

CHECKLIST FOR SITE PLAN REVIEW

Project/Subdivision: _____

IDENTIFICATION AND DESCRIPTION

- Proposed subdivision name
- Owner name and address with phone number
- Subdivider or developer name and address
- Land Planner name and address with phone number
- Surveyor and/or Engineer name and address with phone number
- Location and Ownership of adjoining unsubdivided land
- Location map including sketch of nearby subdivisions
- Tax map number and parcel number
- Deed reference
- Scale of not less than 1" to 100'
- North arrow and date of drawing
- Acreage of tract total and net
- Benchmark
- Metes & Bounds
- Signature Blocks
- Certifications

PHYSICAL AND ENVIRONMENTAL CONDITIONS

- Boundary lines of subdivision indicated in heavy outline
- Present zoning of tract and adjoining properties
- Corporation lines
- Adjacent property owners or subdivisions labeled
- Contour lines at 5 foot intervals
- Water courses
- Buildings
- Boundary wooded area
- Bridges and existing drainage systems (culverts, inlets, etc.)
- Limits of state critical areas
- Floodplain shown

CHARACTERISTICS OF PROPOSED DEVELOPMENT

- Layout, number of blocks, lots, typical dimensions and areas of proposed lots
- Proposed building setback lines (all sides)
- Proposed uses of property
- The location and dimensions of all property proposed to be set aside for public or private reservation, designating the purpose thereof
- Location of all proposed monuments
- Other than S. F. dwellings, approximate location and shape of each multi-family residential structure
- Type of residential unit and number of each building
- Total number of residential units with subtotal of each type

- Gross and net residential acreage
- Type of development specified
- Proposed landscape design, lighting and signage
- Typical lot layout showing principle buildings and parking
- Phasing of development

UTILITIES, WATER, AND SEWAGE FACILITIES

- Railroads and utility rights-of-way
- Public utilities (transmission towers, pipelines, water, storm drains, gas, power, and telephone lines)
- Tentative location of fire hydrants, valves, water lines, sewer lines, and pump stations, etc.
- Note stating final location for fire hydrants, valves, water lines, sewer lines, pump stations, etc. shall be determined during construction drawings
- Proposed S. D. system
- Location of stormwater management facility
- Stormwater management drainage area and flow areas to on-site stormwater management system

STREETS, ROADS AND PARKING

- Location, name, width of pavement and rights-of-way, all existing streets adjoining subdivision or intersection street that bounds it
- Private roads so marked
- Radii shown on all horizontal curves
- Delineation of road improvement rights-of-way
- Layout widths and names of proposed streets, widths of alleys, cross walkways and easement reservations
- Tentative profiles of street centerlines
- Length of any cul-de-sac or panhandle
- Vertical and horizontal sight distances recorded at intersection with Town and County roadways
- Proposed grades indicated on all roads
- Modification to property entrance (roadway widening, acceleration and deceleration lanes)
- Number of parking spaces in each off-street parking area with total
- Sidewalk and handicap ramps
- Standard details to be shown:

NOTE: THE LACK OF INFORMATION UNDER ANY ITEM SPECIFIED HEREIN, OR IMPROPER INFORMATION SUPPLIED BY THE APPLICANT MAY BE CAUSE OF DISAPPROVAL OF A PRELIMINARY PLAT.