

CHAPTER 6. PRECONSTRUCTION SUBDIVISION ANALYSIS

6-1. PURPOSE AND GENERAL PROCEDURE

- a. Purpose. When requested to participate, the Land Planner may analyze the final development plans; and, if not previously submitted and accepted, the recorded subdivision plat, and protective covenants.
- b. Components Analyzed. When performing analysis, Land Planning personnel analyze the design and construction of (1) subdivision-wide or block-wide grading and drainage, (2) utilities other than water-supply, fire protection and sewage-disposal, (3) street improvements and (4) other neighborhood improvements.
- c. Over-all Development Plans. In addition, when assigned, analysis of lot improvements on over-all development plans or master plans for group applications is completed by Land Planning personnel. This includes lot grading and other items contained in the Minimum Property Standards.
- d. Architectural Section Analysis. The following discussion clarifies the responsibilities of the Land Planning personnel in instances where the ADSF/CU has determined that the Architectural Section will analyze the data on lot improvements.
- e. Land Development Only. Considered first is a proposed subdivision in which the sponsor is a land developer who is going to do only the land development work in the subdivision. He proposes to create lots which he will sell to others who will build houses on them either as individuals or as operative-builders. For such a development the HUD-FHA required land development plans should show complete data regarding his proposal for any general grading and for improvements in streets, easements and other areas which are of general subdivision-wide concern as differentiated from individual lots. The objective is to obtain information assuring that each lot will be suitable for use as an individual building site, independent of grading and improvement on other lots. Land Planning personnel may assist in office examination of all subdivision-wide data on the development plans and may

- (6-1) recommend suggested revisions. It should be noted that specific house locations, floor elevations and other detailed data regarding individual lots would not be known by the land developer, would not be of immediate concern on a subdivision-wide basis and would not be shown on the land development plans for this type of subdivision.

- f. Buildings. Subsequently when a builder buys one or more lots and desires HUD-FHA commitments, detail information on individual lots is submitted by the builder. This will include house location, first floor elevation and other detailed data about the proposed building and lot improvements. These data on an individual plot plan are examined by the Architectural Section if a single application for an individual property is being processed. If a group of applications is being processed, however, the lot improvement data may be combined on a master plot plan and master lot grading plan accompanied by typical plot plans. These data, upon request, may be analyzed either by the Architectural Section or by the Land Planner. In examining the data, it is, of course, necessary for the analyst, whether done by the Architectural Section or by the Land Planner, to check the proposal in the light of the street grades, drainage easement grades and other subdivision-wide data previously accepted on development plans. The principles of lot grading are discussed under Grading Design in Reference (2) of the Foreword.
- g. Land Development and Buildings. For a subdivision in which the sponsor proposes both to do the land development work and construct buildings, the above data may be submitted at separate times and on separate drawings as indicated in the above description of a subdivision sponsored by a land developer. On the other hand, the sponsor as an operative-builder frequently chooses to show all of the data simultaneously on a single set of master plans; that is, both subdivision-wide neighborhood data and individual lot improvement data. This facilitates both preparation of the data and review. In this case Land Planning personnel may be assigned the sole responsibility for examining the subdivision-wide or neighborhood data.
- h. Recommendation. Upon completion of his part in requested preconstruction analysis, the Land Planner shows recommendation for acceptance of a required exhibit by entering the date and his initials on all copies of the drawings or document.

6-2. SITE ENGINEERING ANALYSIS.

- a. Drainage. When preconstruction analysis requires his services, the Civil Engineer will analyze drainage plans and other neighborhood improvement exhibits as discussed above in preconstruction Land Planning Analysis.
- b. Controlled Earthwork. Where exhibits related to Reference (1) of the Foreword, are involved, the analysis by the Civil Engineer of final engineering matters is essential.

- c. Recommendation. Upon completion of this analysis, the Civil Engineer shows recommendation for acceptance of a required exhibit by entering the dates and his initials on all copies of the drawing or document.

Page 6-3 (and 4)

4/73

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