

REVIEW CHECK LIST: CONCEPT PLAN OF A SUBDIVISION

Block _____ Lot _____ Name _____

Below is a list of required information which must be submitted with the Concept Plan. For more information, refer to Article 10, entitled "Subdivisions" in the Development Regulations Ordinance (#581).

The applicant must submit six (6) sets of drawings to the Borough of Bernardsville which will be used for review.

<u>Required Information</u>	<u>Status of Compliance</u>
<p>10-7.1 Concept Plan of a Subdivision. The concept plan of a subdivision shall be based on tax map information or some other similarly accurate information. The concept plan of a subdivision may be prepared by the owner if drawn in a form acceptable to the Planning Board or shall be prepared by a New Jersey licensed professional engineer or land surveyor and shall show and include the following information:</p>	
<p>a. Environmental Evaluation Map -- General Data.</p>	
<p>1. The name, address, appropriate seal, and New Jersey license number of the professional(s) having prepared such map, if the map was not prepared by the applicant.</p>	
<p>2. The name and address of the owner or owners of record.</p>	
<p>3. The name and address of the applicant.</p>	
<p>4. The tract name, current tax map sheet, block and lot number; date; reference meridian and graphic scale.</p>	
<p>5. All streets and private roads within 500 feet of the site.</p>	
<p>6. The map shall be drawn accurately to scale. The scale shall be not more than 100 ft. to the inch.</p>	
<p>7. The key map indicated thereon shall be drawn to a scale of not more than 500 feet to the inch and shall show the area in question and the relation of this area to the surrounding areas. The orientation of the key map shall be the same as to that of the main map.</p>	
<p>8. The names of the adjoining property owners as disclosed by the current Tax Map.</p>	
<p>b. Environmental Evaluation Map -- Property Data.</p>	
<p>1. The location of existing property lines and acreage to the nearest tenth of an acre.</p>	
<p>2. Streets, roads, water and sewer lines, trails, and bridle paths.</p>	
<p>3. Structures, including buildings, bridges, railroads, culverts and drain pipes on the site and within 300 ft. of the subject property.</p>	
<p>4. Existing topography, based upon local survey, if available, or New Jersey Geodetic Control Survey Datum with a maximum contour interval of two feet where slopes are less than 10% and a maximum contour interval of five feet where slopes are greater than 10%.</p>	

<p>5. Soil Classifications and Slopes</p> <p>(a) Soil classifications based upon the latest soil information tables published by the Soil Conservation Service, U.S. Department of Agriculture.</p>	
<p>(b) Slopes in excess of 15% by distinctive area designations such as hatching or "Zip-a-Tone".</p>	
<p>(c) Areas of moderate and severe erosion potential.</p>	
<p>(d) Seasonal high water table.</p>	
<p>(e) Depths to bedrock.</p>	
<p>(f) Suitability to septic effluent disposal.</p>	
<p>6. Natural resources and features such as woodlands and wetlands; major rock outcroppings; lakes, ponds, streams, drainage ditches, impoundment areas, and watercourses, including specifically those designated in Article 13 and Municipal Ordinance 558.</p>	
<p>7. Streets and easements. All existing or proposed easements, restrictions, rights-of-way, streams or natural watercourses and drainage ditches in and within two hundred (200) feet of the subdivision. State the use of each easement and the text of such restrictions.</p>	
<p>A copy of any existing easement deed restriction, or covenant and the proposed use of sites other than residential.</p>	
<p>8. Monuments. Location and description of monuments.</p>	
<p>9. Location. The location of that portion of the tract to be subdivided in relation to the entire tract.</p>	
<p>10. Dimensions. The dimension of all lot lines including the area in square feet of each lot.</p>	
<p>11. Zoning. All zone districts and the location of any zone boundaries within the subdivision.</p>	
<p>12. Yard setbacks. Minimum front, rear, and side yard setback lines as required by the zoning regulations of this Ordinance.</p>	
<p>13. Date. Date of original preparation of map and date of revision, if any, of map.</p>	
<p>14. Title. Title of subdivision as well as old name of map if previously submitted under different title.</p>	
<p>15. Certification from the Tax Collector that no taxes or assessments for local improvements are due or delinquent on the subject property.</p>	
<p>In addition, all variances required must be shown on the plans.</p>	
<p><u>Sidewalks</u> - (Check Master Plan)</p>	