REVISION PLAT SKETCH CHECKLIST (MAJOR AND MINOR)

Applicant Property #1 _____

Tax Map _____ Grid _____ Parcel _____ Lot _____ Zoning: _____

Applicant Property #2 _____

Tax Map _____ Grid _____ Parcel _____ Lot _____ Zoning: _____

Surveyor _____

Checklist completed by: _____ Date_____

Plat reviewed by: _____ Date_____

The Surveyor will review each plat submission & application for completeness and accuracy. Each item shall be reviewed and checked as follows:

Y = Information Complete and accurate.
N/A = Information Not Applicable.
W = Waiver of required information. Submit separate request in writing to Planning Officer.

REQUIRED REVISION PLAT NOTATIONS AND INFORMATION

Based on unique characteristics of each parcel the Technical Advisory Committee may require additional information to be submitted during the sketch plan review.

_____ 1. Name of subdivision if applicable.
_____ 2. Name, address and telephone number of property owners and/or contract purchaser, if applicable.
_____ 3. Deed reference of property. Last recorded plat reference.
_____ 4. Deed reference for any recorded right-of-ways or easements on property including existing covenants and road maintenance agreements.
_____ 5. Name, address and telephone number of any consultants/professionals used to prepare the plat.
_____ 6. Tax Map, Grid and Parcel numbers to be included in title block for each parcel.
_____ 7. Zoning district designation and minimum lot size.
_____ 8. Required building/development setbacks applicable to the subject lands including:
- _____property line setbacks
- _____special setbacks from State Highways
- _____shoreline development buffer/tidal wetland buffer
- _____non-tidal wetland buffer
- _____stream setbacks
- _____perimeter agricultural buffer
- _____20 foot Sewage Disposal Area buffer

_____ 9. Calculation of development rights permitted, utilized and remaining for future use on each lot.
_____10. Area calculations for each lot/parcel:
- ____property size before revision
- ____property size after revision
- ____area in roads and rights of way
- ____area of open space, remaining lands, etc.
- ____area protected by Reservation of Development Rights
- ____area of Chesapeake Bay Critical Area

____area of forest; both inside and outside Critical Area
____area of state/private tidal wetlands

_____11. Month, Day and Year of plan preparation and latest plan revision with brief revision description.
_____12. Vicinity map at a scale of not more than 1"=2,000'.
_____13. Graphic Scale for plan view and vicinity map.
_____14. North Arrow for plan view and vicinity map.
_____15. Location of existing property lines, lengths and bearings, easements and right-of-ways. An overview or outline inset may be necessary for larger parcels.
_____16. Location of zoning district lines and Chesapeake Critical Area boundary, if applicable.
_____17. Location and use of existing buildings, structures and burial grounds with access and notation of buildings or sites with historical and/or architectural significance.
_____18. Location of existing agricultural buildings, agricultural lands/fields, watercourses, wetlands (tidal and nontidal), forests, wooded areas, hedgerows, individual standing mature trees, 100 year floodplains, habitats of threatened and endangered species, steep slopes, significantly eroding shorelines and other significant natural features of the site identified from available mapping sources and general field observations.
_____19. Approximate existing topography and approximate existing drainage pattern identified from available mapping sources and general field observations.
_____20. Location, width, name and type of all existing roads or rights-of-way within or immediately adjacent to the site.
_____21. Location of property lines and ownership and deed information for all tracts or parcels adjacent to any perimeter boundary of the subject lands.
_____22. Location of proposed road and right-of-way locations. (All proposed lots must meet the mandatory road frontage requirement.)
_____23. Proposed lot layout and proposed location of lot lines including lot dimensions and lot size.
_____24. Proposed well and Sewage Disposal Area locations and/or existing well with tag number, components of septic systems and Sewage Disposal Areas and/or public water and sewer facilities where applicable.
_____25. Proposed location, dimensions and size of lands to be designated for community open space, public use, public dedication reserved open space, remaining lands for future development, etc.
_____26. Location of temporary stakes set to give general field reference for important existing and proposed features such as; lot corners, SDAs, access points, etc, which could not otherwise be easily located on the site.

APPLICANT FAILURE TO ADEQUATELY ADDRESS ALL APPLICATION AND CHECKLIST ITEMS, AND THOSE SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 168 OF THE TALBOT COUNTY CODE, MAY RESULT IN A PROJECT BEING CONSIDERED INCOMPLETE OR INACCURATE. ANY SUCH DEFICIENCIES MAY RESULT IN RETURN OF APPLICATION WITHOUT PROCEEDING TO THE NEXT LEVEL OF REVIEW. ONLY THAT INFORMATION SUBMITTED WITH THE ORIGINAL APPLICATION AND IN COMPLIANCE WITH SUBMITTAL DEADLINES WILL BE REVIEWED BY THE TECHNICAL ADVISORY COMMITTEE.

_____ _____

Applicant's signature **Date**

I HEREBY CERTIFY THAT THIS CHECKLIST AND ASSOCIATED PLAN ARE TECHNICALLY CORRECT AND ACCURATE TO THE EXTENT NECESSARY FOR MEETING TALBOT COUNTY REQUIREMENTS FOR REVISION PLAT REVIEW SUBMISSION.

_____ _____

Surveyor/Design Professional signature **Date**