Report by a wildlife biologist (Board may require)					
C. Mitigation plan for avoidance of adverse impacts on designated significant wildlife habitat					
<b>D. PROTECTION OF IMPORTANT SHORELAND AREAS</b>					
D.1 Protection of existing public accesses to shorelines					
D.2 Notes on the plan and in the deeds for required buffer strips and maintenance in shoreland zones					
D.3 250 feet from the normal high water line of a water body or upland edge of a wetland protected by Shoreland Zoning, cleared openings do not exceed 25% of the lot area or 10,000 square feet					
<b>E. DEDICATION &amp; MAINTENANCE OF OPEN SPACE</b>					
E.1.a Land to be owned by Homeowners Association					
E.1.b Land to be held by Land Trust					
E.1.c Land to be donated to the Town of Gray (needs Town Council approval)					

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E.2 Limitations on common land; conservation easements					
E.3 Final Plan notations for common land					
E.4 Proposed association declaration & bylaws					
E.5 Legal Documents establish association responsibility & authority for: a. Maintaining common property & facilities b. Levying annual fees c. Placing liens for non-payment d. Developer responsibility until turnover					
<b>401.13.7 CONFORMANCE WITH ZONING</b>					
Proposed subdivision meets 402.5.4 A. lot dimensions & density standards					
Proposed subdivision meets 402.5.4 B. building construction spatial standards					
<b>401.13.8 FINANCIAL &amp; TECHNICAL CAPACITY</b>					
A. Commitment letter from lending institution with amounts and development time frames					
B.1 Qualified consultants & contractors					
B.2 Previous experience of developer & compliance with prior approvals					
<b>401.13.9 GROUNDWATER QUALITY &amp; QUANTITY</b>					
<b>A. GROUNDWATER QUALITY</b>					
A.1 Hydrogeological assessment per 401.13.9.A.1.a -f					
A.2 Ground water quality projections based on 60% drought conditions					
A.3 Contaminant concentrations in ground water will meet primary & secondary drinking standards					
A.4 Proposed treatment(s) to improve water quality					
A.5 No increase in secondary contaminants beyond 150% of ambient levels					
A.6 Well exclusion zones shown on plan & referenced in deeds					
A.7 Developer to drill wells before lot sales if water quality in question					

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<b>B. GROUND WATER QUANTITY</b>					
B.1 Draw down by project will not affect abutting wells or cause structural damage like settling					
B.2 Project will not reduce groundwater recharge and drop water table per:					
B.2.a Limiting impervious surfaces to 10%					
B.2.b Engineering peer review of hydrology to verify no lowering of water table.					
B.2.c Installation of groundwater infiltration measures					
<b>401.13.10 FLOODPLAIN MANAGEMENT</b>					
A. Utilities located in built to minimize flood damage					
B Adequate drainage to prevent flooding					
C. Plan and deeds to contain requirement to build lowest floor level above 100-yr flood elevation					
<b>401.13.11 IDENTIFICATION OF WETLANDS &amp; STREAMS</b>					
All wetlands mapped & drainage courses shown					
<b>401.13.12 STORMWATER MANAGEMENT</b>					
A. Stormwater calculations include runoff from lots as well as roads					
B. Stormwater management plan for DEP Site Location of Development Act permit (SLDA) if required					
C. Stormwater management plan meeting full DEP Chapter 500 if not SLDA					
D. Stormwater management plan meeting Basic & General Standards of Chapter 500 if neither SLDA or Chapter 500 permits required and not in pond or lake watershed					
E. Documentation of location in or out of pond or lake watershed					
F. Phosphorus management plan and plan meeting Basic & General Standards of Chapter 500 if in pond or lake watershed					
G. Stormwater plan meeting Flooding Standard of Chapter 500 unless 75% treated with buffers					

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<b>401.13.13 CLUSTER DEVELOPMENT</b>					
BASIC STANDARDS FOR CLUSTER DEVELOPMENTS					
B.2 Plan depicts placement of buildings, roads, paths, etc.					
B.3 Net residential calculations included (Section 402.6.3&4)					
B.4 All lots 20,000 sq. ft. or greater and with septic & wells meeting safety standards					
B.5 At least 50% of site is common open space and no more than 50% of open space is wetland					
B.6 All clustered lots within 500 ft. of common open space					
B.7 All building sites 20 feet apart or more					
B.8 No lots with drives onto existing public road					
B.9 All lots have 50% of frontage for district					
B.10 Up to 2 back lots with access easements					
B.11 Shore frontage of all lots meets Shoreland Zoning (200 ft.)					
B.12 Common area access to water provided					
B.13 Common open space ownership & maintenance meets Section 401.13.6 E					
B.14 Transfer of ownership from developer to association to be approved by Planning Board					
<b>401.13.14 TIMBER HARVESTING RULES</b>					
At least 5 years since any liquidation timber harvesting on site					
<b>401.13.15 TRAFFIC CONDITIONS &amp; STREETS</b>					
B.1 Accesses to state or state-aid highways meets MDOT rules					
B.2 MDOT Traffic Movement Permit for accesses expected to carry more than 100 peak hour passenger vehicle equivalent trips					
B.3 No streets or intersections reduced to LOS E or below unless:					
B.3.a Comprehensive Plan designated street or intersection					

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B.3.b LOS of road or intersection will be raised to D or better through improvements					
B.3.c Demonstration that LOS D is not possible but no added delays or worsened conditions					
B.3.d Subdivision is located in Gray Village or will affect historic site					
B.3.e Exception allowed for site in designated growth area with mitigation measures applied					
B.3.f For unsignalized intersection not meeting warrants, Town Engineer approves reduced intersection mitigation as providing adequate safety					
B.4 Access to non-residential or multi-family evaluated for left turn lanes					
<b>401.13.16 Access &amp; Street Design Standards</b>					
Per the Street Construction Ordinance					