

APPLICATION FOR APPROVAL
OF A PRELIMINARY PLAT
OF A MAJOR SUBDIVISION
BERKELEY TOWNSHIP PLANNING BOARD

ORIGINAL _____ APPLICANT'S INTEREST IN SUBJECT PROJECT _____
REVISED _____
REAPPROVAL _____ DATE _____
DEVELOPMENT NAME _____ SECTION _____
APPLICANT _____
ADDRESS _____ PHONE _____
TAX MAP SHEET _____ BLOCKS _____ LOTS _____
LOCATION _____
STANDARD LOTS _____ CLUSTER SUBDIVISION _____
OWNER _____
ADDRESS _____ PHONE _____
ENGINEER _____
ADDRESS _____ PHONE _____
ATTORNEY _____
ADDRESS _____ PHONE _____
ZONE _____ NO. OF LOTS _____ ACRES _____
AMOUNT PAID \$ _____ APPROX. COST OF PROJECT \$ _____
TYPE OF HOUSE & CONSTRUCTION _____
SALE PRICE RANGE _____
REMARKS _____

SIGNATURE OF OWNER OR AUTHORIZED AGENT _____
DATE RECEIVED _____ REFERRED TO PLANNING BOARD _____
REFERRED TO BD. OF ADJ. _____

FOR THE USE OF THE PLANNING BOARD ONLY

Date of hearing _____ Fee Paid, Receipt # _____
Decision of the Planning Board _____
Reasons: 1. _____
2. _____
3. _____

Recording Secretary _____

CHECKLIST L.D. 1

BERKELEY TOWNSHIP

PRELIMINARY PLAT MAJOR SUBDIVISION CHECKLIST

Yes No N/A

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| ___ | ___ | ___ | 1. Scale: Not less than 1" = 100' |
| ___ | ___ | ___ | 2. Size: Maximum of 30" x 42" |
| ___ | ___ | ___ | 3. Signature and Seal of New Jersey Licensed Land Surveyor. |
| ___ | ___ | ___ | 4. Improvement Plans, at a scale of not less than 1" = 50', signed and sealed by New Jersey Licensed Engineer. |
| ___ | ___ | ___ | 5. <u>Plat Design:</u> |
| ___ | ___ | ___ | a. Lots conform to zoning or variance(s) requested. |
| ___ | ___ | ___ | b. Side lot lines are at right angles or radial to street line. |
| ___ | ___ | ___ | c. Lots fronting on a paved public, existing or proposed, street with a right-of-way of at least 50 feet. |
| ___ | ___ | ___ | d. No through lots except in compliance with allowed conditions. |
| ___ | ___ | ___ | e. Block length does not exceed 1,000 feet. |
| ___ | ___ | ___ | 6. <u>Title Block:</u> |
| ___ | ___ | ___ | a. Title of "Preliminary Plat." |
| ___ | ___ | ___ | b. Name of subdivision, if any. |
| ___ | ___ | ___ | c. Tax map sheet, block and lot number. |
| ___ | ___ | ___ | d. Date and revisions. |
| ___ | ___ | ___ | e. Name of engineer and/or land surveyor preparing the plat and license number(s). |

Yes No N/A

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|-----|-----|-----|---|
| ___ | ___ | ___ | 7. <u>Project Notes include:</u> |
| ___ | ___ | ___ | a. Tract acreage. |
| ___ | ___ | ___ | b. Name(s) and address(es) of subdivider and owner. |
| ___ | ___ | ___ | c. Number of lots. |
| ___ | ___ | ___ | d. Zoning Schedule with required and provided items. |
| ___ | ___ | ___ | 8. Certification of property owner(s) consenting to the proposed subdivision. |
| ___ | ___ | ___ | 9. Key Map (Minimum Scale: 1" = 1,000'), showing street names within 1,000 feet of the subdivision. |
| ___ | ___ | ___ | 10. Names of all owners and property lines of all parcels within 200 feet. |
| ___ | ___ | ___ | 11. Date of current, certified boundary survey. Name of person preparing same. |

___ ___ ___ 12. Existing one (1) foot contour intervals based on U.S.C. & G.S. datum on the property and extending a minimum 100 feet beyond property boundary. Note source of elevation datum base.

Yes No N/A

___ ___ ___ 13. All existing streets, watercourses, flood plains, floodways, and flood areas within the proposed subdivision and within 200 feet of the property boundary. Paving width and R.O.W. width of each street and any existing public easements.

___ ___ ___ 14. All existing structures and future status.

___ ___ ___ 15. Delineation of important physical features (wetlands, ponds, etc.) on-site and within 200 feet of the proposed subdivision boundaries.

___ ___ ___ 16. Existing drainage system.

___ ___ ___ 17. North arrow and graphic scale.

___ ___ ___ 18. Plat Details:

___ ___ ___ a. Proposed lot lines.

___ ___ ___ b. Areas of each lot.

___ ___ ___ c. Yard setbacks on each lot.

___ ___ ___ 19. Signature block for Board Chairman, Secretary and Engineer.

___ ___ ___ 20. Administrative Requirements:

___ ___ ___ a. Proper application fee (submit calculations).

___ ___ ___ b. Proof of payment of property taxes for the current quarter.

___ ___ ___ c. Required number of prints submitted.

___ ___ ___ d. Application fees reflect any variance or design waiver requests.

Yes No N/A

___ ___ ___ 21. Preliminary grading and drainage plan included.

___ ___ ___ 22. Drainage area map(s) and drainage calculations.

___ ___ ___ 23. Preliminary off-site drainage plan included.

___ ___ ___ 24. Preliminary centerline profiles included.

___ ___ ___ 25. Sectionalization plan, if applicable.

___ ___ ___ 26. Soil boring logs and soil analysis for all subdivisions. Test results for hydraulic conductivity of soils, if septic systems or stormwater basins/trenches/wells are proposed.

___ ___ ___ 27. Submission of Environmental Impact Statement.

___ ___ ___ 28. Submission of a Traffic Impact Statement.

___ ___ ___ 29. Preliminary plat designed in compliance with Berkeley Township Code, Chapter XXXV, Article VIII and Article X.

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|-----|-----|-----|----|--|
| ___ | ___ | ___ | 1. | Proper application fee. |
| ___ | ___ | ___ | 2. | Fees for any variance or design waiver requests. |
| ___ | ___ | ___ | 3. | Required number of plans and completed application forms. |
| ___ | ___ | ___ | 4. | Required number of prints of preliminary architectural floor plans and elevations. |

Yes No N/A

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|-----|-----|-----|----|--|
| ___ | ___ | ___ | 5. | Proof of payment of property taxes for the current quarter. |
| ___ | ___ | ___ | 6. | Evidence of a Comprehensive General Liability Insurance Policy. |
| ___ | ___ | ___ | 7. | Proof of submission of applications to all required regulatory agencies. |