

FORM 4
MINOR SUBDIVISION
PLAT DETAILS AND REQUIREMENTS

Applicant's Name _____

Application # (to be assigned by Township) _____ Date Received _____

**PLAN ACCURACY & LEGIBILITY
SUFFICIENT FOR REVIEW:**

Yes () No ()

PREPARED BY P.E. OR L.S.:

Yes () No ()

- | YES | NO | WAIVER | | |
|-----|-----|--------|-----|---|
| () | () | () | 1. | A general description of the proposed development and a brief assessment of its effect on the site, adjacent properties, the neighborhood and the Township as a whole, including but not necessarily limited to effects upon the natural environment, land use patterns, traffic and circulation, visual factors, utilities and drainage. |
| () | () | () | 2. | A key map showing location of tract to be considered in relation to the surrounding area, within at least 200 feet of the subject site. |
| () | () | () | 3. | Title block containing name of applicant and owner, preparer, lot and block numbers, date prepared and date of last amendment. |
| () | () | () | 4. | The name of the proposed subdivision. |
| () | () | () | 5. | Space for signatures of Chairman and Secretary of the Board and the Township Engineer. |
| () | () | () | 6. | Scale of map, both written and graphic. The scale shall be no more than 50 feet to the inch. |
| () | () | () | 7. | North arrow. |
| () | () | () | 8. | Zoning district in which parcel is located, and a map showing the zone districts of adjacent property, with a table indicating all setbacks, lot areas, lot widths and depths, building and impervious coverage, building heights, floor area ratios, density, number of parking spaces, and slope disturbance, both as to required and proposed, for the subject property. |
| () | () | () | 9. | The name, address, and block and lot number of all adjacent property owners within 200 feet of site, and the names of adjacent subdivisions, if any. |
| () | () | () | 10. | The boundaries of the tract in question, with dimensions of same. Where it is physically impossible to show the entire property on the required sheet, a key map is permitted. |
| () | () | () | 11. | Existing and proposed property lines for the lots in question, with metes and bounds of same, and tentative lot and block numbers. |
| () | () | () | 12. | Location of existing easements or rights-of-way including power lines, drainage easements, access easements, stream encroachment lines, sight easements, utility |

easements, existing schools and parks, and the location of areas to be reserved for public use and other common areas.

- 13. Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas, rock outcrops, and limits of disturbance. If such features are located on adjacent property, but have the potential to affect the site development, they shall be shown.
 - 14. Existing and proposed topographic contours of the site and adjacent areas affecting the site. Contour intervals shall be no greater than: 5% slope or less - 1 foot; over 5% slope - 2 feet.
 - 15. The location and width of any abutting streets, both rights-of-way and pavement, and any railroad rights-of-way.
 - 16. The locations, dimensions and profiles for all proposed streets, sidewalks, and alleys to a minimum distance of two hundred (200) feet beyond the tract boundaries.
 - 17. Location of existing buildings and their setbacks from property lines.
 - 18. Existing and proposed utility service, sanitary sewer mains and connections to same, wells, water mains and connections to same, fire hydrants, etc.
 - 19. Existing and proposed storm drainage design and improvements, including a map showing the entire drainage area, the drainage area contributing to each pertinent drainage structure and drainage tabulation sheets showing calculations for each drainage area.
 - 20. Soil erosion and sedimentation control plan, if required pursuant to P.L. 1975, c. 251.
 - 21. Location of any required dedication or reservation for streets or any area shown on the Official Map.
 - 22. The location and design of fences, walls, sidewalks and similar improvements to be constructed.
 - 23. Location and description of proposed street trees, reforestation and any landscaping. Information shall include common and botanical names, number of plants, planted size and root specification, and shall be prepared by a licensed engineer, architect, landscape architect, planner or other person acceptable to the reviewing governmental body.
 - 24. Construction details and specifications sufficient to illustrate the nature of site improvements, including but not necessarily limited to the following, when appropriate: paving, curbing, walls, fences, utility and storm drainage structures, soil erosion control structures, tree protection devices, light fixtures and standards, signs, planting and staking details, and barrier-free access design.
 - 25. Traffic Study (where required by Board).
 - 26. Environmental Impact Study (where required by Board).
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