

LAND USE AND DEVELOPMENT

300 Attachment 5

Form 4

Minor Subdivision
Plat Details and Requirements
[Amended 12-21-2010 by Ord. No. 1507]

Applicant's Name _____

Application # _____ Date Received _____

PLAN ACCURACY AND LEGIBILITY

SUFFICIENT FOR REVIEW: Yes () No ()

PREPARED BY P.E. OR L.S.: Yes () No ()

Yes No

- () () 1. A general description of the proposed development and a brief assessment of its effect on the site, adjacent properties, the neighborhood and the Borough 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. A statement indicating, what, if any, subdivisions have affected the subject property during the five years prior to the date the application was filed.
- () () 4. Title block containing name of applicant and owner, street address, preparer, lot and block numbers, tax sheet, date prepared and date of last amendment.
- () () 5. Scale of map, both written and graphic. The scale shall contain no more than 50 feet to the inch.
- () () 6. Space for signatures of Chairman and Secretary of the Board and the Engineer of the approving board.
- () () 7. North arrow.
- () () 8. Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating all setbacks, lot areas, lot widths, and lot coverage, both as to required and proposed, for the subject property.
- () () 9. The location and width of any abutting streets, both right-of-way and pavement.
- () () 10. The boundaries of the tract in question, with dimensions of same. Also, acreage of the entire parcel to be subdivided.

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- () () 11. Existing and proposed property lines for the lots in question, with bearings and distances of same. The area in square feet of all lots to be created or retained.
 - () () 12. Location of existing easements, deed restrictions, or rights-of-way including power lines.
 - () () 13. Contours to determine the natural drainage of the land. Intervals shall be: up to 10% slope - two feet; over 10% slope - five feet.
 - () () 14. Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas and rock outcrops, as well as locations of mining activity.
 - () () 15. Location of existing and proposed buildings and other improvements. Setback lines on proposed lots should be indicated.
 - () () 16. Location of existing wells and septic systems and/or location of connections to public water and sanitary sewer systems.
 - () () 17. Soil moving permit. (NOTE: The addition, removal or movement of more than 100 cubic yards of soil from or on any lot or a change in its contour of greater than six inches; or an increase or decrease in drainage characteristics of the lot in question or abutting properties or private or public roads.)
 - () () 18. Location of any required dedication or reservation for streets or any area shown on the Official Map.
 - () () 19. Signature and seal of New Jersey licensed professional engineer.
 - () () 20. Signature and seal of New Jersey licensed professional land surveyor.
 - () () 21. The name of all property owners within 200 feet of the plot in question as disclosed by the most recent municipal tax records.
 - () () 22. Details of all proposed retaining walls.
 - () () 23. Any additional information deemed necessary by the approving board.
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