

Preliminary Subdivision Review List

Before accepting any subdivision for preliminary review, all fees must be paid and the following items must be included on the working plat:

1. The minimum lot size with public water is 25,500 square feet with a minimum lot width of 100 feet in area of septic with public water and 1.2 acres with a minimum lot width of 150 feet in area of septic with nonpublic water.
2. Source of water must be indicated, public or nonpublic water. Any wells within 100 feet of the lot property lines must be shown.
3. Include the groundwater recharge certification and the property watershed certification.
4. The following statement is on plan: *This subdivision is reviewed based on three or four bedroom homes with average appurtenances and a footprint of 2400 square feet or less.* (heated and unheated space) If the home is to be bigger, additional information will be needed and a larger lot size may be required.
5. Two foot contours must be shown on the plat.
6. **1:100** scale is used.
7. A table of usable soil per lot is given. Each lot must have a minimum of 25,500 square feet of usable soil. Usable soil is defined as usable land area at a one-hundred-foot lot width (for public water) or one-hundred-fifty feet lot width (with nonpublic water) with suitable soil conditions for the installation and repair of an approved on-site sewage management system. Soils with "F" or "D" codes, the twenty-foot buffer from unusable soils, those which lay within setbacks and /or easements, graded/fill soil (road or drainage basin construction) as well as other conditions that are unsuitable should not be counted as usable soils in this table. Areas that are not large enough to install a complete system or areas that do not support a minimum run length of a fifty foot drainline cannot be counted towards minimum usable soil. Any lot that does not have 25,500 square feet of usable soil must be redrawn or combined. If a drip system is to be considered on the lot, or if other limiting conditions exist the lot size must be increased accordingly.
8. Place this statement on the plan: *Slab homes may require additional information and/or a larger lot size.*
9. All bodies of water, detention and retention ponds, sediment ponds, easements, ditches and gullies must be shown on the plans.
10. Boundaries and wetlands and 100-year flood plains are identified on the plat.
11. The following is shown on **one plan**:
 - a. Usable Soil
 - b. Lot dimensions and designations
 - c. Roads
 - d. Road grade construction
 - e. Two ft contours
 - f. Level three soil report (overlaid)
 - g. Lot and block Numbers
 - h. All required items listed #1-10 are shown
12. Original red-stamped level III soil survey must be submitted.

This is to be used only as a guide and more information may be needed during the review process.