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## PRELIMINARY LONG PLAT (SUBDIVISION) AUTHORIZATION

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(A copy of this authorization must be submitted for each property owner involved)

I, \_\_\_\_\_ attest under the laws of the State of Washington as follows;

1. I am the owner of the property that is the subject of the application.
2. I  have not appointed anyone, *or*
3. I  have appointed \_\_\_\_\_ to act as my agent regarding this application.
4. All statements, answers, and information submitted with this application are true and correct to the best of my knowledge and belief.
5. I agree to hold the City of Enumclaw harmless as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including the undersigned, and filed against the City of Enumclaw, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as part of this application.
6. I hereby grant permission for representatives of the City of Enumclaw and any other Federal, State, or local unit of government with regulatory authority over the project to enter onto my property to inspect the property, take photographs, and post public notices as required in connection with review of this application and for compliance with the terms and conditions of permits and approvals issued for the project.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
DATE

\_\_\_\_\_  
ADDRESS

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## PRELIMINARY LONG PLAT (SUBDIVISION) CONCURRENT APPLICATIONS

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Please indicate whether you are submitting one or more concurrent applications with this application by checking one or more of the boxes below:

*Type I Applications  
(administrative decisions made  
by the city which are not subject  
to environmental review under  
the State Environmental Policy  
Act [SEPA]):*

- Administrative Use Permit
- Boundary Line Adjustment/Lot Line Elimination
- Building Permit
- Floodplain Development Permit

*Type II Applications  
(administrative decisions made  
by the city which include  
threshold determinations  
under SEPA):*

- Administrative Use Permit
- Building Permit-SEPA Non-exempt
- Critical Area Permit
- Floodplain Development Permit

*Type III Applications (quasi-judicial final decisions made by the hearing examiner following a recommendation by staff:*

- Conditional Use Permit
- Variance

*Type IV Applications (quasi-judicial decisions made by the city council following a recommendation by the hearing examiner):*

- Rezone (site-specific)

*OTHERS - as may apply:*

- SHORELINE EXEMPT
- SEPA
- \_\_\_\_\_

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**PRELIMINARY LONG PLAT (SUBDIVISION)  
LAND SURVEYOR'S CERTIFICATION**

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NAME OF SUBDIVISION: \_\_\_\_\_

REGISTERED LAND SURVEYOR (COMPANY) \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY STATE ZIP \_\_\_\_\_

ENGINEER (COMPANY) \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY STATE ZIP \_\_\_\_\_

APPLICANT (COMPANY) \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY STATE ZIP \_\_\_\_\_

NAME (INDIVIDUAL) \_\_\_\_\_

TELEPHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

NAME (INDIVIDUAL) \_\_\_\_\_

TELEPHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

NAME (INDIVIDUAL) \_\_\_\_\_

TELEPHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

**Land Surveyor's Certification**

I hereby certify that the accompanying plat has been inspected by me and conforms to all rules and regulations of the platting resolution and standards for Enumclaw, Washington.

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

**Land Surveyor Seal and Signature**

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## PRELIMINARY LONG PLAT (SUBDIVISION) APPLICATION SUBMITTAL CHECKLIST (required)

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**Any requirements that are not applicable on this checklist indicate N/A and explain why they are not applicable.**

### **DIGITAL MATERIALS AND PLANS & GRAPHICS**

- Provide documents and plans in PDF format; civil drawings in PDF and DWG format for all submitted materials. Include an Etransmittal of Autocad files(s) of all plans (if applicable). Submit to [permits@ci.enumclaw.wa.us](mailto:permits@ci.enumclaw.wa.us) .
- \*For files (ex: civil/stormwater sets) over 25 MB, please request a Sharefile link from permit staff.
- \*\*All information must be accurate and current. This information will be used for public noticing, determinations, and reports.

### **APPLICATION FEES - Make checks payable to the City of Enumclaw**

- All application fees, including, but not limited to: Preliminary plat, environmental review (SEPA) and public notification costs. Some fees will not be invoiced until actual costs are known. Link to current fee schedule can be found @ <http://www.cityofenumclaw.net/219/Planning-Permit-Applications-Information>.

### **WRITTEN MATERIALS – One (1) copy and one (1) digital copy unless otherwise noted**

- A. **APPLICATION FORM** Provide a **completed** application form signed by the property owner(s) and/or applicant with this completed Application Submittal Checklist.
- B. **LETTER OF AUTHORIZATION** Provide letter of authorization to act contained with this application packet inclusive of all required signatures.
- C. **CONCURRENT APPLICATIONS FORM** Check applications that are being submitted concurrent with the subdivision application and concurrent review of a SEPA environmental checklist.
- D. **LAND SURVEYOR'S CERTIFICATION** Provide signed and sealed Land Surveyor's Certification as contained within this application and completed by a professional land surveyor
- E. **LEGAL DESCRIPTION** Provide a legal description on the plat of the property to be subdivided prepared by a professional land surveyor licensed in the State of Washington.
- F. **TITLE REPORT** Provide a title report, with liability for errors not to exceed the assessed value of the lots on the date of application. The title report shall be issued no more than 45 days prior to the application date. The City may request an updated title report prior to final short subdivision approval.
- G. **PRELIMINARY LONG PLAT APPLICATION SUBMITTAL CHECKLIST**  
Submit all listed Materials and Drawings with Plans.
- H. **SEPA CHECKLIST** Submit a **detailed, completed** environmental checklist together with any supporting documentation, such as a critical areas report, geotechnical report, preliminary storm water report, cultural resources report, and traffic impact analysis (see below), and information to address potential or known environmental impacts resulting from the proposal.

I. **TRAFFIC IMPACT ANALYSIS** If the preliminary plat application is for a new use or an expanded use that will generate traffic with 10 new net trips in the peak hour, the City requires submittal of a traffic analysis prepared by a professional engineer licensed in the State of Washington. The City may make this determination prior to application submittal as part of a pre-application conference meeting request or as part of coordination with the applicant prior to application submittal. See Enumclaw Municipal Code Chapter 19.25 for Traffic Impact Analysis requirements.

Traffic Analysis required and attached.

Traffic Analysis is not applicable

J. **SAFE WALKING ROUTE TO SCHOOL ANALYSIS** Provide a Safe Walking Route to School Analysis showing/assessing the safety of walking conditions for students who walk to and from school (RCW 58.17.110). A statement from the Enumclaw School District can be submitted with the analysis.

K. **PRELIMINARY STORMWATER SITE PLAN REPORT** The Minimum Requirements must be addressed in the preliminary stormwater site plan report, if applicable to the project, with supporting calculations, justification, and drawings in accordance with Volume I, Section 3.1 of the Washington State Department of Ecology's Stormwater Management Manual for Western Washington as amended. The preliminary stormwater site plan report shall be prepared by a professional engineer licensed in the State of Washington.

L. **CRITICAL AREAS REPORT if applicable**, addressing compliance with EMC 19.02, (Critical Areas Regulations) prepared by a qualified consultant as defined by EMC 19.02, Appendix D: "a person with training and experience in the scientific discipline, and who was a qualified scientific expert with expertise in streams, wetland or lakes subject matter in accordance with WAC 365-195-905(4). A qualified professional must have obtained a Bachelor of Science degree in hydrology, soil science, botany, ecology, or a related field from an accredited college or university or who has equivalent educational training and professional experience related to the subject of habitat or species. Also includes fluvial morphologist if stream relocation is involved. Geologists are included as those professionals who hold an active license from the State of Washington Geology Board.

M. **GEOTECHNICAL SOIL ANALYSIS REPORT** Prepared by a geotechnical engineer licensed in the State of Washington. At a minimum, the geotechnical report shall identify required soils information as outlined in Volume I, Section 3.1.1 of the DOE's current Stormwater Management Manual for Western Washington including, but not limited to, test pit locations, underlying soil type, bearing capacity, infiltration rate, high groundwater elevation, and feasibility determination for implementation of stormwater infiltration facilities/BMPs.

**PRELIMINARY LONG PLAT DRAWING / CONCEPT CIVIL PLANS**

The preliminary subdivision plat drawings shall be prepared and stamped by a licensed land surveyor in the State of Washington. The concept civil plans shall be prepared and stamped by a licensed civil engineer in the State of Washington.

A. **SCALE & LEGIBILITY.** All drawings and plans must be to scale (engineering scale) no less than 1" = 100' (**1" = 50' is preferred**) Preliminary Plat drawings should be 18" x 24" sheets size. Concept Civil plans should be on 22" x 34" sheet size. If more than one (1) sheet is needed, each sheet shall be numbered consecutively and an index sheet showing the entire property at an appropriate scale and orientation to the other sheets shall be

provided. All geographic information portrayed by the preliminary plat drawings shall be accurate and legible. A north arrow and graphic scale must be provided for each drawing and plan.

**B. PRELIMINARY LONG PLAT DRAWING - List of items to be included:**

- 1. Preliminary Plat Name.  
**Note:** Contact King County Recorder's Office to verify if proposed plat name can be used.
- 2. The names, addresses and telephone numbers of the subdivider and surveyor.
- 3. The names and addresses of the owners of record of property within 300 feet of the proposed subdivision.
- 4. The boundary lines, accurate to scale, of the tract to be subdivided.
- 5. The location, width, and names of all existing or platted streets or other public or private ways within or adjacent to the proposed development and other important features, such as permanent buildings, watercourses (manmade or natural), major power transmission lines, railroads, and section lines.
- 6. Existing and proposed contours at one-foot intervals referenced to the North American Vertical Datum 88 (NAVD 88) and NAD 83 state plane coordinates. Contours are to extend 25 feet beyond the plat.
- 7. The tentative profiles and grades of each proposed street.
- 8. All parcels of land intended to be dedicated or temporarily reserved for public use or to be reserved in the deeds for the common use of property owners of the plat, with the purpose, conditions or limitations of such reservations clearly indicated.
- 9. The date, scale and the north arrow and meridian.
- 10. The source of water supply.
- 11. The method of sewage disposal and existing septic systems (if applicable).  
**Note:** Septic systems to be abandoned to Public Health – Seattle & King County standards.
- 12. Proposed land use (e.g. – single-family residential, multi-family residential).
- 13. Current zoning classification of the proposed subdivision.
- 14. All existing conditions shall be delineated. The location, width, and names of all existing or prior platted streets or other public or private open spaces, permanent buildings and structures, and section and municipal corporation lines within or adjacent to the tract shall be shown. In the case of a replat, the lots, blocks, streets, alleys, easements, and parks of the original plat being vacated shall be shown by dotted lines in their proper position in relation to the new arrangement of the plat, the new plat being clearly shown in solid lines so as to avoid ambiguity. Existing sewers and water lines, culverts, or other underground facilities within the tract indicating pipe sizes, grades and exact location as obtained from public records shall be shown. Boundary lines of adjacent tracts of unsubdivided and subdivided land showing owners shall be indicated by dotted lines for a distance of 300 feet.
- 15. All natural surface water drainageways and watercourses.
- 16. Proposed restrictive covenants, which shall not be in conflict with the zoning ordinance.
- 17. Number of lots, the number of lots per acre, acreage, and amount of land in public

- right-of-way.
- 18. Lots shall be numbered consecutively from one to the total number of lots in the proposed plat, and the total square feet in each lot shall be shown.
- 19. Proposed utility services shall be noted upon the face of the preliminary plat and/or shown upon the plat layout in such a manner that clearly indicates the distribution of each utility system and the connections to existing systems.
- 20. Legal description of the land in the proposed plat.
- 21. The identification of critical areas (if applicable).
- 22. Number of dwelling units proposed.
- 23. Density – proposed dwellings per net acre.
- 24. Gross and net acreage (e.g., subtracting rights-of-way, tracts, buffers).
- 25. Approximate area of smallest and largest lot.
- 26. Area dedicated for roads, stormwater detention, and critical areas buffers.
- 27. Vicinity map sufficient to define the plat location and boundaries

**C. PRELIMINARY PLAT DRAWING - GRAPHIC REPRESENTATION**

The Preliminary Plat Drawing must be prepared by a professional land surveyor licensed in the State of Washington and the following graphic features shall be shown on the drawing:

- 1. Indicate boundaries of the subdivision by a heavy line. Use heavier line weight for streets so they will stand out from the lots and contour lines.
- 2. The boundaries and approximate dimensions of all proposed lots and tracts to the nearest foot, Include the square footage of each. Identify all lots proposed to be created by lot number and tracts by alphabetic identification, together with the purpose of the tract. Also include the location, width, and purpose of each new easement to be created.
- 3. Location, widths, and names of all existing or proposed streets, public ways, or private streets within or adjacent to the plat. (City will assign street names after initial review of application and plat).
- 4. Location of storm water quality/detention facilities, existing vegetation, and infiltrative soils areas to be preserved, and natural drainage features.
- 5. Location of Critical Areas, and Critical Area Buffers (if applicable).
- 6. Location of public and private parks, and open space areas (if applicable).
- 7. A section or quarter section breakdown. The section breakdown shall show survey monuments, bearing/distance measurements, and survey records used to establish the section. Annotate measured, calculated, and held measurements as applicable to breakdown.
- 8. The boundaries of any adjacent property under the same ownership as the land to be subdivided.
- 9. All existing property lines lying within the proposed subdivision to be vacated.
- 10. Where the property has been previously subdivided, the original lots, blocks, street easements, etc., shall be shown in dotted lines in scale with the proposed subdivision.
- 11. Show setbacks from proposed property lines and easements for existing structures that will be retained.



- 12. Show location of all physical and legal description encroachments affecting the boundary between the application site and the adjoining parcels. Encroachments may be from the application site onto the adjoining parcels or from the adjoining parcels onto the application site.

**D. EXISTING FEATURES PLAN / FIELD TOPOGRAPHY.** Provide a topographic plan prepared by a professional land surveyor licensed with the State of Washington showing the following:

- 1. Existing topography on North American Vertical Datum 88 (NAVD 88) and NAD 83 state plane coordinates with contours at 1-foot intervals. Flat site may require additional spot elevations. Contours and spot elevations shall extend a minimum of 25' past property lines and include topography for adjacent street frontage for the full width of right-of-way. Identify all slopes 15 percent or greater on or within 25 feet of the site.
- 2. Location of existing vegetation on site, specifically identifying trees, six inches in caliper or more in diameter (EMC 17.12.070.E).
- 3. Show location and extent of all critical areas; shorelines of the state; FEMA flood designations; hydrologic features within 200 feet of the boundaries to the site; and required buffers and/or setbacks. Indicate if streams are intermittent and the limits of any wetlands. Identify the limits of the 25-year floodplain for streams and 100-year floodplain for rivers. Provide names of all water features and all drainage basins served by or containing these features. Contours for these features must be sufficient to accurately determine the existing character.
- 4. The location, widths, and purposes of any existing easements including recording numbers, lying within the proposed subdivision; and any known adjacent easements.
- 5. Show location of existing utilities on the property and within adjacent right-of-way.

**E. CONCEPTUAL GRADING PLAN.** Provide a conceptual grading plan prepared by a professional engineer licensed in the State of Washington, showing the following:

- 1. Existing and proposed grades with cross sections demonstrating code compliance.
- 2. Location of proposed clearing and grading limits.

**F. CONCEPTUAL UTILITY PLAN - Water, Sewer, Storm and Other**

Provide a conceptual utility plan prepared by a professional engineer licensed in the State of Washington showing all utility infrastructure needed to serve the subdivision and/or methodology prepared in accordance with the City's comprehensive plans, engineering standards or ordinance requirements. The conceptual utility plan shall include information to ensure that utilities can be constructed consistent with the preliminary plat layout and that the facilities will ultimately meet City design requirements including adequate maintenance and repair access: Background grading contours and adequate horizontal and vertical datum.

- 1. The location of all existing and proposed ditches, culverts, catch basins, and other parts of the design for the control and conveyance of surface water drainage, and existing and proposed water quality facilities.
- 2. The location of tracts or easements (or other areas) dedicated for low impact development (LID) and stormwater facilities.

- 3. The location and size of existing sanitary sewer, storm sewer, and water lines or other utilities lying within or adjacent to the proposed subdivision.
- 4. The location, size and vertical profile for all proposed sanitary sewer, storm sewer, and water lines or other utilities to serve the proposed subdivision.
- 5. The location of any well used for domestic water supply existing within the proposed subdivision or within one hundred (100) feet of the boundaries of the proposed subdivision.
- 6. The location of other utilities other than those provided by the City.
- 7. If electrical transmission lines cross the subject property, show locations of poles and towers. Identify overhead electrical, and other facilities that are required to be undergrounded.
- 8. Place all regional utility lines crossing the site in tract(s) or easements.
- 9. Identify any facilities, such as booster stations, PVR's, wells, or lift stations proposed to serve the proposed subdivision.

**G. TRANSPORTATION PLAN – Neighborhood Circulation, Conceptual Street, and Access**

- 1. Provide a conceptual street and access plan prepared by a professional engineer licensed in the State of Washington. The plans shall show existing and proposed streets, access points and access points adjacent or on the opposite side of the subject property's frontage. The application shall also include a transportation site plan for streets, pedestrian, and bike facilities. The site plan shall include adequate horizontal and vertical information to ensure the transportation facilities can be constructed consistent with the preliminary plat layout. The plan should show:
  - a. The location, right-of-way widths, pavement widths, classifications, and names of all existing or platted streets, whether public or private, and other public ways including railroads right of way within or adjacent to the proposed subdivision.
  - b. The boundaries and approximately dimensions of all proposed streets to the nearest foot.
  - c. Adequate horizontal and vertical street geometrics to ensure compliance with City Standards for all proposed streets. Including plan and profile drawings of all proposed streets.
  - d. Sight distance triangles for entry to all streets and at all intersections (private and public).
  - e. Typical roadway sections, including streetlights and street trees for all proposed streets and existing frontage streets.
- 2. Non-motorized transportation routes. Preliminary plats and binding site plans which are proposed in areas of the city which have planned routes or facilities for bicycles, equestrian, or other non-motorized transportation mode which is a part of the comprehensive plan or the city's six (6) year plan, and any other street plan, shall make provisions for such routes and must not preclude implementation of such routes.
- 3. A non-motorized circulation system shall be integrated into the overall subdivision and surrounding area as follows:
  - a. When abutting vacant or underdeveloped land, new

developments shall provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. The proposed location of future non-motorized and pedestrian connections shall be reviewed in conjunction with applicable development approval.

- b. Developments shall include an integrated non-motorized circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system.
- c. Pedestrian connections to existing or proposed trails/pedestrian routes on adjacent properties shall be provided unless there are physical constraints such as critical areas that preclude the construction of a pedestrian connection.
- d. Show walking conditions and planned improvements for students who only walk to and from school for a residential subdivision (RCW 58.17.110).

**H. LANDSCAPE AND IRRIGATION PLANS (as required – refer to Public Works’ requirements)** - shall be prepared by a professional landscape architect licensed in the State of Washington showing existing wooded areas, meadows, rock outcroppings, proposed and required buffers, open spaces, street trees, significant trees, ornamental landscaping, and other landscape features.

- 1. The plan shall identify areas to be cleared and those significant trees to be retained and those to be removed.

**I. PHASING PLAN – (If applicable). Show divisions of the plat and a proposed timetable for construction of each division.** Including the phasing of the public improvements required to serve each phase of the project and how each phase will individually meet City standards and requirements. (e.g., may need to extend utility improvements beyond phase lines to complete looping or to reach appropriate terminus points of the utility systems.)

# DECISION CRITERIA FOR SUBDIVISIONS

The following State and City Codes comprise the main factors to be considered in review of a subdivision application. To assess compliance of the subdivision with these codes, the City relies on policies, codes, special studies, SEPA and other applicable documentation. This list does not include all possible applicable codes.

## **RCW 58.17.110 - Approval or disapproval of subdivision and dedication — Factors to be considered Conditions for approval — Finding — Release from damages**

(1) The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication.

(2) A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.

## **RCW 58.17.120 - Disapproval due to flood, inundation, or swamp conditions — Improvements— Approval conditions**

The city, town, or county legislative body shall consider the physical characteristics of a proposed subdivision site and may disapprove a proposed plat because of flood, inundation, or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat. No plat shall be approved by any city, town, or county legislative authority covering any land situated in a flood control zone as provided in chapter 86.16 RCW without the prior written approval of the department of ecology of the state of Washington.

## **ENUMCLAW MUNICIPAL CODE – EMC 17.12.070 – Additional considerations**

Preliminary plats shall only be approved if findings of fact are drawn to support the following:

- A. **Public Use and Interest.** The hearing examiner and city council shall inquire into the public use and interest proposed to be served by the establishment of the subdivision. It shall determine if appropriate provisions are made in the subdivision for, but not limited to, public health, safety and general welfare and for such open space, stormwater management, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and shall consider all relevant facts to determine whether the public use and interest will be served by the subdivision and dedication. If the plat provides for the above-mentioned and conforms to all these development regulations (EMC Titles 15 through 19), then it shall be approved. Dedication of land to any public agency shall be clearly shown on the final plat;
- B. **Storm Waters and Flood Control.** The hearing examiner and city council shall consider the physical characteristics of a proposed subdivision site, and may disapprove a proposed plat because of flood inundation or swamp conditions;
- C. **Natural Element Retention.** Due regard shall be shown for preservation of outstanding natural or cultural features such as scenic spots, watercourses, historic sites, etc.;
- D. **Hazardous Geological Conditions.** In areas with slopes equal to or greater than 15 percent, a detailed soils engineering report will be required prior to the approval of any preliminary plat. Special consideration for grading, fills or excavations shall be made by the planning commission and shall be in accordance with the International Building Code, Appendix J;
- E. **Tree Cutting Plan.** Landscaping, planting, or tree cutting plans shall be prepared by a landscape architect and submitted to the administrator prior to the approval on slopes 15 percent or steeper. In addition, tree cutting plans shall be required for developments in which trees over six inches in caliper are to be cut;
- F. **Water Retention Basins.** The use of water retention basins to minimize surface runoff or erosion damage potential may be required;
- G. **Land Adjacent to Public Waters.** When subdivisions are proposed in a shoreline area, open space may be provided to and along the water's edge with provision for access from a public right-of-way or other adjoining public land, if necessary to mitigate adverse impacts caused by the subdivision; and
- H. **School and Park Sites.** Where a proposed school or park site lies within a proposed subdivision as indicated in the comprehensive plan, or other plans or policies, the site may be required to be reserved or dedicated by the subdivider.