

TOWN OF BOW
PLANNING BOARD

PRELIMINARY SUBDIVISION APPROVAL
APPLICATION PACKAGE

To the Applicant:

This completed application (including all plan application contents noted below) must be filed with the Planning Board's Agent no later than 3:00 PM on the fourth Thursday prior to the Planning Board's next regularly scheduled meeting to be included on their next agenda.

Attention should be given to the items below when completing the application package.

- C All appropriate fees must be paid in advance;
- C The application must be made in the name of the owner of record at the time of application, as filed at the Merrimack County Registry of Deeds. The application form must be signed by both the property owner(s) and the applicant;
- C It is the responsibility of the applicant to provide a complete and accurate list of all abutters.

CONTENTS - COMPLETE PRELIMINARY APPLICATION PACKAGE

1. ____ Three (3) copies of the completed application form (including checklist)
2. ____ Seven (7) paper copies of the preliminary plan(s) (22"x34")
3. ____ Sufficient legible copies of the preliminary plan reduced to no more than 11x17 inches; (30 copies plus one for each abutter)
4. ____ Complete and accurate abutters list (Include PE, LLS, CWS)
5. ____ The appropriate filing fee (See Page 2)

Note: If any of the above items are missing or incomplete as of the filing deadline, the application will not be placed on the agenda for the next Planning Board meeting.

Plans, reports, documents, and other materials submitted to the Planning Board to fulfill the requirements of the Site Plan Review Regulations shall be free of any restrictions on reproduction. Proximate to any copyright symbols, reservations of rights, or statements of ownership, shall be an affirmative statement which expressly agrees to reproduction.

SUBDIVISION REVIEW FILING FEES

(Town & CNHRPC Review (Escrow Acct))

\$_____ **Town Review Fee** (Major: \$500, Minor: \$400)

\$_____ Plus \$200 per lot or unit (total of all)

\$_____ Plus per Abutter (Major: \$30, Minor: \$20)

\$_____ Total (Not including any CUPs) (Payable to "Town of Bow")

\$_____ **CNHRPC Review Fee** ((Major or Minor: \$300)

\$_____ Plus \$50 per lot or unit (total of all)

\$_____ Total (Not including any CUPs) (**Payable to "Town of Bow"**)

TOWN OF BOW PLANNING BOARD
PRELIMINARY SUBDIVISION APPROVAL APPLICATION

commdevel@bow-nh.gov
phone (603) 225-3008
fax (603) 225-2982

Owner(s): _____

Address: _____

Daytime Telephone # (____) ____-_____

Applicant: _____

Address: _____

Daytime Telephone # (____) ____-_____

| |
|----------------------------|
| FOR OFFICE USE ONLY |
| Application # _____ |
| Date Received: ___/___/___ |
| Fee Paid \$ _____ |
| Check # _____ |
| Received By: _____ |

E-mail address for contact person: _____

1. Block # ____ Lot(s) _____

2. Street Address for parcel: _____

3. Number of Lots Existing: _____ Proposed: _____

4. Property located in a _____ zone.

5. Land is in open space (current use): ____ YES; ____ NO

6. Proposed lots front on an existing Town Class V (or higher)

road(s): ____ YES ____ NO

Name of proposed road(s) _____

The applicant agrees that he/she is familiar with the current Subdivision Regulations of the Town of Bow and the Laws of the State of New Hampshire governing subdivision, and in making this application, has complied with the same.

Applicant's Signature

_____/_____/_____
Date

I (we) the undersigned hereby grant the above signed Applicant authority to act as my (our) agent for this Subdivision Application and approval process.

Property Owner(s)'s Signature(s)

_____/_____/_____
Date

TOWN OF BOW PLANNING BOARD
CHECKLIST - Preliminary Subdivision Plan

In cases where items are not applicable, indicate "N/A" in the space provided.

- ___ 1. State Grid Coordinates (3.02A)
- ___ 2. U.S.G.S. Data, existing and proposed contours (3.02B & 6.03L)
- ___ 3. Buffer Strip (3.02C)
- ___ 4. Adjacent street width (if substandard, show additional Right-of-way dedication) (3.02D)
- ___ 5. Lot Boundaries: all lot corners shall be permanently marked per Section VII D (3.02E)
- ___ 6. State Approvals: copies of all Applications to the State of NH for approval of on-site septic systems, "Site Specific" approval, dredge and fill permits, driveway cuts, etc. (3.02F)
- ___ 7. Conveyances to Town (3.02G)
- ___ 8. Designation of unsuitable land: floodplain; poorly or very poorly drained soils; bog, marsh, and swamp areas; areas with slopes in excess of 33%; areas with ledge exposed or within 4' of the surface; areas encumbered by an easement or Right-of-way; and Group 5 or 6 soils; wetlands and buffer lines per Zoning Ordinance Article 10 (3.02H & I)
- ___ 9. Protection of Natural Features (3.02J)
- ___ 10. Existing and proposed driveway access areas (3.02K)
- ___ 11. Town Sewer: existing and or appropriate extensions, if applicable, and connections shall be shown (3.02N)
- ___ 12. Location and type of all existing and proposed utilities (gas, electric, phone, CATV) with written verification of service from utility companies (3.02O and 6.03O)
- ___ 13. Secondary Access (3.02P)
- ___ 14. Fire Suppression Water Supply (3.02Q)
- ___ 15. Condominium declaration, bylaws, site plan, floor plan, and application for registration with the Attorney General (3.02R)
- ___ 16. Erosion plan (3.03A)

- ___ 17. Grading/drainage plan with stormwater calculations and NH Professional Engineer certification, with easements for offsite drainage if needed (3.03B)
- ___ 18. Parks/recreation dedication (3.03C)
- ___ 19. Phasing Plan (3.03D)
- ___ 20. Plans, reports, documents, and other materials shall be free of any restrictions on reproduction. (6.00)
- ___ 21. Date of survey, name and legal description of subdivision, locus map drawn on the Town Tax Map (scale 1" = 1000') showing the area within 1000' of the subdivision, name and address of record owner and subdivider, graphic scale and north arrow showing grid north and magnetic north (6.03A)
- ___ 22. At least two (2) ties to New Hampshire State Grid Coordinate System shall be established, and shown with its elevation, on each section and shall be tied to previously established bench marks on previously submitted plats. (6.03B)
- ___ 23. Existing and proposed lot lines, bearing and distances; existing and proposed streets, easements, and other right-of-way lines with accurate dimensions; park and other areas to be dedicated for public use (6.03C)
- ___ 24. Water courses, flood zone locations with base flood elevations per FEMA (6.03D)
- ___ 25. All contiguous holdings and potential future development sketch plans (6.03E)
- ___ 26. Purpose of easements, reservations, dedications, and non-residential areas (6.03F)
- ___ 27. Tax lot and block number and owner's name and addresses of abutting parcels (6.03G)
- ___ 28. Name and address of Engineer and/or Surveyor (6.03H)
- ___ 29. Certification and seal of Engineer and/or Surveyor (6.03I)
- ___ 30. Verification of future extension potential for proposed temporary turnaround (6.03J)
- ___ 31. Plan for restoration of existing temporary turnaround (6.03K)
- ___ 32. Soils delineation and legend (6.03M)

- ___ 33. All areas of wetlands and wetland buffer areas per Zoning Ordinance Article 10 with certification of Wetland Scientist or NH Certifies Soil Scientist (6.03N)
- ___ 34. Location of all existing and proposed water, sewer or septic areas and stormwater management facilities (6.03P & Q)
- ___ 35. Statement documenting that streets (if any), lots, and required buffers are flagged to allow inspection (6.03R)
- ___ 36. Data listing (6.03T)
 - ___ a. Area of land subdivided
 - ___ b. Number of lots
 - ___ c. Length of streets
 - ___ d. Area of open space / conservation strips
 - ___ e. List of abutters
- ___ 37. Construction Sequencing Plan (6.03U)
- ___ 38. Other information as required by the Planning Board (6.03V)

LARGE SCALE DEVELOPMENTS

- ___ 39. Traffic Impact Assessment (3.04A)
- ___ 40. Fiscal Impact Analysis (3.04B)
- ___ 41. School Impact Analysis (3.04C)
- ___ 42. Environmental Assessment (3.04D)
- ___ 43. Community Service Impact Assessment (3.04E)
- ___ 44. Other Considerations (3.04F)