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## YCDS-EU Checklist for Subdivisions

<b>Project Name:</b>			
APN :		YCDS-EU File No:	A520
Reviewer:		Application Date:	

For reference use Bull. No. 19, AAC R18-9-A310 and AAC R18-5-Article 4

- Money
- PE Seal on plans and specs and signed.
- Subdivision Application. Does proposed method of sewage treatment and disposal or change require a § 208 Consistency Review? If yes or unknown, complete form and forward to Planning Section.
- Signed Utility Service Agreements.
- Application for Approval to Construct.
- Stock Cooperative project?
- CC & R's (for condominiums and stock cooperatives or any subdivision using a homeowners' association for utility management/ownership) must specify responsibility of maintenance and repair of water and sewer system in the subdivision. If municipal water and sewer is provided, then CC&R is not required. If there is less than one meter per lot, then CC&R along with maintenance (annual pumping).
- Water system Service Agreement Submitted.
- Water system in compliance.
- WWTP Capacity Assurance Documents submitted.
- Nitrogen Management calculations per AACR18-9-A309(A)(8)(c)
- Soils Report (percolation test and soil data per EB 12 & 19).
  - a. A valid PE or RG seal must appear on the soils report.
  - b. Soils reports title page include date of revision, owner name, county assessor's parcel number and legal description, and for all revisions the YCDS-EU file number.
  - c. Sufficient percolation tests and boring logs shall be made to give an accurate picture of soil conditions. Location of percolation test sites and soil borings shall be shown on the subdivision has uniform soil profile.

For small lots with inconsistent soil profile or on steep slopes more tests will be taken to determine suitability for the expected disposal method.

- d. Must provide test results and all data sheets for each percolation test, soil boring, water table measurements shall be sufficient to determine compliance with AAC R18-9-A310.
- e. Seasonal high water table shall be measured or estimated for each lot or noted by section. Evidence of recent flooding, erosion and/or sedimentation in the subdivision shall be identified.
- f. The soils report should include sufficient data to demonstrate compliance with minimum requirements for selected disposal method for each proposed lot.

- Contour lines on plat, see PGM-1. Boundary of 100-year flood plain shown on plat contour map.
- Subdivision plat should be as to be recorded. It should have dedication and acknowledgment notes on it.
- Dry lots, minimum size of lot is two acres in unincorporated YC, not less than 1 acre in incorporated communities.
- For those lots not meeting the criteria for installation of conventional onsite wastewater systems (as per AAC R18-9-Article 3), alternative WWT system must be proposed.
- All subdivisions must have utility easements shown on plat. Community Wastewater systems require an individual permit from ADEQ.
- Approval to Construct- Water
- Approval to Construct- Sewer