

SUBDIVISION OF LAND

Appendix D Land Development Plan Requirements

Item	Sketch Plan	Preliminary Plan	Final Plan
Proposed name of project	X	X	X
Accurate Location Map	X (general)	X	X
Soils Map	X (general)	X	X
Wetlands Map	X (general)	X	X
Dimension from center line of site entrance to center line of nearest road intersection		X	X
Name and address of:			
1. Owners of record	X	X	X
2. Applicant/Equitable owner	X	X	X
3. Surveyor or engineer	X	X	X
Scale (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 (general)	X	X
Boundaries of land being subdivided in heavy outline	X	X	X
Dimensions of the property	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
4. Total acreage within the boundaries	X	X	X
5. Total acreage within streets		X	X
7. Total acreage within active recreation area		X	X
8. Total acreage within passive recreation area		X	X
9. Total acreage within stormwater management area	X (general)	X	X
10. Total acreage within other boundaries (e.g., 404 Federal wetlands)	X (approx.)	X	X
11. Total number of lots			
12. Dwelling units (type and number)	X	X	X
13. Minimum lot area (sq. ft.)		X	X
14. Maximum lot area (sq. ft.)		X	X
15. Average lot area (sq. ft.)	X	X	X
16. Number of permanent monuments found and placed (locate and describe on plan)		X	X
17. Type of utilities		X	X
18. Total acreage with woodland preservation	X (est.)	X	X
19. Percent of impervious cover		X	X
20. Percent slope		X	X
21. File number assigned by Kent County			X
22. Proposed use	X	X	X
23. Relation to growth zone	X	X	X
Name and location of adjacent subdivisions (include plot book and page number and record date)		X	X
Topography contours at one-foot intervals or less	X (USGS)	X (actual)	X
Reference topography contours to U.S. Geological Survey data	X (general)	X	X
Location of existing:			
1. Property lines	X	X	X

KENT COUNTY CODE

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2. Streets	X	X	X
3. Alleys	X	X	X
4. Easements	X	X	X
5. Buildings/Structures	X	X	X
6. Utilities	X	X	X
7. Wooded areas	X	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 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
Proposed use(s)	X		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	X
2. Drainage facilities	X (concept)	X	X
3. Loading areas		X	X
4. Outdoor lighting systems		X	X
5. Parking facilities	X	X	X
6. Structures	X	X	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	X
Identification (by name) of all trafficways and identification of all pedestrian ways and easements to be dedicated to public use		X	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

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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
Required and dimensioned buffers	X	X	X
Landscape plans		X (general layout)	X
Traffic Impact Study reviewed by DelDOT		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)