

REVIEW CHECK LIST: PRELIMINARY PLAT FOR MAJOR SUBDIVISION

Block \_\_\_\_\_ Lot \_\_\_\_\_ Name \_\_\_\_\_

Below is a list of required information which must be submitted with an application for a Major Subdivision. For more information, refer to Article 10, entitled "Subdivisions" in the Development Regulations Ordinance

<u>Required Information</u>	<u>Status of Compliance</u>
<p><b>10-7.3 Preliminary Plat for Major Subdivision.</b> Preliminary plats shall be designed and drawn by a New Jersey licensed land surveyor or New Jersey licensed professional engineer and shall meet all provisions of 10-7.1 (Concept Plan of a Subdivision) of this ordinance and in addition, shall show or be accompanied by the following information unless and to whatever extent modified or otherwise required by the Planning Board.</p>	
<p>a. When a brook or stream is proposed to be altered, improved, or relocated, evidence of submittal of information regarding the change to the New Jersey Department of Environmental Protection, Division of Water Resources.</p>	
<p>b. Cross sections of water courses at an appropriate scale showing extent of flood plain (if defined), top of bank, normal water level, and bottom elevations at the following locations:</p>	
<p>1. At any point where a water course crosses a boundary of the subdivision.</p>	
<p>2. At 50-foot intervals for a distance of 300 feet upstream and downstream of any proposed culvert or bridge within or adjacent to the subdivision.</p>	
<p>3. Immediately upstream and downstream of any point or juncture of two or more watercourses.</p>	
<p>4. At a maximum of 300 foot intervals along all watercourses which run through the subdivision or whose riparian yard is within the subdivision.</p>	
<p>5. When ditches, streams or brooks are to be altered, improved, or relocated, the method of stabilizing slopes and measures to control erosion and siltation during construction.</p>	
<p>6. The boundaries of the floodplains of all watercourses within or adjacent to the subdivision (if defined).</p>	
<p>7. The total acreage upstream of the subdivision in the basin drained by any watercourse running through or adjacent to the subdivision.</p>	
<p>8. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage in the subdivision which drains to the structure.</p>	
<p>9. The location and extent of stream encroachment lines, riparian yards, and proposed drainage or conservation easements.</p>	
<p>10. The location, extend, and water level elevation of all proposed or existing lakes or ponds within or adjacent to the subdivision.</p>	

11. Plans for proposed drainage system to include the following:

(a) All existing and proposed storm sewer lines within or adjacent to the subdivision showing the size of lines, direction of flow, slope and the location of each catch basin and inlet.

(b) The location and extent of any proposed dry wells, ground water recharge basins, retention basins, or other water conservation devices. When such facilities that are dependent on percolation are proposed, borings shall be made at appropriate locations designated on the plat, with supplemental soil log data furnished.

12. Plans for proposed sanitary sewage systems showing all existing and proposed facilities servicing the subdivision including location, size and slope of all sanitary sewer lines, pumping stations and connections to existing facilities.

13. Plans for proposed water, gas, electricity, and other utility systems to include all existing and proposed facilities within or adjacent to the subdivision showing feasible connections.

14. When individual water supply or sewage disposal system is proposed, the plan for such system must be approved by the appropriate local county or state health agencies. When a public sewage disposal system is not available, the developer shall have percolation tests or test holes made and submit the results on forms furnished by the local Board of Health, together with the Preliminary Plat. All provisions of Chapter 199 of the Laws of 1954 must be complied with. Any subdivision or part thereof which does not meet the requirements for utilities established by this ordinance or other applicable regulations shall not be approved. Any remedy proposed to overcome a substandard situation shall first be approved by the appropriate local, county, or state health agencies.

15. For any tract not furnished with adequate potable water by public utility the information to supplement the Preliminary Plat shall show the flow rate in gallons per minute of any existing wells on the subject tract and on adjoining property.

16. The location of proposed new streets or private roads to include the tentative cross sections and center line profiles.

17. A development plan indicating the use of the lots within the subdivision, the individual lot areas, the total individual lot area and the individual lot area that may be measured in accordance with the Zoning Ordinance.

18. Building envelopes in accordance with all yard requirements of the Zoning Ordinance for the applicable zone district.

19. A certification that no taxes or assessments for local improvements are due or delinquent on the property.

20. Property proposed for subdivision meeting these plat requirements and procedures shall also comply with the provisions of Article 13 of this ordinance.

21. Open Space Zoning Development Details. For applications that include proposed open space, the following details or information shall be submitted in written description and, where applicable, shown on the plat.

(a) The amount, the nearest tenth of an acre, and location of open space to be provided.

(b) The location and description of any permitted improvements.

(c) A description of the organization to be established for the ownership and maintenance of any open space and facilities in accordance with 12-19.2a7 of this ordinance.

In addition, the following should be included:

1. Variances shown on plans and listed on cover sheet.

2. List of property owners within 200' of subject property on cover sheet.

<u>Sidewalks</u> - (Check Master Plan)	
Approval from Somerset County Planning Board, by Applicant.	
Approval from Somerset-Union Soil Conservation District, by Applicant.	