

SITE PLAN REVIEW

XI Attachment 1

City of Biddeford

Site Review Checklist

PROJECT NAME: _____

LOCATION: _____ ZONE: _____

DATE REVIEWED: _____

WAIVERS REQUESTED: _____ GRANTED BY BOARD: _____

Section 5 – Site Design and Development Criteria

	Complete	Incomplete	N/A
A. SITE DEVELOPMENT PLAN.			
Sheet size of 24 by 36 inches.			
Scale not less than one inch equals 50 feet.			
Bar or graphic scale.			
Original plan or Mylar.			
Submitted ten paper prints.			
Plan shall bear the drawing/revision date.			
Title.			
North point.			

BIDDEFORD CODE

	Complete	Incomplete	N/A
Name and address of developer and applicant.			
Location/vicinity sketch (one inch equals 80 feet).			
A sketch showing existing natural features including:			
Watercourses and water bodies, seasonal wet areas.			
Soil type/location and test borings.			
Topographic contours (every five feet for 0% to 3% slope; or every two feet for steeper areas).			
The preservation/supplementation of existing dominant vegetation.			
Plan view of all buildings.			
First floor elevation.			
Outline of buildings within 200 feet.			
Existing use of abutting property.			
The location, width, curbing, and paving of accessways, egress ways and streets within the site for both pedestrian and vehicular use.			
Location of off-street parking and loading.			
Size and proposed location of water mains and sanitary sewerage facilities with all necessary engineering data.			
Size and location of all other existing and proposed public service connections including, without limitations, gas lines, power lines, telephone lines, and fire alarm connections and locations, indicating whether above or below ground.			
Type, nature, and composition of all solid, liquid, and gaseous waste, industrial or otherwise, and the location, type, and design criteria of the storage and disposal facilities dealing with such waste.			
Location, elevation, and layout of existing and proposed catchbasins and other surface drainage features.			
Existing and proposed contours and finished grade elevations as well as the type, extent, and location of existing and proposed landscaping and open space areas which will be retained.			

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	Complete	Incomplete	N/A
Location, size, and design of proposed signs and other advertising or instructional devices.			
Location and type of lighting for outdoor facilities.			
Lines of existing and proposed abutting streets showing width.			
Surveyed property lines showing their bearing and distances and monument locations			
Lines and names of all proposed streets, lanes, ways, or easements intended to be dedicated for public or private use.			
Copy of any covenants or restrictions that are intended to cover all or a part of the land areas to be developed.			
Limits of wetland areas on the property.			
Delineate existing zoning boundaries within 1,000 feet of the site on location map.			
Stamp and signature of licensed land surveyor.			
Stamp and signature of professional engineer.			
Stamp and signature of architect.			
Other exhibits or data that the Planning Board may require in order to adequately evaluate proposed development or project; this would include:			
Traffic study.			
Community fiscal impact study.			
Drainage study/calculations.			
High-intensity soils study.			
Photographs.			