

ZONING AND SUBDIVISION

175 Attachment 2

**MAJOR SUBDIVISION, PRELIMINARY PLAT
PLAT DETAIL REQUIREMENT CHECKLIST**

APPLICANT: _____

BLOCK: _____ LOT: _____

	YES	NO	NOT REQUIRED OR OTHER
1. Signature, address, seal and license number of professional engineer preparing plat.			
2. The plat should be based upon a land survey conducted not more than five years prior to the date of application and certified to the subdivider.			
3. Scale, both written and graphic, not less than one inch - 100 feet for subdivisions up to 100 acres.			
4. For subdivisions 100 acres or more in size, the scale, both written and graphic, shall not be less one inch - 200 feet.			
5. Title block to read "Preliminary - Major Subdivision".			
6. Name of subdivision, if any.			
7. Tax Map sheet, block and lot number(s) of the tract to be subdivided as shown on the latest borough Tax Map, the date of which should also be shown.			
8. Date of original and all revisions.			
9. Names and addresses of owner and subdivider, so designated.			
10. A key map (at a scale of not less than one inch - 1,000 Square Feet) showing the location of the tract to be subdivided, with reference to surrounding areas, existing streets which intersect or border the tract, the names of all such streets and any zone boundary or borough boundary which is within 500 feet of the subdivision.			
11. A schedule should be placed on the map indicating the acreage of the tract, the number of lots, the zone, the minimum required lot areas, setbacks, yards and the dimensions and percentage of recreation acreage provided.			

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	YES	NO	NOT REQUIRED OR OTHER
12. Zone boundaries and the names of all owners, Tax Map sheet, lot and block numbers and property lines of parcels within 200 feet of the land to be subdivided, including properties across the street, as shown on the most recent records of the Borough of Pine Beach, or of the municipality of which the property is a part.			
13. The plat should be based on a current certified boundary survey, with sufficient lines of the adjoining tracts surveyed to establish any overlap or gap between the adjoining boundary lines and the boundary lines of the tract in question.			
14. The date of the survey and the name of the person making the survey shall be shown on the map.			
15. Existing one foot interval contours based on United States Coast and Geodetic Survey data (MSL=0) shall be shown extending a minimum of 100 feet beyond the boundary of the tract in question and shall be certified by a New Jersey licensed surveyor or professional engineer as to accuracy, except that where the slopes exceed 5%, a two foot interval may be used, and if the slopes exceed 10%, a five foot interval is permissible.			
16. The source of elevation datum base should be noted.			
17. Contours have been established by aerial photography. Submit a check profile made on the boundary line of the tract and certified by a New Jersey licensed land surveyor.			
18. 90% of elevations interpolated from contour lines will be within 1/2 the contour interval when referred to the nearest bench mark. All spot elevations shall be to the nearest 0.1 foot and accurate to within 0.3 foot.			
19. 90% of all planimetric features shown on the map will be within 1/40 inch of their true position, and no planimetric features will be out of true position more than 1/20 inch at map scale when referenced to the nearest field-established station. A statement of compliance and/or a complete statement concerning any areas of noncompliance with this requirement shall be placed on the tentative plan.			
20. All existing streets, watercourses, floodplains, floodways and flood areas within the proposed subdivision and within 200 feet of the boundaries thereof, both the width of the paving and the width of the right-of-way of each street, existing public easements and borough borders within 200 feet of the subdivision.			

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21. All existing structures, an indication of those which are to be destroyed or removed, and the front, rear and side yard dimensions of those to remain.			
22. The boundaries, nature, extent and acreage of wooded areas and other important physical features, including swamps, bogs, and ponds within the proposed subdivision and within 200 feet thereof.			
23. The layout of the proposed subdivision should be drawn in compliance with the Land Use and Development Regulations.			
24. All existing and proposed easements or rights-of-way and the purposes thereof, and proposed streets within the proposed subdivision. The proposed streets shall show the right-of-way and proposed pavement width.			
25. The existing system of drainage of the subdivision and of any larger tract of which it is a part, together with information on how it is proposed to dispose of surface drainage.			
26. The acreage of the drainage area or areas of each natural or man-made watercourse traversing the subdivision, including the area within the subdivision and the area upstream from the subdivision.			
27. All proposed lot lines and the areas of all lots in square feet. The areas and dimensions specified should be accurate to within -0% and +4%.			
28. North arrow and basis therefor.			
29. Preliminary utility layouts showing methods of connection and sources of service.			
30. The proposed location and area, in acres or square feet, of all proposed common open space areas.			
31. The types and locations of all stakes, marks or flagged points, if any, placed on the property to aid in on-site inspections.			

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32. The marks or stakes must be placed at the intersection of all lines of the tract boundary with existing streets, at the center of all cul-desacs, at all internal street intersections, along street tangents at intervals not exceeding 500 feet and at such additional locations as may be deemed necessary. The locations indicated on the plat shall be accurate within plus or minus 10 feet. Any traverse lines cut out and/or marked on the site shall be shown on the plat. If such on-site points have not been established at the time of submission, the Planning Board may give the subdivider 15 days' notice of the date of any proposed site inspection by the Board, so points can be set.			
33. Indicate on the property to be subdivided and within 200 feet, all existing paper streets, dirt roads, paved streets, curbs, manholes, sewer lines, water and gas pipes, utility poles, ponds, swamps and all other topographical features of a physical or engineering nature.			
34. Preliminary on-site grading and drainage plan.			
35. Preliminary grading and drainage plan should indicate the locations of all existing and proposed drainage swales and channels, retention-recharge basins, the scheme of surface drainage and other items pertinent to drainage, including the approximate proposed grading contours at one-foot intervals, except that if slopes exceed 5%, a two-foot interval may be used, and if they exceed 10%, a five foot interval is permissible. Data shall be United States Coast and Geodetic Survey data (MSL=0), and the source of data shall be noted.			
36. The preliminary grading and drainage plan should indicate the approximate area contributing to each inlet.			
37. All proposed drainage should be shown with preliminary pipe types and sizes, invert elevations, grades and direction of flow. The direction of flow of all surface waters and all watercourses shall be shown.			
38. Drainage calculations substantiating grading and drainage plan.			
39. Preliminary off-site drainage plan.			
40. Preliminary off-site drainage plan should consist of an outline of the entire drainage basin in which the property to be subdivided is located. The terminus of the basin and existing ground contours or other basis for determining basin limits should be shown.			

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41. Preliminary off-site drainage plan should indicate the pertinent off-site existing drainage, which receives or discharges runoff from or onto the site, should be shown with elevations of inverts, pipe types and sizes or other appropriate physical data for open or nonpipe conduits.			
42. Indicate on preliminary grading and drainage plan, any existing plans for drainage improvements to the extent that information is available and may be obtained from the county or municipal engineer(s).			
43. Plans of proposed temporary drainage system.			
44. Preliminary center-line profiles showing all proposed drainage; all existing and proposed finished roadway grades; channel section details; pipe sizes, type and inverts; road crowns and slopes; and all other proposed drainage structures and connections shall be shown.			
45. Boring logs and soil analyses.			
46. Borings should be spaced evenly throughout the tract.			
47. One boring not less than 15 feet below the proposed grade or 20 feet minimum depth shall be made for every five acres, or portion thereof, of land within a tract where the water table is found to be 10 feet or more below the proposed or existing grade at all boring locations.			
48. One additional boring shall be made per acre, or portion thereof, in those areas where the water table is found to be less than 10 feet below the proposed or existing grade.			
49. In those areas where the water table is found to be five feet or less below the existing or proposed grade, two additional borings per acre, or portion thereof, will be required. If construction of homes with basements is contemplated, at least one boring will be located on each lot within the building setback lines.			
50. Boring logs shall show soil types and characteristics encountered, groundwater depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs should show surface elevations to the nearest 0.1 foot.			
51. Based on the borings, the plat should show all areas having a water table within two feet of the existing surface of the land, or within two feet of the proposed grade, or all areas within which two feet or more of fill is contemplated or has previously been placed.			

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52. The location, dimensions, area and disposition of any park and recreation areas should be shown and noted on the plat and shall be subject to the approval of the Planning Board.			
53. Sectionalization and staging plans.			
54. The preliminary sectionalization and staging plan should indicate for each lot or group of lots in the subdivision, those improvements that will be completed prior to application for certificates of occupancy. The plan should demonstrate that the staging of construction will minimize adverse effects upon occupied buildings in the subdivision and adjoining properties.			
55. If the subdivision is proposed to be filed for final approval in sections, the plan should indicate each section and the anticipated date of filing for each section. The staging of the various sections in the subdivision shall be such that if development of the subdivision were to be discontinued after the completion of any section, the developed portion of the subdivision would be provided with adequate street drainage and utility systems. The size and staging of the section in a subdivision shall be established to promote orderly development and shall be subject to the approval of the Planning Board. In no instance shall any single section of a subdivision include more than 100 lots.			
56. The location of proposed depressed pedestrian ramps and other facilities for the handicapped.			
57. Other:			