

e. The board shall require the applicant to obtain review and recommendations from the local conservation district regarding soil suitability, erosion control, sedimentation, and flooding problems. The review and recommendations shall be completed within sixty (60) days.

f. Existing roads or streets, easements, parks, permanent buildings, section lines, corporate limits, drainage channels, wooded areas, utility lines, utility easements, and other significant features.

g. Proposed locations, width and names of roads or streets, lots, lot and block numbers, source of water supply, provisions for sewage, drainage provisions and flood control provisions.

h. Area of the subdivision, locations and area of public sites to be dedicated, and/or open spaces and recreation areas collectively owned or to be transferred to ownership at a definite time.

i. Location of proposed utility and access road easements.

j. A statement of design describing how the requirements of this Resolution have been met.

k. The proposed zoning. Any zone change required will be in accordance with the Zoning Resolution.

l. Proof that the subdivided land is free of all encumbrances, or that:

1. All sums paid or advanced by purchasers are placed in an escrow or other depository acceptable to the Board of County Commissioners until:

a. The fee title contracted for is delivered to the purchaser by deed together with complete release from all financial encumbrances; or;

b. The owner, subdivider or purchaser defaults and fails to perform under his contract of sale and there is final determination as to the disposition of such monies or the monies are voluntarily returned to the contract purchaser; or

2. The fee title to the land under contract of sale is placed in trust under an agreement or trust acceptable to the Board until a proper release from each encumbrance, including all taxes, is obtained and title contracted for is delivered to the purchaser; or

3. The encumbrance contains provisions evidencing the subordination of the lien of the holder or holders of the encumbrance to the right of those persons, purchasing from the subdivider, and further evidencing that the subdivider is able to secure release from such encumbrances with respect to the property.