FINAL REVIEW CHECKLIST Town of Ashippun, Dodge County, Wisconsin

Projec	et Name:		Tax Parcel Number(s):		Date:
Location of Property:1/41/4, Section					
Minor Subdivision/Certified Survey (4 lots or less, including parent parcel)					
□ Major Subdivision/Plat (5 or more lots)					
DOUBLECHECK:					
If not zoned correctly before, has a zone change been properly filed and approved? N/A Yes No					
If a variance was requested, has a variance been properly filed and approved? N/A					Yes No
If there were conditions of approval, have those conditions been met? N/A					Yes No
Has anything changed from the preliminary submittal? If yes, do the changes meet ordinance requirements? N/A Yes No					
RESPO	ONSE FROM OTH	ER AGENCIE	·S•		
Dodge County Land Resources and ParksReplied, Comments:					Comments Addressed:
			No Response		
	State Department of Ad	ministration	Replied, Comments:		Comments Addressed:
	State Department of Tra	-	No ResponseReplied, Comments:		Comments Addressed:
	State Department of 112		No Response		_ Comments Addressed
	Each Utility Company:		Replied, Comments:		Comments Addressed:
			No Response		
			Replied , Comments: No Response		Comments Addressed:
		Electric _	Replied, Comments:		Comments Addressed:
		_	No Response		
			Replied, Comments:		Comments Addressed:
			No Response Replied, Comments:		Comments Addressed:
		_	No Response		
			Replied, Comments:		Comments Addressed:
			No Response Replied , Comments:		Comments Addressed:
			No Response		_ Comments Addressed
		_			
DEVELOPER'S AGREEMENT:					
ACCESS:					
□ Has the driveway been constructed to meet min. width requirement of?					
 If a there is a shared access point, has the band for the culvert been placed at the property line? Driveways shall not exceed 1,000 ft. in length in accordance with Dodge County requirements. 					
 Driveways shall no exceed 1,000 ft. In length in accordance with Dodge county requirements. Driveway spacing on local roads shall meet a minimum 300 ft. On County roads (including but not limited to CTH O, CTH P, CTH MM, and CTH EE), 					
driveway spacing shall be a minimum of 500 ft. apart or shall meet the requirements of the Dodge County Land Use Code. Driveway spacing on STH 67 shall					
	meet the requirements se	et forth by the Wisc	onsin Department of Transportation. Have these requirements been	en met?	
Notes:					
UTILITIES:					
Have hook up fees been paid or have spaces been reserved for the computed capacity of the sewer and water system for the proposed lots of the development?					
Has the subdivider provided written approval from the Ashippun Sanitary District, Inc. of satisfactory installation of sewer infrastructure?					
Has the subdivider provided written approval from the Ashippun Water District of satisfactory installation of water infrastructure?					
Would the sewer or water utilities like any tests prior to accepting into their system? Has the fire department signed off on water construction related requirements for this development?					
If private, is there an agreement in place for the long term maintenance and upkeep of the water and/or sewer system?					
Were the water and sewer installed per original plans? If not, were asbuilts submitted? Were the water and sewer laterals installed to the lot lines as required?					
Were the trenches constructed in accordance with the approved requirements?					
Notes:					

ROADS:

Was a minimum 66' road right-of-way dedicated to the public?

Was verification received from the Subdivider's Registered Professional Engineer or Registered Land Surveyor stating that the road was constructed as designed? Was the subgrade approved by the Town Engineer prior to starting grading work?

Were sieve analysis test results submitted for base material?

Were compaction tests taken of the aggregate base course? Were test results provided? Did the Engineer approve prior to asphalt paving?

Has the second application of asphalt been applied? Did one winter pass? Does a certified check need to be submitted?

Have the streets or roads been accepted by the Town? Is the Town restricted because of the date? Is a bond or letter of credit required? Were culvert posts installed as necessary?

Were any costs incurred by the Town for engineering and/or legal fees as a result of the review of the construction plans or the inspection of improvements? These are to be paid by the subdivider prior to acceptance of the road(s) by the Town Board. Were these fees paid?

Before final acceptance of a Town road, the subdivider must furnish such proof as the Town may require, that all costs for road construction have been paid by the subdivider.

Were guardrails necessary? Were they installed by the subdivider?

Notes:

STORMWATER:

Was a stormwater management / erosion control plan provided? Were features installed in accordance with the plan?

Have there been any major storms recently? Is there evidence of sediment problems? Do additional measures need to be taken?

If construction improvements are complete, has the site been seeded? Is there some measure in place to ensure that if grass does not grow, that the Owner/Contractor will come back to reseed the site until grass does grow?

Have side slopes been covered with a minimum of four (4) inches of topsoil, prepared, seeded or sodded, fertilized, watered and maintained for a sufficient period to provide adequate grasscover, prior to acceptance by the Town Board? Is there no more than five (5) percent of the property covered in weeds?

Notes:

MISC.:

Parks

 Has 1 acre for every 10 dwelling units been reserved for public acquisition or fees paid in lieu of dedication?
 Yes
 No

 If the property abuts a public use area, has a 20 ft. easement for public access been provided?
 Yes
 No

Survey Monuments

Were survey monuments placed in accordance with the requirements of Chapter 236.15 of the Wisconsin Statutes?

Trees/Bushes

Was a landscaping plan submitted? Was a minimum of one (1) 2 inch tree provided per lot? Were the improvements constructed in accordance with the plan?

Street Lighting

Were street lights installed in accordance with the Land Division Ordinance to the satisfaction of the Town Board?

Curb and Gutter

Was curb and gutter installed in accordance with the Land Division Ordinance to the satisfaction of the Town Board?

Sidewalk

Was sidewalk installed in accordance with the Land Division Ordinance to the satisfaction of the Town Board?

<u>Street Signs</u> Have street signs been provided by the Subdivider?

<u>Developer's Agreement</u> Have all requirements of the Developer's Agreement been met?

Notes:

ACTION:

□ Recommend Approval

Approve with the following conditions:

Recommend Denial

Deny for following reasons: