TOWN OF MAY
CONCEPT PLAN CHECK LIST (Major Subdivision)

_____ Completed application form, including full legal name (first, middle, and last) and address of the applicant, fee owner, and any other persons having a legal interest in the property.

_____ Fee, escrow and deposits as set forth in Chapter 13 of the May Town Code

_____ Eleven (11) assembled sets of drawings including the following information on 22” x 34” sheets:

_____ Existing Conditions Plan and/or Resource Inventory Survey @ 1” = 100’ scale, depicting:
  - Total acres in original parcel
  - Total resource area acres
    - Acres below ordinary high water level of any lake, river or stream
    - Protected wetland acres
    - Existing topography, including steep slope acres (25% and over)
    - Woodland acres
    - Prairie acres
    - Agricultural acres
  - Scenic views
  - Historic sites and structures

_____ General Site Plan @ 1” = 100’ scale, shown over existing topography including:

1. Proposed Development
   - Total site acres
   - Total residential area acres
   - Total open space acres (if Open Space Design)
   - All proposed and existing platted lots
   - All proposed and existing topography
   - All proposed and existing roads
   - All proposed and existing building locations
   - All proposed and existing trails

2. Yield Plan Calculation to determine the “net” number of available lots (per Sec. 901.12 of the May Town Code), including sufficient information to verify:
   - “Dry” parcel size (total land area minus land below the ordinary high water level of any lake, river, or stream)
- Buildable land per lot ("dry" area minus wetlands, floodplains, and steep slopes of 25% and over)

3. Statement of Intent (if establishing a homeowners association)

4. General Drainage Plan

5. Proposed Open Space Management Plan (if applicable)

6. Historic Preservation Plan (if applicable)

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**NOTE:** The Town may waive or modify some of these submittal requirements if appropriate to the specific situation. Please contact the Town Planner, Nate Sparks, at (651) 726-7297 or nsparks@nacplanning.com if you have questions about specific submittal requirements.