

<b>CITY OF LEBANON, NH</b>	
<b>SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST</b>	
<b>MINOR SUBDIVISION</b>	
<b>PROJECT NAME:</b>	
<b>APPLICANT:</b>	<b>DATE:</b>
<b>GENERAL SUBMISSION REQUIREMENTS:</b>	

**All applications to the Planning Board for Subdivision Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§7.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:**

- A properly completed and signed Application Form. [§7.7.A(1)]
- The appropriate filing fees. [§7.7.A(2)]
- A written project description. [§7.7.A(3)]
- A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- A completed and signed Technical Checklist. [§7.7.B]  
*[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]*
- Eight (8) sets of project plans to be distributed for Staff Review.** [§9.5.A]  
*[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]*
- A digital copy of Subdivision plan in .PDF format. [§9.5.B]

NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board’s Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by the Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

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**PLAN SUBMITTAL TECHNICAL CHECKLIST:**

NOTE: Minor Subdivision plans shall include the information described below pursuant to Section 9 of the Lebanon Subdivision Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. The scale of the plans shall be appropriate to the size of the overall development. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Subdivision Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§9.5.C(5)]

<b>Plan Requirements</b>	<b>Info. Provided</b>	<b>Waiver Sought</b>
<p><b>9.5.A(1)</b> -</p> <ul style="list-style-type: none"> <li>- Name of the City and County in which the subdivision is proposed;</li> <li>- A Locus map;</li> <li>- North arrow;</li> <li>- Scale of the plat;</li> <li>- Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable;</li> </ul> <p>(NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p><b>9.5.A(2)</b> - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>9.5.A(3)</b> - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>9.5.A(4)</b> - Zoning District in which the subdivision is located, including district boundaries if in more than one district.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>9.5.A(5)</b> - Boundary lines of the overall tract, and each of the proposed lots, including bearings and distances as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals. Monuments shall be referenced on the plat as required under Section 13.5(A) of the Regulations.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>9.5.A(6)</b> - The area of all proposed lots shall be shown in square feet and acres.</p>	<input type="checkbox"/>	<input type="checkbox"/>

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<b>Plan Requirements (cont.)</b>	<b>Info. Provided</b>	<b>Waiver Sought</b>
<b>9.5.A(7)</b> - Location of all existing structures, easements, permanent and intermittent watercourses, flood plains and wetlands, rock outcrops, wooded areas, and other significant existing features on the property. Indicate those natural and man-made features to be removed, retained, or altered. Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plat.	<input type="checkbox"/>	<input type="checkbox"/>
<b>9.5.A(8)</b> - If the application covers only a part of the applicant's entire holding, a map of the entire tract shall be drawn at a scale of not smaller than 1" = 400', showing all existing streets and an outline of the platted area.	<input type="checkbox"/>	<input type="checkbox"/>
<b>9.4</b> - A statement shall be placed on the plat as follows: "A parcel of land which has been reviewed and approved as part of a minor subdivision shall not be eligible for further subdivision review under the Minor Subdivision procedures for a period of three (3) years from the date of the minor subdivision approval."	<input type="checkbox"/>	<input type="checkbox"/>
<b>Supporting Documents and Information, Where Applicable</b>	<b>Info. Provided</b>	<b>Not Applicable</b>
<b>9.5.C(1)</b> - Proposed covenants or deed restrictions as may be intended to apply to the property in whole or in part to be recorded in the Registry of Deeds.	<input type="checkbox"/>	<input type="checkbox"/>
<b>9.5.C(2)</b> - Where private individual wastewater systems are proposed, the applicant shall perform soil tests complying with requirements of Section 13.4 of the Regulations. For all proposed lots less than 5 acres in size, the applicant shall have a soil investigation made and a report prepared to establish the existence of at least 4,000 square feet of contiguous area meeting NHDES requirements. NHDES approval of all subdivision lots less than 5 acres in size shall be obtained and provided to the Board prior to the recording of the approved plat. Soil maps and information shall be in accordance with the most current USDA Natural Resource Conservation Service County Soil Maps. Maps prepared by field investigation shall be stamped and signed by a Certified Soil Scientist.	<input type="checkbox"/>	<input type="checkbox"/>
<b>9.5.C(3)</b> - Any access driveway to a State highway shall be approved by the NHDOT and provided to the Board prior to the recording of the approved plat.	<input type="checkbox"/>	<input type="checkbox"/>
<b>9.5.C(4)</b> - Approvals, as prescribed by law, from any other City agency which may have jurisdiction, including but not limited to, wetland permits.	<input type="checkbox"/>	<input type="checkbox"/>

**NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 9 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.**

Completed By: \_\_\_\_\_

<b>Planning office Use Only:</b>		
Date Received ___/___/___	Checklist Complete YES or NO	Checked by: _____

(Last Revised 05/22/13)