

Checklist for Preliminary Subdivision Plat Review

Name of Subdivision _____ Review By _____ Date _____

- _____ 1. Is it inside or outside an urban growth boundary (U.G.B.) ?
- _____ 2. If inside a U.G.B., is it in sewer and water districts?
- _____ 3. Are permits or approvals from other government agencies required?
- _____ 4. Streets and Roads:
 - _____ a. Existing county roads or other public right-of-way (R/W) ?
 - _____ 1) Classification (arterial, collector or local) ?
 - _____ 2) Is additional R/W required?
 - _____ 3) Is it a gravel road that must be paved?
 - _____ a) Along frontage of subdivision?
 - _____ b) Off-site to connect to a paved county road?
 - _____ 4) Is widening of existing pavement required?
 - _____ 5) Are curb and sidewalk required?
 - _____ 6) Access:
 - _____ a) New streets and roads:
 - _____ (1) Does spacing meet minimum standards?
 - _____ (2) Is sight distance adequate?
 - _____ b) Driveways for individual lots:
 - _____ (1) Are locations available that have adequate sight distance?
 - _____ (2) Are combined or joint-use driveways required?
 - _____ (3) Is a limited access street involved? (e.g., Cordon Road)
 - _____ b. New Streets and Roads:
 - _____ 1) Will they be public or private?
 - _____ a) Public or private R/W?
 - _____ b) Type of maintenance?
 - _____ (4) County? (Must be public R/W and built to county standards.)
 - _____ (5) Private? Homeowners Association required?
 - _____ 2) Classification?
 - _____ 3) Required R/W width?
 - _____ 4) Required pavement width?
 - _____ 5) Are curb and sidewalk required?

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- _____ 6) Curve radii - do they meet standards?
 - _____ a) Horizontal curves.
 - _____ b) Curb returns or pavement flares.
 - _____ c) Property corners at intersections.
- _____ 7) Grades - does it appear that standards can be met?
- _____ 8) Will future street extensions be needed to serve adjoining property?
- _____ 9) Are one-foot reserve strips needed?
- _____ 10) Are there existing easements that must be cleared before county can accept R/W dedication?
- _____ 5. Drainage:
 - _____ a. Where does runoff currently go?
 - _____ b. Is there an existing public facility or natural drainage course nearby that can serve the property?
 - _____ c. What and where is the ultimate receiving swale, stream or body of water?
 - _____ d. Do existing facilities need improvement, enlargement or rerouting?
 - _____ e. Is a detention system required?
 - _____ f. Are there special or unusual problems?
 - _____ 1) Is subdivision in a flood plain?
 - _____ 2) Are existing storm drains too shallow?
 - _____ 3) Does the ground slope so as to make it very difficult or impossible to get water into existing facilities or natural streams?
 - _____ 4) Will solution to drainage problem require significant revision of street alignment or lot lines?
 - _____ 5) Does a drainage plan need to be prepared and approved by DPW prior to the granting of detailed approval by Planning Commission?
 - _____ g. Are special or unusual easements required?
- _____ 6. Is subdivision in a landslide hazard area?
 - _____ a. Is a geologic study required?