

LAND DEVELOPMENT

160 Attachment 4

Township of Hamilton

**Addendum
As-Built Checklist**

Application No. _____
Date _____

Township of Hamilton
Mercer County, New Jersey

Checklist:

The following list contains those items required to be included in the plans submitted as as-built.

Required details.

_____	1.	All plans submitted shall be on one of three of the following standard sheet sizes: 8 1/2 by 13 inches, 15 by 21 inches, or 24 by 36 inches. If one sheet is not sufficient to contain the entire tract, it may be shown on separate sheets of equal sizes, with reference on each sheet to the adjoining sheets.	
_____	2.	Title block.	
_____		_____	a. The name of the subdivision or development, municipality and county.
_____		_____	b. The date or original preparation of the plan and of each subsequent revision thereof.
_____		_____	c. The name(s), address(es), signature(s), title(s) and license number(s) and embossed seal of person(s) who prepared the plans.
_____		_____	d. If the plans are prepared by a licensed professional engineer, architect, planner, land surveyor, etc., title blocks shall also be in conformance with the rules and regulations of their respective state boards.
_____	3.	A graphic and numerical scale.	
_____	4.	North arrow.	
_____	5.	The subdivision or development boundary line (heavy solid line) and the location of that portion subdivided or developed in relation to the entire tract.	
_____	6.	The property lines of the land subdivided, the location and right-of-way widths of all streets and the distance to the nearest intersection.	
_____	7.	The full plan of development, including street and alley lines and widths, and areas dedicated to or reserved for public purposes.	
_____	8.	Widths of easement or right-of-way, if any, for public service and utilities, with notations of any limitation on such easements or rights-of-way.	
_____	9.	Monument as-built plans; sanitary sewer and drain as-built plans.	

HAMILTON CODE

			a.	For monument as-built plans:
			(1)	Dimensions of sight triangles, tangents, radii, arcs and chords and central angles for all center-line curves on streets and at all street corners.
			(2)	Appropriate corner markers, such as stakes, iron pipes, cut crosses, monuments and so forth, shall be set either by the licensed land surveyor or under the supervision of a licensed land surveyor. Such markers shall be set at each property corner not previously marked by a property marker, unless the actual corner is not accessible, or unless written contractual arrangements are made to omit corner markers, and a notation stating that such omissions have been made shall be included on the plat or plan of the survey.
			(3)	All boundary or corner markers delineating the property surveyed, found or set must be described on the plat of survey with data provided to show their relation to the property corner or, if appropriate, to the boundary lines. When a property corner cannot be set because of physical constraints, a witness marker shall be set and so noted on the plat of the survey.
			(4)	Markers for property corners set by licensed surveyors, except for monuments required on filed maps, shall be composed of durable material and be of the minimum length practical to reasonably assure permanence, with a recommended length of 18 inches or more. These markers may include:
			(a)	Concrete monuments.
			(b)	Iron pins ½-inch outside diameter or larger.
			(c)	Reinforcing steel bars ½-inch outside diameter or larger.
			(d)	Iron pipes ½-inch outside diameter or larger.
			(e)	Commercially manufactured iron or aluminum monuments.
			(f)	Brass discs, or similar metal, set in durable materials.
			(g)	Nails or spikes set in durable materials.
			(h)	Drill holes in durable material.
			(i)	Plastic stakes.
				The above-described marker requirements do not apply to intermediate points set on line or for random traverse points.
			(5)	All points located in field must be shown on site plans. If corner markers cannot be found and are not set, it is to be so noted on the site plan as in statutory reference N.J.S.A. 45:8-28(e).

LAND DEVELOPMENT

			(6)	In all cases listed in subsection (4) above, the marker shall be identified with a durable cap, disc or shiner, etc., bearing the name of the surveyor or firm responsible for setting the corner.
			(7)	All as-built plans will be considered a legal survey and must conform to these rules.
			(8)	Any property that has changed ownership must have permanent markers set at all property corners. For type of markers see subsection (4).
		_____	b.	Sanitary sewer and drain as-builts:
			(1)	All elevations must be in USGS and so noted.
			(2)	All rims and inverts must have elevations and the size and type of pipe. Additionally, the pipe length and pipe slope must be shown on the plan.
			(3)	All easements must be noted.
			(4)	All property corners must have elevations and flow arrows indicating which way drainage goes.
_____	10.	For monument as-built plans: All bearing and boundary line dimensions and areas for the entire tract and for each lot, including lands remaining, and for any area to be reserved for public purpose.		
_____	11.	All building ties of new and existing buildings and necessary structures.		
_____	12.	Location of all existing utility lines, above and below ground, within and immediately adjacent to the subject site, if necessary. For sanitary and storm sewers, length, size and type of pipe, inverts and rim elevations should be provided.		
_____	13.	For detention basins, information should be provided to show that the basin was built as per design.		
_____	14.	Signature block as follows:		
		I hereby certify that I have prepared this plat or plan and that all dimensions and information are correct.		
		_____	_____	
		(Name)	(Title and License No.)	
_____	15.	All additional details required at the time of approval.		
_____	16.	All dimensions of the exterior boundaries of any subdivision, balanced and closed to a precision of one to 10,000 and dimensions of all lot lines to within one to 20,000. All dimensions, angles and bearings must be tied to at least two permanent monuments not less than 300 feet apart, and all information shall be indicated on the plat. At least one corner of the subdivision shall be indicated on the plat. At least one corner of the subdivision shall be tied to United States Geological Survey bench marks with data on the plat as to how the bearings were determined.		
		All site plans must have noted whether bench marks are in USGS.		