

**APPENDIX 6**

## Town of Mills River

### SUBDIVISION PLAN CHECKLIST FOR MAJOR SUBDIVISIONS

Please check appropriate space. If item does not apply, mark "N/A" in the YES column. Attach this checklist to your application for Major Subdivisions being considered under §153.049 of the Town of Mills River Subdivision Ordinance. Note : this is not a complete list of requirements; its purpose is to expedite the review process.

Name of Subdivision: \_\_\_\_\_

Section \_\_\_\_\_

**Yes No**

\_\_\_ \_\_\_ Master Plan attached or on file? (3 blue line copies plus 1 reduced copy required)

\_\_\_ \_\_\_ Development Plan attached? (3 blue line copies plus 1 reduced copy)

\_\_\_ \_\_\_ This Development Plan includes vicinity map, contour map, drainage improvements, lot sizes, setbacks, project summary, adjacent owner's names, required R-O-W widths, road & cul-de-sac cross sections, etc.?

\_\_\_ \_\_\_ Are streets marked "Public" or "Private" as proposed?

\_\_\_ \_\_\_ Have street names been approved by the Henderson County Property Address Office?

\_\_\_ \_\_\_ Are all cul-de-sacs less than 2500 feet in length?

\_\_\_ \_\_\_ Have drainage improvements been designed according to NCDOT standards?

\_\_\_ \_\_\_ Do public roads meet minimum NCDOT design standards and have they been approved by NCDOT?

\_\_\_ \_\_\_ Do private roads meet minimum private road standards?

\_\_\_ \_\_\_ Has the applicant familiarized himself with street disclosure requirements

\_\_\_ \_\_\_ Is the plan in conformance with latest approved Thoroughfare Plan?

\_\_\_ \_\_\_ Are any off-site road or utility improvements required?

\_\_\_ \_\_\_ Does the development meet the minimum access requirements?

\_\_\_ \_\_\_ Are proposed subdivision covenants and restrictions attached?

\_\_\_ \_\_\_ Does the property require a US Army Corps of Engineers "Section 404" permit for filling wetlands?

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\_\_\_ \_\_\_ Is any of the property within the 100-year flood hazard area?

\_\_\_ \_\_\_ Are any common areas marked accordingly?

\_\_\_ \_\_\_ Are there any Farmland Preservation Districts within one half mile?

\_\_\_ \_\_\_ Are there any natural areas on the property, as identified in the publication titled: Preliminary Inventory of the Natural Areas of Henderson County?

**Yes No**

\_\_\_ \_\_\_ Is a letter attached from the appropriate review authority (MDS, City of Hendersonville Sewer Dept., private sewer company, etc.) indicating that sewer is available for the project?

\_\_\_ \_\_\_ Is a letter attached from the appropriate review authority (Hendersonville City Water Dept.) indicating that water is available for the project?

\_\_\_ \_\_\_ Is the application form signed by the property owner or owner's agent?

\_\_\_ \_\_\_ Are application fees included?

\_\_\_ \_\_\_ Are any other attachments included? If so, please list below:

To whom should all official correspondence regarding review of this subdivision be sent? \_\_\_\_\_

\_\_\_\_\_

Submitted by: \_\_\_\_\_ Date \_\_\_\_\_

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**TOWN USE ONLY**

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Received by \_\_\_\_\_ Date \_\_\_\_\_

Comments: \_\_\_\_\_

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