



Application Fee : \$625.00 per lot

Date Received: _____

TOWN OF POWNAL CREATION OF SINGLE LOT APPLICATION

Date: _____

APPLICATION INFORMATION

Name of Property Owner: _____

Address: _____

Telephone: _____ Email: _____

Name of Applicant (*If applicant is not the owner then a signed Authorized Agent form must be attached*)

Address: _____

Telephone: _____ Email: _____

Is applicant a corporation? _____ Check if licensed in Maine: Yes _____ No _____ (*If yes, attach copy of State Registration*)

Person to whom all correspondence regarding this application should be sent:

Name: _____

Address: _____

Telephone: _____ Email: _____

Name of surveyor, engineer, architect or others preparing plan:

Telephone: _____ Email: _____

What legal interest does the applicant have in the property to be developed: Ownership, option, purchase and sales contract, other? _____

Does applicant/ property owner have any interest in abutting property? Yes _____ No _____

If yes, state how: _____



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LAND INFORMATION

Location of Property: Road: _____

Tax Map Number: _____ Lot: _____

Cumberland County Registry of Deeds: Book: _____ Page: _____

Total acreage of parcel: _____

Acreage of single lot to be created: _____

Acreage of residual lot: _____

Current Zoning District:

Rural Residential A _____, Rural Residential B _____, Village _____

1.) Is any portion of the property within 250 feet of the high water mark of a pond or river? _____

2.) Is any portion of the property within a Shoreland Zoning District? _____

3.) Is any portion of the property within the 100 year flood plain? _____

4.) Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency? _____

Does the property include any water bodies? _____

Does the property include any wetlands? _____

Does the property include any vernal pools? _____

Identify existing use(s) of the land (farmland, woodlot etc.) _____

Has the land been part of a prior approved subdivision? _____

If yes, Date: _____, Name _____

Cumberland County Registry of Deeds: Book: _____ Page: _____

Other division(s) within the past five years? (Example: other since lots; land to abutter; etc.) _____?

Date: _____ Name: _____

Cumberland County Registry of Deeds Plan Book: _____ Page: _____

Indicate the nature of any restrictive covenants or easement currently on or to be place in the deeds: _____

GENERAL INFORMATION

Does the proposed development require extension of public infrastructure? _____.

Check all that apply: ___ Roads ___ Storm drainage ___ Sidewalks ___ Waterlines ___ Sewer lines

___ Fire Protection facilities or equipment ___ Other (Describe): _____

Does the applicant propose to build a private road? _____ (If yes, review will be required by the Planning Board)



TOWN OF POWNAL CREATION OF SINGLE LOT APPLICATION CHECKLIST

This checklist is written as supplement to the Town of Pownal Land Use Ordinance for Creation of a Single Lot. It is designed to assist applicants in making sure their plans are complete before coming to the Code Enforcement Officer for review. Applicants are responsible for reading and becoming familiar with this and all other ordinances and regulations that apply to their projects.

FOR LOTS APPROVED FOR BUILDING AND LOTS NOT APPROVED FOR BUILDING.

- _____ An original (usually drawn on Mylar and called “linen”) and three copies of each map or drawing to a scale of not more than 100 feet to an inch. The plan shall have a signature line and a date line; and spaces for endorsements by all appropriate agencies if needed (e.g. Road Commissioner, Fire Chief, etc.).
- _____ A copy of all deeds, deed covenants and/or deed restrictions.
- _____ Survey requirements as outlined in Section 7. Criteria and Standards.
- _____ Soils report on plot plan (location of test pit), soil suitability determination on an HHE 200 form.
- _____ Where applicable, the location of the culverts on the plan, including culverts needed for driveways. *Culverts under driveways, driveway entrances and site determinations are handled by the Road Commissioner and permits issued by the CEO under the Driveway and Driveway Entrance Ordinance.*
- _____ Total size (acreage) of parcel to be divided shown on the plan.
- _____ Size of lot to be created, lot dimensions, Tax Map and Lot # (available from the Board of Assessors) on the plan.
- _____ Size of residual lot (this lot retains the Tax Map and Lot # of the original parcel) on the plan.
- _____ Surveyed road frontage measurements for any Lot Approved for Building on the plan. Lots Not Approved for Building may have approximate frontage. The CEO may require the road frontage of the entire parcel be surveyed.
- _____ A ‘building envelope’ should be drawn on the plan for a Lot Approved for Building to show that all zoning requirements are being met (e.g. side setbacks, lot width, stream setbacks, wetland setbacks etc.).
- _____ Any new road built shall be named and recorded as part of the plan. The following shall be written on the plan: “(Road name) is not a town road and the Town of Pownal has no responsibility for maintenance or an other aspect of this road.”
- _____ The location of existing buildings shown on the plan.
- _____ The location of any wetlands, Resource Protection districts or Stream Protection Districts shown on the plan.
- _____ The location of the floodplain shown on the plan.
- _____ Any Army Corps of Engineers written report(s) or permit(s).
- _____ Any Maine DEP written report(s) or permit(s) or other state or federal reports or permits. (Note: The Stormwater Management Law (38 MRSA S. 420-D) requires a full permit to be obtained from the Maine DEP prior to construction of a project with 1 acre or more of developed area in any stream or wetland watershed. A Maine Construction General Permit is required if the construction will result in 1 acre or more of disturbed area.)
- _____ A stormwater drainage plan.
- _____ A soils erosion control plan. (Best Management Practices)