

COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS

Town of Bel Air

Checklist for Site Plan & Subdivision Plan Review

Project: _____

| Site | Subdivision | Identification and Description |
|--|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed development name |
| <input type="checkbox"/> | <input type="checkbox"/> | Property owner name and address with phone number |
| <input type="checkbox"/> | <input type="checkbox"/> | Subdivider or developer name and address |
| <input type="checkbox"/> | <input type="checkbox"/> | Land planner and/or architect name and address with phone number |
| <input type="checkbox"/> | <input type="checkbox"/> | Surveyor and/or engineer name and address with phone number |
| <input type="checkbox"/> | <input type="checkbox"/> | Location and ownership of adjoining land |
| <input type="checkbox"/> | <input type="checkbox"/> | Location map, including sketch of nearby subdivisions |
| <input type="checkbox"/> | <input type="checkbox"/> | Tax Map number and parcel number |
| <input type="checkbox"/> | <input type="checkbox"/> | Deed reference |
| <input type="checkbox"/> | <input type="checkbox"/> | Scale of not less than one inch to 100 feet |
| <input type="checkbox"/> | <input type="checkbox"/> | North arrow and date of drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | Acreage of tract, total and net |
| <input type="checkbox"/> | <input type="checkbox"/> | Bench mark |
| <input type="checkbox"/> | <input type="checkbox"/> | Metes and bounds |
| <input type="checkbox"/> | <input type="checkbox"/> | Signature blocks |
| <input type="checkbox"/> | <input type="checkbox"/> | Certifications |
| <input type="checkbox"/> | <input type="checkbox"/> | Sheet size (24" x 36") |
| <input type="checkbox"/> | <input type="checkbox"/> | Sheet size (20" x 24") |
| <input type="checkbox"/> | <input type="checkbox"/> | Election district |
| <input type="checkbox"/> | <input type="checkbox"/> | Easement (existing & proposed) |
| <input type="checkbox"/> | <input type="checkbox"/> | Note regarding any requested waiver, special development, variance or special exception. |
| Physical and Environmental Conditions | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Boundary lines of subdivision indicated in heavy outline |
| <input type="checkbox"/> | <input type="checkbox"/> | Present zoning of tract and adjoining properties |
| <input type="checkbox"/> | <input type="checkbox"/> | Corporation lines |
| <input type="checkbox"/> | <input type="checkbox"/> | Adjacent subdivisions labeled |
| <input type="checkbox"/> | <input type="checkbox"/> | Contour lines at two-foot intervals |
| <input type="checkbox"/> | <input type="checkbox"/> | Watercourses |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing structures |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed structures |
| <input type="checkbox"/> | <input type="checkbox"/> | Boundary of forest area |
| <input type="checkbox"/> | <input type="checkbox"/> | Bridges and existing drainage systems (culverts, inlets, etc.) |
| <input type="checkbox"/> | <input type="checkbox"/> | Floodplain |
| <input type="checkbox"/> | <input type="checkbox"/> | Soil Types |
| Characteristics of Proposed Development | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Layout, number of blocks, lots, typical dimensions and areas of proposed lots |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing and proposed building setback lines (all sides) |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed uses of property |
| <input type="checkbox"/> | <input type="checkbox"/> | The location and dimensions of all property proposed to be set aside for Public or private reservation, designating the purpose thereof |
| <input type="checkbox"/> | <input type="checkbox"/> | Location of all proposed monuments |
| <input type="checkbox"/> | <input type="checkbox"/> | Location and shape of each multifamily residential structure |

COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS

- [] [] Type of residential unit and number of each building
- [] [] Total number of residential units with subtotal of each type
- [] [] Gross and net residential acreage
- [] Proposed landscape design, lighting and signage
- [] Typical lot layout showing principle buildings and parking
- [] Phasing of development
- [] [] Signed copy of Homeowners Association documents

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, waterlines, sewer lines, and pump stations, etc.
- [] Note stating final location for fire hydrants, valves, waterlines, 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, of proposed roads and 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 center lines
- [] 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 and parking areas
- [] 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:

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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 PLAN.