

ZONING AND SUBDIVISION

175 Attachment 4

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

APPLICANT: _____

BLOCKS: _____ LOT(S): _____

	YES	NO	NOT REQUIRED OR OTHER
1. The final plat has been submitted after the three years of the date of approval of the Preliminary Plat, therefore, a new preliminary plat is required and/or this submission for final plat cannot be considered.			
2. Scale of not less than one inch - 100 feet.			
3. The submitted final plat does not conform to Chapter 141 of the Laws of 1960 of the State of New Jersey, as amended and supplemented.			
4. All dimensions, both linear and angular, of the exterior boundaries of the subdivision and all lots and all lands reserved or dedicated for public use shall balance, and their description shall close within a limit of error of not more than one part in 10,000.			
5. The bearing system used on the exterior boundaries of the final plat shall conform to the New Jersey State Plane Coordinate System, or the plat should show bearings based on said system, in addition to any other bearings shown. When multiple bearing systems are shown, the bearings conforming to the New Jersey State Plane Coordinate System shall be enclosed in brackets.			
6. Coordinates based on the New Jersey State Plane Coordinate System (x and y) should be shown individually or in tabular form, for the monumented (existing or proposed) corners of the exterior boundary of the tract.			
7. The source of the New Jersey State Plane Coordinate System information should be noted on the final plat.			
8. Title block to read "Final Plat - Major Subdivision" or "Preliminary & Final Plats - Major Subdivision".			
9. Development name, if any.			
10. 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.			
11. Date of original and all revisions.			
12. Names and addresses of owner and subdivider, so designated.			

PINE BEACH CODE

	YES	NO	NOT REQUIRED OR OTHER
13. The name(s), signature(s), address(es), and license number(s) of the engineer and/or land surveyor who prepared the map. The plat shall bear the embossed seal of said engineer and/or land surveyor.			
14. The plat map should be based on a monumented, current, certified boundary survey.			
15. Date of survey and the name of the person making the monumented, current, certified boundary survey should be shown on the map.			
16. The date of the survey is more than 12 months prior to the submission of the final plat. The plat must be recertified and updated.			
17. The revisions from the survey used as a base for the tentative plat should be specifically noted.			
18. Indicate the acreage of the tract, the number of lots, the zone, the dimensions and percentage of recreation acreage provided.			
19. Grading plan, indicating the existing and proposed grading contours at one-foot intervals throughout the tract, 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. In addition, sufficient spot elevations shall be shown to clearly delineate proposed grading, including corner elevations of buildings, first floor and basement elevations.			
20. Indicate the limits of all areas of proposed cuts and fills, exclusive of excavations for basements.			
21. On-site drainage plan.			
22. The on-site drainage plan should be presented in graphic form which should clearly show the street and lot layout and those items which are pertinent to drainage, including existing and proposed contours.			
23. The on-site drainage plan should outline each area contributing to each inlet.			
24. All proposed drainage should be shown on the on-site drainage plan, with pipe types and sizes, invert and grate or rim elevations, grades and direction of flow. The direction of flow of all surface waters and of all streams should be indicated.			
25. The on-site drainage plan should be accompanied by complete drainage calculations.			

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26. Off-site drainage plan.			
27. The off-site drainage plan should outline 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 indicated.			
28. The pertinent off-site existing drainage should be indicated with elevations of inverts and grade to the nearest one-tenth foot.			
29. Indicate any existing plans for drainage improvements, to the extent possible from available information of the county or municipal engineer(s).			
30. A temporary drainage system is proposed. Submit full plans of that system.			
31. The off-site drainage plan should be accompanied by profiles of all proposed drainage, showing existing and proposed finished grades, channel section details, pipe sizes, types, inverts, crowns and slopes; all proposed structures and connection; and design hydraulic grade lines for all conduits designed to carry 40 or more cubic feet per second. Cross sections at intervals not exceeding 100 feet should be shown for all open channels.			
32. Center-line profiles of all proposed streets.			
33. The center-line profiles should indicate the existing and proposed finished grades and slopes.			
34. The center-line profiles should indicate the pipe sizes, slope, type inverts and grate or rim elevations of drainage and sanitary sewage facilities.			
35. Cross sections of proposed streets to at least 10 feet outside of any grading limit at intervals of at least every 100 feet, of all proposed streets.			
36. The number, location and species of all proposed shade trees or other plantings.			
37. Detailed utility layouts, specifications and cross sections (sewers, water, gas, electric, telephone, etc.) showing feasible connections to any existing or proposed utility systems; provided, however, that detailed layouts of gas, electric and telephone lines are not required. An indication of these on a typical road cross section will be sufficient. Include proposed locations of streetlights and fire hydrants. If private utilities are proposed, they shall comply with all local, county and state regulations.			

PINE BEACH CODE

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38. The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined and/or such other information as may assist the Planning Board in the determination of floodway and flood hazard area limits. In cases where all or a portion of a subdivision within the R-800 Zone is located in an unnumbered "A" Zone as shown on the Flood Insurance Rate Maps of the Federal Insurance Administration, the applicant shall undertake and submit such studies as are necessary to determine the base flood elevation.			
39. Tract boundary lines, right-of-way lines of streets, easements and other right-of-way; land to be reserved or dedicated to public use, all lot lines and site easement lines, with accurate dimensions and bearings and radii, tangents, chords, arcs and central angles of all curves and all front, rear and side (or yard) setback lines.			
40. All monuments in accordance with Chapter 141 of the Laws of 1960 of the State of New Jersey, including all monuments found, monuments set and monuments to be set, and an indication of monumentation found and reset.			
41. Certificate of engineer or land surveyor as to accuracy of the details of the plat.			
42. Lot and block numbers shown on the final plat should conform to the Borough Tax Map, or proposed revisions thereof, and shall be obtained by the applicant's engineer from the Borough Engineer. Proposed house numbers should also be obtained from the Borough Engineer and should be shown encircled on the final plat, or one of the attachments thereto.			
43. Subdivision names and street names shown on the final plat should not be the same or similar to any name of any existing subdivision or street in the Borough of Pine Beach and shall be approved by the Borough Engineer.			
44. The location of areas dedicated for park and recreation facilities or common open space as approved by the Planning Board.			
45. A detailed plan setting forth the type and location of all traffic control regulatory devices, which is subject to the approval of the Borough Engineer and likely to be approved by the New Jersey Department of Transportation. It shall provide for the health, safety, convenience and well-being of those occupying, or likely to occupy, the subdivision between final approval and final acceptance.			

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46.	All plats submitted to the Planning Board for final approval shall comply with the provisions of the Map Filing Law (N.J.R.S. 46:23-9.8 et seq.) and shall not contain more than 100 lots. Simultaneous consideration of approval of multiple final sections, each containing not more than 100 lots, may be entertained by the Board.			
47.	Sectionalization of final plats shall be in conformance with the sectionalization and staging plan, if any, approved with the preliminary plat.			
48.	Other:			