

SUBDIVISION OF LAND

158 Attachment 3

C. Preliminary Major Subdivision Checklist
[Amended 4-26-1999 by Ord. No. 1884-99; 6-10-2002 by Ord. No. 2000-02; 6-27-2011 by Ord. No. 23-2011]

The following is a list of items which shall appear on all preliminary major subdivision submissions to the Moorestown Township Planning Board. No application shall be set for a public hearing unless these items are clearly shown on the plan.

1. Subdivision plat

- _____ Plot plan at a scale not less than one inch equals 100 feet
- _____ Zoning classification, tax plate, block and lot numbers and names of the owners of adjoining properties within 200 feet of the tract
- _____ Key map
- _____ North arrow
- _____ Graphic scale
- _____ Complete outbound survey of the entire tract, including all exceptions and easements
- _____ Existing and proposed streets, including the widths of the right-of-way and cartway
- _____ Proposed lot layout, with dimensions and area of each lot
- _____ Name and address of the subdivider and his agent, if any, and the name, seal and signature of the professional engineer or surveyor licensed to practice in New Jersey who prepared the plan
- _____ Location of wetlands and buffers
- _____ Designation of the number of acres in the tract, number of lots, acres of public space, lots per acre, acres used in streets and the proposed number of dwellings

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- _____ Location, dimensions and purpose of proposed easements, rights-of-way and land reserved for public purposes.
 - _____ Location and dimensions of existing buildings, easements, rights-of-way, public lands, tree masses and streams
 - _____ Typical lot layout, indicating front, side and rear yards
 - _____ A current letter of interpretation (LOI) from NJDEP, including a copy of the approved, stamped plan to which the LOI refers; the wetlands lines and buffers shown on the subdivision plan
2. Utility plans (indicating location, course and connections to existing system)
- _____ Sanitary sewers
 - _____ Storm sewers
 - _____ Water
 - _____ A note that all utilities shall be placed underground
 - _____ Soil boring locations and results
 - _____ For an application for which an individual subsurface septic system is proposed, an engineering report is required in accordance with § 158-11C(1)
3. Storm drainage
- _____ Written report on surface drainage
 - _____ Drainage divide plan
 - _____ Drainage calculations
4. Profiles and typical cross sections
- _____ Streets
 - _____ Sanitary sewers

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- Storm sewers
- Water mains
- Underdrains
- 5. Construction details
 - Curbs
 - Paving
 - Sidewalks
 - Street signs, including traffic control
 - Fire hydrants
 - Shade trees
- 6. Topographic contours (at not more than two-foot intervals, referenced to United States Geological Survey datum)
 - Existing
 - Proposed
 - Lot grading plan
- 7. Phasing plan (if appropriate)
- 8. Proof of payment of municipal taxes and assessments
- 9. Application and escrow fees paid
- 10. Ten copies of application, plans and supporting materials (three each of drainage calculations and traffic engineering reports)
- 11. All plans shall be folded when submitted
- 12. Reduced copy of plat, 11 x 17 inches or smaller
- 13. Proof of compliance with § 158-15.1

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14. _____ Proof of compliance with Ch. 160, Preservation and Restoration of Existing Vegetation