

APPLICATION FOR SUBDIVISION OR RESUBDIVISION
Lisbon Planning and Zoning Commission

1. Name of Applicant _____

Address _____

Phone _____

2. Name of Property Owner _____

Address _____

Phone _____

(To be filled in by Commission)
Application No. _____
Subdivision ____ Re-subdivision ____
Date Submitted _____
Date of Receipt _____
Date of Hearing _____
(if required)
Date of Action _____
Fee Paid \$ _____
Submitted to _____
Time Extension _____
(if any)

3. Name of Subdivision _____

4. Location of Subdivision _____

Land Records map of _____ Lot # _____

5. Total area of property to be subdivided _____ acres

6. Number of new lots proposed _____

7. Average Lot Size _____

8. Are new or relocated roads proposed? _____

9. Are public water or sewer systems proposed? _____

10. Zoning Category _____

11. Name of Connecticut Registration No. of Land Survey(s) and/or Engineer(s) _____

12. The undersigned hereby acknowledges that this application to the best of his knowledge conforms to the Subdivision Regulations of the Town of Lisbon and that approval of the plan is contingent upon compliance with all requirements of said regulations. The undersigned hereby authorizes the Lisbon Planning and Zoning Commission, or its agents, to enter upon the property to be subdivided for the purpose of inspection and enforcement.

(Signed) _____ Date _____
(Applicant)

(Signed) _____ Date _____
(Owner)

13. The undersigned warrants and guarantees that all of the improvements as shown on the final approved subdivision map will be installed in a good and workman like manner, and individually and several guarantee to provide all necessary funds with respect thereto.

(Signed) _____ Date _____
(Applicant)

(Signed) _____ Date _____
(Owner)

.....
This application, together with three copies of the proposed subdivision or re-subdivision and the required fee, should be submitted to the Zoning Enforcement Office, the Chairman or Secretary of the Lisbon Planning and Zoning Commission, or the Lisbon Town Clerk.

TOWN OF LISBON
SUBDIVISION/RESUBDIVISION CHECKLIST

A. INFORMATION TO BE SUBMITTED AND/OR ADDRESSED WITH THE REQUEST FOR
SUBDIVISION/RESUBDIVISION PLAN APPROVAL

- Complete application on the form provided by the town.
- This checklist, completed by the applicant/agent.
- Proof that the application has been made to, or permit obtained from, the Conservation Commission for any regulated activity under CGS §22a-42.
- Fee in accordance with the Town of Lisbon Fee Ordinance, as amended.
- A soil erosion and sediment control plan and accompanying information in accordance with section 4.11 and section 5.5 inclusive, for development when the disturbed area of such activity or development, is cumulatively more than one-half acre.

It is the developer's or contractor's obligation to maintain consistency with all storm-water discharge permits issued by the DEEP within the municipal boundary pursuant to CGS §22a-430 and §22a-430b and obtain authorization under DEEP's General Permit for the Discharge of Storm-water and Dewatering Wastewaters Associated with Construction Activities ("Construction General Permit") if their development or redevelopment project disturbs one or more acres of land, either individually or collectively, as part of a larger common plan, and results in a point source discharge to the surface waters of the state. A copy of the Storm-water Management Plan or Storm-water Pollution Control Plan (required by the Construction General Permit) as the case may be, shall be provided upon request.
- An estimate of the costs for public improvements shown on the subdivision or re-subdivision plan. This estimate will be evaluated to determine the necessary performance bond.
- Where applicable, 1) provide proof that applications were made, or have been obtained, for any required Certificates of Public Convenience and Necessity required by state statute, 2) written statements to the suitability of water systems under provisions of section 13 of Special Act 381 (1967), as amended, and 3) written statements to the suitability of all other improvements such as roads, drainage and monuments, from the First Selectman.
- Offers of deed in satisfactory form of all land for public improvements, including boundary descriptions. See section 5.7.4.
- Where applicable, written copies of all agreements, restrictive covenants, or other documents governing all land not to be deeded to the Town. See section 5.7.5.
- Where applicable, a written statement from CONNDOT confirming that designs of new street intersections with the state highway(s) are satisfactory.
- In the case of Floodway Encroachments, technical data and supporting analyses performed by a professional engineer in accordance section 6.12.
- In the case of waiver requests, provide written request in accordance with section 8.1.
- If no open space dedication is proposed, an appraisal of the land to be subdivided has been conducted by an approved appraiser and submitted for the purpose of determining the fee in lieu of open space in accordance with Section 6.5 of the Subdivision Regulations.

- Proof of issuance of findings and/or permits from state agencies regarding such items as Highway Encroachment Permits, Certificate(s) of Public Convenience and Necessity for Public Water Systems, etc. (see Town Planner for details).
- Any staging/phasing plan, if applicable, indicating ultimate staged/phased development.
- Special studies and/or documentation necessary for adequate review of the application as required.

B. ITEMS TO BE INCLUDED ON THE SUBDIVISION/RESUBDIVISION PLAN:

- Plan conforming with Class A2 standards for accuracy of the Code of Recommended Practice for Standard of Accuracy of Surveys and Maps of the Connecticut Association of Land Surveyors, Incorporated, as amended. Prints shall be thirty six (36") by twenty four (24") inches, twenty four (24") by eighteen (18") inches or eighteen (18") by twelve (12") inches in size. All such prints shall have a one half (½") inch border on three (3) sides and a two (2") inch border on the left side. Multiple prints shall be bound.
- Type size no smaller than .08" or equivalent of 80 LEROY.
- The name or title of the Subdivision and the words, "Lisbon, Connecticut."
- The name of the subdivider, applicant and the owner of the property.
- Legend.
- Sequential numbering of sheets.
- Match lines (if match sheets are used).
- Reference to all existing maps, plans, easements, etc. used in preparation of such plan.
- Name, Connecticut registration number and seal of the land surveyor and/or engineer that prepared the drawing.
- North point, scale and date of drawing and revisions. Directional orientations shall be consistent on all sheets.
- Where only a part of the subdivision is shown on the sheet, a key map shall show its location in relation to the whole subdivision. Key map at a scale not smaller than one (1") inch equals 2,000 feet with the location of the proposed subdivision and all existing roads and watercourses within 2,000. Key map may be included as an insert map on the boundary survey map and may be a simple tracing of the area from the U.S. Geological Survey.
- Topographic map. Contour lines at not more than ten feet, unless smaller intervals will permit improved plan review and assessment of slope characteristics.
- Proposed site grading for the entire subdivision.
- Boundary Survey Map with the entire parcel or that portion thereof to be subdivided into building lots at a scale of at least one (1") inch equals 100 feet, although a scale of one (1") inch equals fifty (50") feet or one (1") inch equals forty (40") feet.
- Boundaries, dimensions, acreage and zoning of the property to be subdivided.
- Boundaries of properties and names of property owners within 100 feet of the proposed subdivision or re-subdivision.
- Location of all inland or tidal wetland boundaries, watercourses and flags as established by Connecticut registered soil scientist (note name of scientist on plan).
- Locations of steep slopes and rock outcroppings.
- Proposed lot boundaries, numbers, dimensions, bearings, angles and areas in square feet.
- All existing and proposed monuments, pipe markers and any other physical evidence of property boundaries, with new markers referenced to established points of the Connecticut Coordinate System.

- Locations of all existing and proposed easements, rights of way, drainage rights, and open space and recreation areas.
- Locations of street right(s) of way, bearings, curve data, including arc length, radii and central angles, pavement widths, stations along center lines at 100 foot intervals, and locations of sidewalks, bikeways, and street pavement within the rights of way.
- Street names, where proposed, substantially different so as not to be confused in sound and spelling with present names in the Town, except that streets that join or are in alignment with streets on abutting or neighboring property bear the same name.
- Elevations referenced to latest U.S. Geological Survey datum.
- Subdivisions greater than fifty (50) lots or five (5) acres (whichever is less) include base flood (100 year storm) elevation data for that portion of the subdivision located within A Zones on the Flood Insurance Rate Map for Lisbon.
- The words "Approved by the Lisbon Planning and Zoning Commission," with designated spaces provided for the data and signature of the Chairman or Secretary of the Commission.
- The words "Date of Completion of All Work," with designated space for the date and initials of the Chairman or Secretary of the Commission.
- The words "Approved by the Lisbon Board of Selectman," with designated space for date and signature.
- The words "Approved by the Uncas Health District" with designated spaces for the dates and signatures of the appropriate officials.
- A construction plan, prepared by a Connecticut registered professional engineer, drawn at a scale of one (1") inch equals forty (40") feet, with any type of construction, such as roads, drainage, water supply or sewer systems, retaining walls, etc., in conformance with "An Ordinance Regulating the Addition of Any New Street or Highway to the System of the Town of Lisbon," or amendments thereto. The construction plan includes, where applicable, items included in sections 5.4.1, 5.4.2, and 5.4.3 of the Subdivision Regulations.
- Add note: *All other construction shall be in accordance with the latest form of the Connecticut Department of Transportation, Bureau of Highways "Standard Specifications for Roads, Bridges and Incidental Construction" and any supplements and amendments thereof, unless otherwise specifically provided by Town Ordinances or these Regulations.*
- If applicable, note stating: *"A CONNDOT Highway Encroachment Permit is required for all work within the state right-of-way."*
- Indication of proposed use of any lot planned for other than residential use.
- Note stating: *"Call Before You Dig at 811 or 1-800-922-4455 will be contacted prior to project initiation."*
- Note stating: *"All new utilities, including CATV, will be located underground in accordance with section 7.5 of the Subdivision Regulations."*
- Note stating: *"All construction to be in accordance with Town of Lisbon road and drainage construction standards and ordinances, whichever are more restrictive."*
- Note stating: *"The provisions of section 7.9 of the Subdivision Regulations shall be met with regard to clean-up upon suspension or completion of work."*
- Note stating: *"New streets shall conform to the provisions of section 6.3 of the Subdivision Regulations and "An Ordinance Regulating the Addition of Any New Street or Highway to the System of the Town of Lisbon regarding street improvements."*
- Note stating: *"The contractor will notify the Town of Lisbon Tree Warden before removal or pruning of any trees that stand on Town property."*