

TOWN OF LYNDEBOROUGH

Application and Checklist for Subdivision

Applicant Name: _____ Address: _____

Lot Number(s): _____ Date of this Application: _____

The Standard Format for the Plat Includes:		Yes	No	N/A	Notes
a.	A standard title block which includes: the proposed subdivision name and address of the owner of record, name of the subdivider and engineer or surveyor, and the date of draft located in the lower right corner of the plat.				
b.	The tax map and lot number(s) of the parcel(s) being subdivided, abutters tax map numbers and names and the zoning districts within which it is located.				
c.	The seal and signature of a land surveyor licensed in the State of NH on the final approved plat. Note: Signature implies that the plat meets the recording standards.				
d.	The seal and signature of any professional engineer, soil scientist, etc. licensed in the State of NH (when required).				
e.	The purpose of the subdivision.				
f.	Other required information.				

Abutting Property Information:		Yes	No	N/A	Notes
The following information shall be provided on the plat for all abutting properties:					
a.	Conservation, preservation, agricultural preservation restrictions, easements shown or identified.				
b.	The names, locations and dimensions of existing streets, easements, setbacks, alleys, parks and public open space abutting the plat.				
c.	The location of existing buildings, septic system leach fields, water supply wells and protective well radii within 75 feet of the property boundaries.				
d.	Other required information.				

Subdivision Information:		Yes	No	N/A	Notes
The applicant shall provide the Planning Board with the following information regarding the parcel to be subdivided:					
a.	A copy of the deed for the parcel(s) being subdivided.				
b.	The area of all wetlands and dry area.**				
c.	Existing and proposed topography for the entire parcel with contour intervals not to exceed 5 feet.*				
d.	Soil types and location of soil boundaries as delineated on the SCS Soil Survey Maps.*				
e.	The location of existing and proposed water bodies, watercourses, rock/ledge outcrops or other significant natural features. Any areas proposed for dredge and fill shall be noted on the plat. *				
f.	Locations of existing and proposed stump disposal areas. *				
g.	Any easements, buildings, utility lines or other man made features existing on the parcel.*				

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Subdivision Information (cont.): The applicant shall provide the Planning Board with the following information regarding the parcel to be subdivided:		Yes	No	N/A	Notes
h.	Erosion and sediment control plans based on a 25 year storm event in accordance with the <i>Stormwater Management and Erosion and Sediment Handbook for Urban and Developing Areas in New Hampshire</i> , as amended.*				
i.	The locations of the 4,000 square foot septic reserve area, test pits and test pit information for each lot.**				
j.	Test pits must be witnessed by a Planning Board representative.				
k.	The locations and specifications for fire protection-fire hydrants, fire ponds and cisterns.*				
l.	The locations, names and widths of existing and proposed streets showing grades, radii, culvert locations, bridge designs and connecting stubs, and any Class VI road restrictions in conformance with the Town of Lyndeborough Street Road Design Standards.				
m.	Proposed driveway locations and permits.				
n.	The locations and dimensions or description of any proposed easements.				
o.	The location of all parcels of land to be dedicated for public use.				
p.	If the proposed subdivision covers only a portion of the entire tract, a statement concerning the intended future use of the remainder and a sketch of the prospective future street system. The street system for the submitted portion will be considered with regard to adjustments and connections with the street system for the entire parcel.				
q.	A Curb-cut Approval Permit from the NH Department of Transportation for Subdivision driveways and/or streets accessing a state highway or state maintained road.				
r.	Copies of all federal, state and local permits which may be required for the project including;				
	1) NH Department of Environmental Services (DES) Water Supply and Pollution Control.				
	2) NH DES WSPCD Site Specific Permit.				
	3) NH Wetlands Board Dredge and Fill Permit.				
	4) Army Corps of Engineers Dredge and Fill Permit.				
s.	Road impact analysis.*				
t.	A letter from the Lyndeborough Fire Chief stating that proposed water supplies provide sufficient volume, pressure and flow for fire protection and that access for emergency vehicles is adequate.*				
u.	Other required information.				

* = Required of major subdivisions only, unless specifically required of others.

** = Required of major and minor subdivisions only, unless required of "Large Lot" and "Conservation Lands" specifically.