

Date: \_\_\_\_\_

Planner: \_\_\_\_\_

## **SUBDIVISION PROJECT CHECK SHEET**

Project: \_\_\_\_\_

Address: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Use Classification: \_\_\_\_\_

Permitted Use: \_\_\_\_\_ Conditional Use: \_\_\_\_\_ Other: \_\_\_\_\_

In City: \_\_\_\_\_ Annexation Required: \_\_\_\_\_ Scheduled: \_\_\_\_\_

Utilities: \_\_\_\_\_ Water Available: \_\_\_\_\_ Sewer Available: \_\_\_\_\_

### **Lot Development Standards** (a "✓" in the left column signifies compliance)

\_\_\_\_\_ Minimum lot area for each lot: \_\_\_\_\_ sq. ft.

Smallest Lot: \_\_\_\_\_ Average Lot Size: \_\_\_\_\_

\_\_\_\_\_ Minimum Lot Frontage: \_\_\_\_\_ ft. Minimum Provided: \_\_\_\_\_

Cul-de-Sac Lots: \_\_\_\_\_

\_\_\_\_\_ Minimum Lot Width: \_\_\_\_\_ ft. Minimum Provided: \_\_\_\_\_

\_\_\_\_\_ Building Setbacks on Plat:

Front: \_\_\_\_\_ Corner: \_\_\_\_\_

Side: \_\_\_\_\_ Rear: \_\_\_\_\_

\_\_\_\_\_ Property lines at intersections shall have 20 ft. radius. Provided: \_\_\_\_\_

### **Street Standards**

\_\_\_\_\_ Do streets comply with Section 7.1.1? \_\_\_\_\_

\_\_\_\_\_ Is street layout coordinated with street system in the surrounding area? \_\_\_\_\_

\_\_\_\_\_ Interconnectivity with adjoining property and/or streets? \_\_\_\_\_

\_\_\_\_\_ Streets shown on Thoroughfare Plan? \_\_\_\_\_

\_\_\_\_\_ Dead-end streets or cul-de-sacs do not exceed 800 ft. in length? \_\_\_\_\_

Maximum length of cul-de-sac shown on plans: \_\_\_\_\_

\_\_\_\_\_ Does cul-de-sac radius meet Code requirements?

Rural Right-of-Way Diameter (120 ft. min.): \_\_\_\_\_ Provided

Rural Paved Diameter (80 ft. min.): \_\_\_\_\_ Provided

Urban Right-of-Way Diameter (100 ft. min.): \_\_\_\_\_ Provided  
Urban Paved Diameter (80 ft. min.): \_\_\_\_\_ Provided  
\_\_\_\_\_ Streets shall intersect at a 90° angle. Intersection Angle: \_\_\_\_\_ Provided  
\_\_\_\_\_ Block length shall not exceed 1,400 ft. Block Length: \_\_\_\_\_ Provided  
\_\_\_\_\_ Block length shall not be less than 400 ft. Block Length: \_\_\_\_\_ Provided

**Street Construction Standards**

\_\_\_\_\_ Street name: \_\_\_\_\_  
Right-of-Way Width: \_\_\_\_\_ Type: \_\_\_\_\_  
\_\_\_\_\_ Street name: \_\_\_\_\_  
Right-of-Way Width: \_\_\_\_\_ Type: \_\_\_\_\_  
\_\_\_\_\_ Street name: \_\_\_\_\_  
Right-of-Way Width: \_\_\_\_\_ Type: \_\_\_\_\_  
\_\_\_\_\_ Street name: \_\_\_\_\_  
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\_\_\_\_\_ Street name: \_\_\_\_\_  
Right-of-Way Width: \_\_\_\_\_ Type: \_\_\_\_\_  
\_\_\_\_\_ Street name: \_\_\_\_\_  
Right-of-Way Width: \_\_\_\_\_ Type: \_\_\_\_\_

\_\_\_\_\_ Minimum Paved Width(s): \_\_\_\_\_ Paved Width Provided: \_\_\_\_\_  
\_\_\_\_\_ Curb and Gutter Provided: \_\_\_\_\_  
\_\_\_\_\_ Road Details Provided: \_\_\_\_\_  
\_\_\_\_\_ Asphalt Thickness: \_\_\_\_\_  
\_\_\_\_\_ Stone Thickness: \_\_\_\_\_  
\_\_\_\_\_ Sidewalk Provided? \_\_\_\_\_

**Utilities**

\_\_\_\_\_ All utilities shall be underground. \_\_\_\_\_  
Note detailing underground utilities shall be included on the plans.  
\_\_\_\_\_ Is sewer within 200 ft. of the subdivision? \_\_\_\_\_ If so, sewer is required.  
Septic tanks are unacceptable.

**Lighting Plan**

\_\_\_\_\_ If a lighting plan is required by Section 6.2, the plan shall contain the following:  
a. Point by point footcandle values;  
b. Provide a table that contains the following:  
1. Maximum Footcandles: \_\_\_\_\_  
2. Minimum Footcandles: \_\_\_\_\_

3. Average Minimum Footcandle Ratio: \_\_\_\_\_

4. Average Footcandles: \_\_\_\_\_

See Section 6.2.5 of the UDO for further explanation.

c. Lighting Plans shall contain the following notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d. Provide a pole detail of fixtures. \_\_\_\_\_

e. Provide cut sheets for the lighting proposed.

f. Provide lumen information. \_\_\_\_\_

g. Provide details of all lighting fixtures.

h. Provide any other information necessary to show compliance with UDO.

i. Include a statement on the plans which certify compliance with Section 6.2 of the UDO.

**Miscellaneous Requirements**

\_\_\_\_\_ Stormwater calculations required? \_\_\_\_\_

\_\_\_\_\_ Property in Historic District? \_\_\_\_\_

\_\_\_\_\_ Do the plans conflict with the Highway 70 Corridor as shown on the Thoroughfare Plan?

\_\_\_\_\_ Has the Subdivision been efficiently designed? If not, what recommendations has the staff offered to the developer?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Have all requirements of the site plan checklist been addressed? \_\_\_\_\_

\_\_\_\_\_ Are any modifications necessary? If so, list below.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, \_\_\_\_\_, certify that the referenced subdivision has been reviewed in accordance with this Checklist and complies with all requirements of the City of Goldsboro United Development Ordinance unless otherwise indicated.

\_\_\_\_\_  
Case Manager

\_\_\_\_\_  
Date