

TOWNSHIP OF HAMILTON
MERCER COUNTY, NEW JERSEY

MINOR SUBDIVISION

CHECKLIST:

The following list contains those items required to be included in the plans submitted for a MINOR SUBDIVISION. Applications lacking any of this information may be classified as INCOMPLETE and will not be heard by the appropriate Board until this information is provided. Applicants should place a CHECK next to each item which in his opinion is contained within the plans.

REQUIRED DETAILS:

_____ 1. The MINOR SUBDIVISION plan shall be drawn at a scale of not more than one hundred (100) feet to the inch on one (1) of three (3) standard size sheets as follows: Eight and one-half by thirteen (8 1/2 by 13) inches. Fifteen by twenty-one (15 x 21) inches or twenty-four by thirty-six (24 x 36) inches. If one (1) 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. A KEY MAP, at a scale of not less than one (1) inch equals eight hundred (800) feet, showing the location of the subject property in relation to significant facilities such as schools, parks, major streets, zoning boundaries, major shopping or employment centers within two thousand (2,000) feet of any part of the property.

_____ 3. TITLE BLOCK:

- a. Name of the subdivision or development, municipality and county.
- b. Date of original preparation of the plan and of each subsequent revision thereof.
- c. Name, address, signature, title, license number and embossed seal of the person who prepared the plan.
- d. If the plans are prepared by a licensed professional (engineer, land surveyor, architect, planner, et cetera), title blocks shall also be in conformance with the rules and regulations of their respective State Boards.

_____ 4. Names, addresses and signatures of the owner(s) and applicant(s) of record.

_____ 5. The zone district, tax map, section and lot number of the site to be developed as well as that for all contiguous land and of the property directly across the street.

_____ 6. The names and addresses of all property owners within two hundred (200) feet of the site.

_____ 7. A graphic and numerical scale.

_____ 8. North arrow.

_____ 9. The Subdivision or development boundary lines (heavy solid line) and the location of that portion which is to be subdivided or developed in relation to the entire tract.

_____ 10. The location of all existing and proposed property lines, streets, buildings and structures (with an indication as to whether they will be removed or retained), bridges, culverts, drainpipes, driveways, parking or loading areas, rights-of-way and all easements on and within one hundred fifty (150) feet of the property.

_____ 11. The location of all existing significant natural features on and within one hundred fifty (150) feet of the property, including streams, watercourses, ponds, drainage ditches, rock outcrops, wooded areas, wetlands, et cetera.

_____ 12. The full plan of development, including street and alley lines and widths, and areas to be dedicated to or reserved for public purposes.

_____ 13. Widths of easements or rights-of-way, if any, for public services and utilities with notations of any limitation on such easements or rights-of-way.

_____ 14. Dimensions of sight triangles, tangents, radii, arcs and chords and central angles for all center-line curves on streets and at all street corners.

_____ 15. All bearings and boundary line dimensions and areas for the entire tract and each lot proposed, including lands remaining, and for any area proposed to be dedicated to or reserved for a public purpose.

_____ 16. Proposed buffer and landscaped areas, if any.

_____ 17. Location of all monuments, designating the monuments referenced and showing at least two (2) permanent coordinated monuments within a reasonable distance of the site, as approved by the Township Engineer.

_____ 18. Delineation of the five-hundred year flood plain and the National Flood Insurance Program floodway and flood hazard areas.

_____ 19. The names of adjoining subdivisions, if any and the book and page where recorded.

_____ 20. All setbacks (front yard, side yard, rear yard) of existing and/or proposed principal buildings and all necessary structures.

_____ 21. A certification by the licensed engineer and surveyor stating the plat is correct and a statement duly acknowledged before some officer authorized to take acknowledgement of deeds, signed by the owner or owners of the property, stating the subdivision is made with their free consent and is in accordance with their desires.

_____ 22. If the proposed lot(s) is (are) not serviced by a sanitary sewer, certification by a licensed professional engineer that the proposed lot(s) can adequately accommodate a septic system. The location(s) of the soil log(s) and percolation test holes, test results and compliance with the Individual Sewage Disposal Code of New Jersey shall be shown on the plat and certified by a licensed professional engineer. This shall be shown for each lot proposed, including lands remaining.

_____ 23. Compliance with Chapter 565 - Site Investigation & Soil Sampling.

_____ 24. Compliance with Chapter 583 - Stream Buffer Conservation Zone.

Signature of person who prepared checklist

Date of plan including last revision