



Town of Turner, Maine

11 Turner Center Rd. Turner, Maine 04282 – 207-225-3414 - www.turnermaine.com

Application Completeness Checklist Site Plan Review

Date: _____

Project Name: _____

Project File Number: _____

Applicant: _____

- ___ 1. Executed and signed copy of the application
- ___ 2. Name of owner(s) of record and address/applicant's name and address, if different
- ___ 3. Names and addresses of all property owners within 100 feet of the property's edge
- ___ 4. Sketch map
- ___ 5. Boundaries of all contiguous property under the control of the owner/applicant
- ___ 6. Tax map and lot number
- ___ 7. Right, title or interest
- ___ 8. Name, registration number and seal of the land surveyor, architect, engineer and/or person who prepared the plan
- ___ 9. Certificate that the applicant is not in violation of any town ordinances, regulating land use
- ___ 10. Zoning classifications of the property and the location of zoning district boundaries

- ___ 11. The bearings and distances of all property lines of the property to be developed, and the source of this information.
- ___ 12. Location and size of any existing sewer and water mains, culverts and drains
- ___ 13. Location, names and present widths of existing street and right-of-ways within, or adjacent to the proposed development.
- ___ 14. Location, dimensions and ground floor elevations of all existing buildings
- ___ 15. Location and dimensions of existing driveways, streets and parking/loading areas and walkways
- ___ 16. Location of intersecting roads or driveways within 200 feet of the site
- ___ 17. The location of open drainage courses, wetlands, significant wildlife habitats, known or potential archeological resource, historic buildings and sites, significant scenic areas, mapped sand and gravel aquifers, rare and endangered animals, and other important natural features.
- ___ 18. Direction of existing surface water drainage across the site
- ___ 19. Location of the 100 year floodplain and its elevation
- ___ 20. Location and dimensions of existing and proposed signs
- ___ 21. Location and dimensions of any existing easements and copies of existing covenants or deed restrictions
- ___ 22. Location, dimensions, design and exterior materials of all proposed building and structures
- ___ 23. All existing and proposed setback dimensions
- ___ 24. Size, location, direction, and intensity of illumination, method of installation of all major outdoor lighting apparatus
- ___ 25. Type, size and location of incineration devices
- ___ 26. Type, size and location of all machinery likely to generate appreciable noise at lot lines
- ___ 27. An on-site soils investigation report

- 28. Type and location of water supply to be used

- 29. Amount and type of any raw, finished or waste minerals to be stored outside of the roofed buildings, including their physical and chemical properties, if applicable
- 30. Existing contours and proposed finish grade elevations of the entire site/system of drainage proposed to be constructed
- 31. Locations, type and size of all curbs, sidewalks, driveways, fences, retaining walls, parking spaces areas, and the layouts thereof, together with their dimensions
- 32. Landscape plan

- 33. Existing, or proposed, rights-of-way, easements and other legal restrictions

- 34. Property lines of all properties abutting the proposed development, including those properties across the street, with name and addresses of owners
- 35. Estimated peak hour traffic to be generated by the proposal

- 36. Existing traffic counts and volumes on surrounding roads

- 37. Traffic accident data

- 38. The capacity of surrounding roads, and any improvements which may be necessary on such roads to accommodate anticipated traffic generation
- 39. Need for traffic signals and signs, or other directional markers to regulate anticipated traffic
- 40. Approved driveway/entrance permit by Maine Department of Transportation

- 41. Existing and proposed method of handling storm water runoff

- 42. Direction of flow of the runoff through the use of arrows

- 43. Location, elevation and size of all catch basins, dry wells, drainage ditches, swales, retention basins and storm sewers
- 44. Engineering calculations used to determine drainage requirements

- 45. Erosion and sedimentation control plan

___ 46. Ground water impact analysis

___ 47. Utility Plan

___ 48. Location, width, typical cross-section, grades and profiles of any proposed streets and sidewalks

___ 49. Construction drawings for streets, sanitary sewers, water and storm drainage systems

___ 50. Cost of the proposed development and evidence of financial capacity to complete it

___ 51. Phosphorus control plan

___ 52. Application fee