

## SUBDIVISION OF LAND

### Appendix A Major Subdivision Plan Requirements.

Item	Sketch Plan	Preliminary Plan	Record Plat
Proposed subdivision name approved by 911	X	X	X
Accurate location map	X (general)	X	X
Soils map	X (general)	X	X
Wetlands map	X (general)	X	X
Locating dimension to nearest intersection		X	X
Name and address of:			
1. Owners of record	X	X	X
2. Applicant	X	X	X
3. Surveyor or engineer	X	X	X
Scale of plan (no smaller than 1" = 100')	X	X	X
Date of preparation	X	X	X
Accurate North arrows on the plan and the location map	X	X	X
Boundaries of land being subdivided in heavy outline	X (general)	X	X
Dimensions around the perimeter of the subdivision	X	X	X
A data column with at least the following information:			
1. Kent County Property Identification Number	X	X	X
2. Zoning classification	X	X	X
3. Total number of lots	X	X	X
4. Total acreage within the boundaries	X (general)	X	X
5. Total acreage within streets/rights-of-way		X	X
6. Total acreage within lots		X	X
7. Total acreage within active recreation area open space		X	X
8. Total acreage within passive open space		X	X
9. Total acreage within stormwater management area	X (general)	X (general)	X
10. Total acreage within other boundaries (e.g., 404 Federal wetlands)	X (approximate)	X	X
11. Minimum lot area (sq. ft.)		X	X
12. Maximum lot area (sq. ft.)		X	X
13. Average lot area (sq. ft.)	X	X	X
14. Density (number of lots per gross acre)		X	X
15. Number of permanent monuments found and placed (locate and describe on plan)		X	X
16. Type of utilities		X	X
17. Total acreage within woodland preservation	X (est.)	X	X
18. Maximum percentage impervious cover		X	X
19. Maximum and minimum slope		X	X
20. File number assigned by Kent County			X
21. Proposed use	X	X	X
22. Relation to growth zone	X	X	X
23. Proposed use	X	X	X
Name and location of adjacent subdivision (include plot book and page number and record date)		X	X
Current owners' names for adjacent properties		X	X
Topography contours at one-foot intervals or less	X (USGS)	X (actual)	X
Reference topography contours to U.S. Geological Survey	X (general)	X	X

KENT COUNTY CODE

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Data			
Location of existing:			
1. Property lines	X	X	X
2. Streets	X	X	X
3. Alleys	X		X
4. Easements	X	X	X
5. Buildings/Structures	X	X	X
6. Utilities	X	X	X
7. Wooded areas	X (general)	X	X
8. Watercourses	X	X	X
9. Tax ditches	X	X	X
10. Wetlands [Notation on plan indicating name of wetlands consultant and the date of the field analysis and report and date of submission (if required) to the Army Corps of Engineers or the Natural Resources Conservation Service.]	X (general)	X	X
11. Other significant natural or man-made features (describe)	X	X	X
Delineation of 100-year floodplain as delineated on the Federal Floodplain Boundary Map	X	X	X
Present zoning classification and zoning district boundary lines of proposed subdivision		X	X
Present zoning classification and zoning district boundary lines of adjacent properties			X
Description of proposed lots or parcels showing:			
1. An overall layout	X	X	X
2. Consecutive numbering starting with Lot #1		X	X
3. Lot dimensions (bearings and distances)		X	X
4. Lot areas (square feet if less than one acre)		X	X
5. Required and dimensioned setback along all lot lines		X	X
Location of all proposed:			
1. Utilities		X (general)	X
2. Drainage facilities	X (concept)	X (general)	X
Layout and dimensions of all streets, alleys, entrances	X (general)	X	X
Easements and lot line easements unless a utility plan identifies all utilities		X (general)	X
Trip generation and distribution diagrams showing the weekday daily and a.m. and p.m. peak-hour traffic expected to use the site entrances		X	X
Locations of adjacent entrances both across from and near the subject property as required by the Delaware Department of Transportation		X	X
Identification (by name) of all trafficways and identification of all pedestrian ways and easements to be dedicated to public use		X	X
Sewage Treatment Master Plan (as applicable)			X
special features at the entrance, such as a sign or landscaping			X
A typical paving cross-section diagram		X	X

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Item	Sketch Plan	Preliminary Plan	Record Plat
Required and dimensioned buffers	X	X	X
Landscape plans		X (general layout)	X
Traffic impact study reviewed by DeDOT		X	
Preliminary grading plan		X	
Owner's certification			X
Engineer's or land surveyor's certification			X
Wetlands delineation certification			X
All applicable notes			X
Properties in same ownership			X (upon recordation)