

# Town of Greenville, New Hampshire

## Planning Board

### Subdivision Checklist

This checklist is intended to aid both the Applicant and the Planning Board. This checklist details those items that will be reviewed by the Planning Board. It is provided for the information of the Applicant to assure that information necessary for the Planning Board's review is provided in the subdivision plan or accompanying documents. It is not a complete reiteration of all elements and requirements in the Subdivision Control Regulations for the Town of Greenville. A copy of the Zoning Ordinances may be obtained from the Selectmen's Office.

#### I GENERAL

- Application completed and signed including payment of fees.
- Names and addresses of all abutters and all holders of conservation, preservation, or agricultural preservation easements.
- Four (4) copies of the site plan with scale not more than one hundred (100) feet/inch
- Title block on plat must include;
  - Name of development or project
  - Names and addresses of owners of record
  - Tax map and lot number
  - North arrow, date of plat, and scale
  - Name, address and seal of person preparing plat
  - Signature block
- Key map sketch showing the site location in the town at a scale equivalent to the town tax maps (1"=400')
- Soil types and soil boundaries shown and certified by either a registered engineer or the NRCS?
- Total area of each of the proposed parcels.

## **II ZONING**

- Is the proposed use permitted in the zoning district? If not has a zoning variance been granted?
- The total area of the parcel, lot coverage by buildings & paved areas, and area of open space, must be shown and satisfy the zoning minimum lot size and maximum coverage requirements.
- The lot frontage must be shown and satisfy the zoning minimum lot frontage requirement.

## **III PROPERTY BOUNDARIES**

- Boundary lines, approximate dimensions and bearings shown; lot area in acres and square feet.
- Physical features and use of abutting land within 200 feet of the site. If this is a new survey, name of the surveyor and date of the survey must be shown on plat.
- If this is an old survey, plans referenced, including book & page number at the Registry of Deeds, used in the compilation of bearings and distances must be shown on plat.

## **IV BUILDINGS**

- Shape, size, height, location and use of existing and proposed structures located on the site and within 50 feet of the site.
- Location and name of any existing roads within 200 feet of the site.

## **V ACCESS POINTS**

- Location of any existing or proposed easements, deed restrictions, covenants.
- Adequate number, size, location, and design of access points.
- Adequate all season safe sight distance in both directions from each proposed access point. The minimum on Class 1 and 2 roads is four hundred (400) feet.
- If required, State Highway Department approval must be granted for new access points on state highways.