

## SUBDIVISION REVIEW CHECKLIST

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YES	NO	
		<u>APPLICATION:</u>
___	___	Legal description & parcel number
___	___	Acreage
___	___	Proof of ownership
___	___	Zoning – Verify requirements have been met (i.e. minimum lot size)
___	___	Zoning district of all adjacent properties listed
___	___	Current land use of property and adjacent properties listed on plan
___	___	Plat Date, Company, and Seal of Professional
___	___	Compliance with Smart Growth Comprehensive Plan
___	___	Zoning requested, if any, noted on Plan
___	___	Name of Subdivision
		<u>EXISTING CHARACTERISTICS:</u>
___	___	Identification of existing stands of trees to be preserved and removed
___	___	Topography, soils data and location of natural features of the site
___	___	Existing Utilities, Roads and Driveways
___	___	Existing Buildings, with notation for any structures to be demolished
		<u>PLAT:</u>
___	___	North arrow and scale drawn
___	___	Scale not more than 1" = 2000 feet
___	___	Location map provided at a scale not less than 1" = 2,000 feet
___	___	Number of Phases
___	___	Lot numbers, in consecutive sequence, by phase shown
___	___	Outlots are lettered alphabetically
___	___	Road names and ROW widths shown
___	___	Location of proposed utilities
___	___	Topography drawn at contours of at least (2) feet in elevation
		<u>PROPOSED LOT INFORMATION:</u>
___	___	Lot area, in acres and square feet, for each lot in the subdivision, excluding rights of ways shown
___	___	Location and outline of all existing development on the property – driveways, drives, parking areas, wells, septic tanks, drain fields, utilities, poles and ditches
___	___	All lots comply with zoning, width and setback requirements
___	___	Side lots lines shown perpendicular to straight streets and radial to curves
___	___	No double frontage lots (does not include corner lots) except where necessary to provide separation from major thoroughfares
___	___	Each lot and outlot has access to a street
		<u>SENSITIVITY TO SITE'S NATURAL FEATURES:</u>
___	___	Massive road grading along steep slope areas
___	___	Lot lines drawn through flood hazard areas, leaving little build able area
___	___	Lot lines drawn through tee stands - no attempt to preserve trees
___	___	Floodplain status determined

- \_\_\_ \_\_\_ Soil type and review and limitations identified
- \_\_\_ \_\_\_ Wetland boundaries
- \_\_\_ \_\_\_ ROAD DESIGN:
- \_\_\_ \_\_\_ Pedestrian circulation considered & trails provided
- \_\_\_ \_\_\_ Subdivision streets will not reduce efficiency on connecting Town & County Roads
- \_\_\_ \_\_\_ Subdivision streets designed to discourage excessive speeds (i.e. varying widths & curves provided)
- \_\_\_ \_\_\_ Pedestrian (i.e. trail) & vehicular conflict points minimized
- \_\_\_ \_\_\_ Minimize amount of space devoted to streets (length & width) to minimize runoff
- \_\_\_ \_\_\_ Limit the number of intersections with Town & County Roads
- \_\_\_ \_\_\_ Limit the number of cul-de-sacs
- \_\_\_ \_\_\_ Provide connection between subdivision streets within the to improve traffic flow
- \_\_\_ \_\_\_ Provide a clear vision triangle at intersections of at least 25 feet in all directions
- \_\_\_ \_\_\_ Subdivision street intersections with Town & County roads are as close to 90 degrees as possible
- \_\_\_ \_\_\_ Maximum length of a cul-de-sace at 600 feet
- \_\_\_ \_\_\_ Proposed Road Names