

Section 17-82-1-J. Checklist for Final Major Subdivision

Case # _____ (To be filled in by Borough)

Sheet 1 of 7

Date _____	Review Date _____	Status _____
Property Address _____	_____	_____
Applicant _____	_____	_____
Owner _____	_____	_____

PAPER DOCUMENTATION	SHOWN			REMARKS
	Yes	No	N/A	
1. One (1) copy of fully and properly completed " <i>Checklist For General Information</i> ", including compliance with all items contained therein.				
2. Affidavit of intent to service from utility co. Having jurisdiction (electric, telephone, gas, sewer TBSA)				
3. List of any other Federal, State, County or Special District approvals which will be required				
4. Compliance with requirements of Flood Damage Prevention regulations (Chapter 17, (Article X), including a copy of the NJDEP approved <i>Stream Encroachment Permit</i> & map				
5. Proof of submission to/ receipt of approval for wetlands LOI and any required permits and/or buffer approvals from the NJDEP				
6. Proof of application to Soil Conservation District for Soil Erosion & Sediment Control Certificate				
7. MAJOR SUBDIVISION IMPROVEMENT PLAN/MAP:				
A. Scale 1"=20' Minimum, 1"=50' Maximum				
B. Sheet size: 24" x 36" Maximum				
C. Information Block:				
i. Tract Name				
ii. Tax Map sheet no.				
iii. Block and Lot Numbers				
iv. Date				

D. Owner and Applicant name and address				
E. North Arrow				
F. Graphic Scale				
G. Key Map				
H. Name, signature and seal of licensed Engineer, Land Surveyor or Architect preparing map. (NOTE: At least 1 copy of a Licensed Surveyor signed and sealed survey must accompany this submission.)				
I. Existing lot lines and dimensions				
J. Zone schedule showing level of compliance with all applicable zoning requirements, as it relates to existing and proposed conditions				
K. Location of existing streets within 100 feet of site				
L. Location of existing buildings within 100 feet of site				
M. Location and description of existing utilities, within 200' of the subject property:				
iv. Sanitary sewers				
ii. Storm drains/systems				
iii. Water mains/systems				
iv. Gas				
v. Underground electric service				
vi. Electric/cable/telephone				
vii. Other				
N. Location and description of proposed utilities; all onsite and off-site to the extent that they are to be changed:				
iv. Sanitary sewers				
ii. Storm drains/systems				
iii. Water mains/systems				
iv. Gas				
v. Underground utility services				
vi. Overhead utility services				
vii. Other				

P. Existing topography at 2' intervals for slopes \leq to 10%, 5' intervals between 10% & 20% and 10' intervals in steeper locations				
i. High points				
ii. Low points				
Q. Proposed topography at 2' intervals for slopes \leq to 10%, 5' intervals between 10% & 20% and 10' intervals in steeper locations				
i. High points				
ii. Low points				
R. Existing spot elevations at building corners and other critical locations throughout site				
S. Existing buildings floor elevations at:				
i. Basement				
ii. First floor				
iii. Garages				
T. Show limits of & NJDEP <i>Flood Hazard Area</i> elevation and elevation of 100-Year Flood boundary within Property				
U. Municipality				
V. County				
W. Existing vehicular and pedestrian ingress and egress				
X. Proposed vehicular & pedestrian ingress and egress				
Y. Existing lighting & landscaping plan				
Z. Existing solid waste enclosure/facilities, including screening of same				
AA. Existing recyclable enclosure/facilities, including screening of same				
BB. Location, description and dimension setbacks of all existing buildings, parking areas, driveways and other structures.				
CC. Location, description and dimension setbacks of all proposed buildings, parking areas, driveways and other structures.				
DD. Locations of any existing non-building mounted signs, along with details of same				
EE. Locations of any existing building mounted signs, along with details of same.				
FF. Construction details for all proposed improvements				

GG. Acreage of Tract				
HH. Existing information within 200' of the subject property that is to be provided:				
i. Right-of way widths and improvements contained therein				
ii. Watercourses				
iii. Railroads				
iv. Bridges				
v. Culverts and drainage pipes/systems				
vi. Rock out-croppings				
vii. Any other natural features that provide information relative to the subject site (i.e.: woods, swamps, etc.)				
II. Notation as to the planting of two (2) shade trees per proposed lot				
9. <i>Cross Sections</i> – no more than 50' on-center at the following minimum locations:				
A. Along proposed roadways				
B. Along proposed rights-of-way				
C. Along proposed easements				
10. <i>Profile Drawings</i> of proposed:				
A. Roadways				
B. Storm drain lines				
C. Sanitary sewer lines				
D. Water mains				
11. Proposed on-site subsurface sewerage disposal system, for areas not served by the Municipal sewerage collection system, including requisite approvals by the Municipal, County and/or State Agencies, as appropriate.				
12. Proposed on-site well/potable water system, for areas not served by the Municipal potable water distribution system, including requisite approvals by the Municipal, County and/or State Agencies, as appropriate.				

13. <i>Final Plat</i> , depicting all proposed:				
A. Lot line locations				
B. Lot line bearings				
C. Lot line dimensions				
D. Right-of-way locations				
E. Right-of-way line bearings				
F. Right-of-way dimensions				
G. Easement locations				
H. Easement descriptions				
I. Easement dimensions				
J. Key map				
K. Graphic scale				
L. Monuments: Locations & descriptions				
M. Building setback lines				
N. Easements, reservations or dedications, indicating their purpose, size & location				
O. Name & location of subdivision				
P. Name, address & signature of Owner				
Q. Name, address & signature of Applicant				
R. Name, address & signature of Authorized Agent				
S. Names of Owners of adjoining lands & subdivision name & where recorded				
T. Certification of preparing Surveyor				
U. Approval block for Board Chairperson				
V. Approval block for Board Secretary				
W. Approval block for Borough Engineer				
X. Approval block for Borough Clerk				

14. Grading Plan depicting:				
A. Proposed building locations				
B. Proposed finished grade spot elevations around proposed structures				
C. Proposed spot grades at critical points where abrupt changes in grade, such as top & bottom of walls, etc., are proposed				
D. Proposed finished floor (basement, first, second) elevations				
E. Proposed garage floor elevations				
15. Show existing site lighting				
16. Show proposed site lighting				
17. Fee: Contribution fixture rate payment for lighting @ \$269.00/light fixture				
18. Applications that are subject to requirements of a <i>Low-Moderate Set-Aside Development</i> , must provide an affordability control plan and marketing program pursuant to the requirements of CHAPTER 28, ARTICLE VI-D, of the Borough's <i>Zoning Ordinance</i>				
19. Traffic Impact Study: Required for applications creating more than 50 dwelling units or more than 40,000 square feet of non-residential building floor area or more than 20 seats for a food establishment, or pro-rata combination of the three.				
20. Environmental Impact Study: Required for applications creating more than 50 dwelling units or more than 40,000 square feet of non-residential building floor area or more than 20 seats for a food establishment, or pro-rata combination of the three or for development within the <i>NJDEP Flood Hazard Area</i> .				
21. Fiscal Impact Study: Required for applications creating more than 50 dwelling units or more than 40,000 square feet of non-residential building floor area or more than 20 seats for a food establishment, or pro-rata combination of the three.				
22. ARCHITECTURAL PLANS:				
A. Scale 1"=20' Minimum, 1"=50' Maximum				
B. Sheet size: 24" x 36" Maximum				
C. Floor plans				
D. Building façade elevations				

