**MAJOR SUBDIVISION CHECKLIST**

All concept plans shall be submitted with a completed Subdivision Application. Per the Town of Sorrento Subdivision regulations, the following information shall be included on all Major Subdivision concept plans.

1. **Zoning / Single family detached units per acre:**

MU / 8 MU2 / 4 R / 2

CC / 8 RM / 3 C / 1

1. **Net Developable Area:**

Gross Site Area \_\_\_\_\_\_\_\_ ac

 less

Pipeline Servitudes that are not part of the recreation system \_\_\_\_\_\_\_\_

Road ROW that is not part of the recreation system \_\_\_\_\_\_\_\_

Drainage servitudes, not mitigated, that are not part of the recreation system \_\_\_\_\_\_\_\_

Unmitigated wetlands that are not part of the recreation system \_\_\_\_\_\_\_\_

Existing water bodies that have not been improved and are not part of

 the recreation system \_\_\_\_\_\_\_\_

 equals

Net Developable Area \_\_\_\_\_\_\_\_ ac

 times

Density Allowed \_\_\_\_\_\_\_\_ du/ac

 equals

Allowed units for property \_\_\_\_\_\_\_\_ du

1. **Housing Types**

Type A: Qty\_\_\_\_\_\_ Percentage of total provided\_\_\_\_\_\_\_\_\_

Type B: Qty\_\_\_\_\_\_ Percentage of total provided\_\_\_\_\_\_\_\_\_

Type C: Qty\_\_\_\_\_\_ Percentage of total provided\_\_\_\_\_\_\_\_\_

Type D: Qty\_\_\_\_\_\_ Percentage of total provided\_\_\_\_\_\_\_\_\_

Type E: Qty\_\_\_\_\_\_ Percentage of total provided\_\_\_\_\_\_\_\_\_

Type F: Qty\_\_\_\_\_\_ Percentage of total provided\_\_\_\_\_\_\_\_\_

Parking requirements met (typical lot shown on concept plan and final plat)

1. **Tree Requirements**

One Class A tree per lot (Note on concept plan and final plat: Tree must be planted prior to Certificate of Occupancy being issued for each lot)

1. **Block Standards**

Lot widths mixed? YES NO

 If yes: If 20% of larger lots on the block, longer distance (Table C) is used

Block lengths conform to standards set in Table C

Crosswalk provided for blocks over 900’

Any dead-end street must have a t-turnaround or cul-de-sac

1. **Setbacks**

Building setbacks and accessory structure shown or noted per Table C (typical lot shown on plat)

15’ separation from off-site structures

Minimum lot frontage and lot area requirements met

200’ buffer or ½ acre lots (rural zoning) 1 acre lots (conservation zoning)

1. **Pedestrian System**

Pedestrian system shown

Within 50’ of each lot without crossing private property

Cross section on plat for all pedestrian ways

Note on concept plan and final plat: Sidewalk must be constructed prior to C.O. being issued for each lot

1. **Park Requirements**

Park required? (If 70% of lots are at least 1 acre or larger, no park is required)

All parks are at least ½ acre

Note on concept plan and final plat describing park, amenities and maintenance / upkeep responsibilities

Total acreage met

 Park acreage required \_\_\_\_\_\_\_\_ ac

 Reduction for Stage 2, 3 or 4 park (-)\_\_\_\_\_\_ ac

 Total Park acreage required \_\_\_\_\_\_\_\_ ac

 Recreation / upland park space (must be at least 50%) \_\_\_\_\_\_\_\_ ac

 Plus

 Accessible Pipeline servitudes, drainage servitudes,

 unmitigated wetlands & existing water bodies \_\_\_\_\_\_\_\_ ac

 Total Park acreage provided \_\_\_\_\_\_\_\_ ac

Stage 1: Stage 2

 Sidewalk / trail connecting park to homes Lit sidewalk / trail connecting park to homes

 Sign Sign

 12 Class A trees per acre 12 Class A trees per acre

 24 Ornamental trees per acre 24 Ornamental trees per acre

 5 trash bins and 5 benches per 1,000 pop. Served

Stage 3: Stage 4:

 Feature approved by Planning Commission Tennis, volleyball, basketball, multi-use Lit sidewalk / trail connecting park to homes court

 Sign Pool sized commensurate with the total 12 Class A trees per acre development and clubhouse

 24 Ornamental trees per acre Feature approved by Planning Commission 5 trash bins and 5 benches per Lit sidewalk / trail connecting park to homes

 1,000 population served Sign

 12 Class A trees per acre

 24 Ornamental trees per acre

 5 trash bins and 5 benches per 1,000

 population served

1. **Tree Preservation**

Inches of trees required in parks \_\_\_\_\_\_\_\_\_\_ inches

 less

Inches of trees preserved x 2 \_\_\_\_\_\_\_\_\_\_ inches

 equals

Required inches of trees planted \_\_\_\_\_\_\_\_\_\_ inches

Number of trees required (inches planted divided by 2.5) \_\_\_\_\_\_\_\_\_\_ trees