

LAND DEVELOPMENT

*116 Attachment 6*

**Township of Elsinboro**

**Checklist Schedule B  
[Amended 2-2-2009 by Ord. No. 2009-3]**

	<b>Minor Site Plan</b>	<b>Minor Subdivision</b>	<b>Preliminary Site Plan</b>	<b>Preliminary Major Subdivision</b>	<b>Final Site Plan</b>	<b>Final Major Subdivision</b>
<b>PLAT SPECIFICATIONS</b>						
1. Plat clearly and legibly drawn or reproduced at a scale not smaller than 1 inch equals 100 feet.	x	x	x	x	x	x
2. Sheet size either 15 x 21, 24 x 36, or 30 x 42.	x	x	x	x	x	x
3. Plans shall be prepared by an architect or engineer if application involves only the location of proposed buildings and their relationship to the site and the immediate environs.	x	x	x	x	x	x
4. Plans shall be prepared by an architect, planner or engineer if application involves only the location of drives, parking layout, pedestrian circulation, and means of ingress and egress.	x	x	x	x	x	x
5. Plans shall be prepared by an engineer if application involves only drainage facilities for site plans of 10 acres or more, or involving stormwater detention facilities, or traversed by a watercourse.	x	x	x	x	x	x
6. Plat prepared to scale based on deed description, tax map or similarly reasonable accurate data for the purpose of review and discussion by the municipal agency (concept discussion only).						
<b>GENERAL INFORMATION</b>						
7. Metes and bounds description of parcel in question based upon current land survey information.	x	x	x	x	x	x

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8. Property line shown, length in feet and hundredths, bearings in degree, minutes and seconds.	X	X	X	X	X	X
9. Key map showing location of tract to be considered in relation to surrounding area, within 2,000 feet.	X	X	X	X	X	X
10. Title block containing name of applicant, preparer, lot and block numbers, date prepared, date of last amendment and zoning district.	X	X	X	X	X	X
11. Each block and lot numbered in conformity with the municipal Tax Map as determined by the municipal Tax Assessor.	X	X	X	X	X	X
12. Scale of map, both written and graphic.	X	X	X	X	X	X
13. North arrow giving reference meridian.	X	X	X	X	X	X
14. Space for signatures of Chairperson and Secretary of the municipal agency.	X	X	X	X	X	X
15. Names of all property owners within 200 feet of subject property shown on the plan	X	X	X	X	X	X
16. Location of existing and proposed property lines with dimensions in feet to the nearest two decimal places.	X	X	X	X	X	X
17. Zoning district in which parcel is located, indicating all setbacks, lot coverage, height, floor area ratio, and density, both as to required and proposed. Indicate the above both written and graphically.	X	X	X	X	X	X
18. Acreage of affected parcel to the nearest hundredth of an acre.	X	X	X	X	X	X
19. Number of lots following subdivision, including areas in acres if one acre or over or in square feet if under one acre.		X		X		X
20. Provide digital or other similar photograph of the premises in question taken from the opposite side of the	X	X	X	X	X	X

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street.						
21. Constraints provision calculations.		x		x		
<b>NATURAL FEATURES</b> (Topography) Topography of the site and within 200 feet thereof						
22. Contours to determine the natural drainage of the land. Intervals shall be: up to 10% grade, 2 feet; over 10% grade, 5 feet.	x	x	x	x		
23. Cliffs and rock outcroppings.	x	x	x	x		
24. Floodplains.	x	x	x	x	x	x
25. Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines.	x	x	x	x	x	x
26. Aquifer recharge areas, including safe sustained groundwater yield.	x	x	x	x		
27. Wooded areas indicating predominant species and size.	x	x	x	x		
28. Location of trees 6 inches or more in diameter, as measured four feet above ground level, outside of wooded area, designating species of each.			x	x		
29. Areas in which construction is precluded due to presence of stream corridors and/or steep slopes.	x	x	x	x		
30. All areas to be disturbed by grading or construction.	x	x	x	x		
<b>MAN-MADE FEATURES ON-SITE AND WITHIN 200 FEET THEREOF</b>						
31. Location of existing structures and their setbacks from existing and proposed property lines.	x	x	x	x	x	x
32. Location of existing easements or rights-of-way, including power lines.	x	x	x	x	x	x
33. Location of existing railroads, bridges, culverts, drainpipes, water and sewer mains and other man-made	x	x	x	x	x	x

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installations affecting the tract.						
34. Location of existing wells and septic systems.	X	X	X	X		
35. When applicant intends to use a conventional septic disposal system: location of test holes, test results and approximate location of the intended disposal field.	X	X	X	X		
36. Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, communications and electric, showing feasible connections to existing or proposed utility systems.	X	X	X	X		
37. Location and description of monuments, whether set or to be set.	X	X			X	X
38. Location, names and widths of all existing and proposed streets on the property and within 200 feet of the tract.	X	X	X	X	X	X
39. Required road dedication.	X	X	X	X	X	X
40. Road orientation (as it relates to energy conservation).	X	X	X	X	X	X
41. Sketch of prospective future street system of the entire tract where a preliminary plat covers only a portion thereof.			X	X		
<b>MISCELLANEOUS</b>						
42. Proposed sight easements where required.	X	X	X	X	X	X
43. Proposed drainage easements where required.	X	X	X	X	X	X
44. Environmental impact statement per Ord. No. 94-5.			X	X		
45. Landscaping plan, including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included.			X	X		
46. Soil erosion and sediment control plan consistent with the requirements of the local Soil Conservation District.	X	X	X	X		
47. Design calculations showing proposed drainage			X	X		

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facilities to be in accordance with the appropriate drainage runoff requirements.						
48. The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than residential shall be noted.	x	x	x	x	x	x
49. A detailed analysis of the expected composition and amounts of solid waste and recyclables generated at the proposed development.		x	x	x	x	x
50. Locations documented on the subdivision or site plan that provide convenient recycling opportunities for all owners, tenants, and occupants. The recycling area shall be of sufficient size, convenient location and contain other attributes (signage, lighting, fencing, etc.) as may be determined by the Municipal Recycling Coordinator.		x	x	x	x	x