

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)

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.