

**PENNSVILLE TOWNSHIP LAND DEVELOPMENT ORDINANCE
CHECK LIST
SCHEDULE "H" – PRELIMINARY MAJOR SUBDIVISION
PLAN DETAILS AND INFORMATION REQUIREMENTS**

Applicant Please Check	All applications for preliminary major subdivision approval must meet all requirements of, and provide all of the materials and information required by this checklist:	Verification (Official Use Only)
()	1. The preliminary plan must be clearly and legibly drawn or reproduced at a scale of not less than one-inch equals fifty feet. It must be prepared under the supervision of, and be signed and sealed by a licensed New Jersey land surveyor and any engineering design work shall be done, signed and sealed by a licensed New Jersey professional engineer.	()
()	2. The plan must be based on tax map information or some other similarly accurate base at a scale of not more than one-inch equals 200 feet to enable the entire tract to be shown on one sheet.	()
()	3. A key map at a scale in which one-inch equals not more than 1,000 feet showing the entire subdivision and its relation to all features within one-half mile of the limits of the subdivision.	()
()	4. The name and address of owner, the applicant, and person preparing plan.	()
()	5. The names of all adjoining property owners as disclosed by current tax records.	()
()	6. The tax map sheet, block and lot numbers for the subject property and all adjoining lots.	()
()	7. The location of the portion which is to be subdivided in relation to the entire tract.	()
()	8. All existing and proposed streets within or adjoining the proposed subdivision, with the right-of-way widths clearly indicated.	()
()	9. The location of all exiting and proposed driveways or other entrances onto existing or proposed public streets.	()
()	10. All existing structures and wooded areas within the lot to be subdivided and within two hundred (200) feet thereof.	()
()	11. All proposed lot lines and lot lines to be eliminated by the proposed subdivision shall be clearly indicated, including the lines of any remainder or consolidated lot.	()

()	12. The location, size and direction of flow of all streams, brooks, drainage structures and drainage ditches in the area to be subdivided or within two hundred (200) feet of the subdivision.	()
()	13. The location and width of all existing and proposed utility and other easements in the area to be subdivided and within two hundred (200) feet thereof.	()
()	14. The zoning classification of the property, a table of applicable zoning requirements confirming existing and proposed conditions with respect thereto, and any other information as may be necessary to confirm zoning compliance.	()
()	15. Acreage of the entire tract, the area being subdivided, and the lot area of each resulting lot (see Ordinance definition of "lot area"), including any remainder or consolidated lots.	()
()	16. Lot dimensions for all lots, including any remainder or consolidated lots; drawing scale and north arrow.	()
()	17. Spot elevations on lot corners and sufficient topographic information for a proper determination of applicable requirements.	()
()	18. All information required by the Map Filing Law.	()
()	19. Sidewalks, curbs, gutters and other improvements as required by Ordinance or in the Residential Site Improvement Standards.	()
()	20. Accurate bearings, headings and other boundary details.	()
()	21. All required front side, and rear setback lines.	()
()	22. Specimen trees having a diameter in excess of twenty-four (24) inches.	()
()	23. Any structures of historic significance within 200 feet of the subdivision and a statement of the impact of the development on the historic structure.	()
()	24. Topographic contours at two foot intervals for slopes averaging 5% or greater and one foot contours for slopes less than 5%. Elevations or contours need not be shown, however, for those portions of any parcel to be retained by the subdivider in an undeveloped state that are more than 200 feet from the lots being created. Contours should show existing ground elevations and proposed elevation in any areas to be graded.	()
()	25. Streets. Cross sections and centerline profiles of proposed streets within the subdivision and existing streets which abut the subdivision.	()

()	26. Watercourses. All existing and proposed watercourses shall be shown accompanied by the following information:	()
()	a. When a stream is proposed for alteration, improvement or relocation or when a drainage structure or fill is proposed within the floodway of an existing stream, evidence of submission of the improvement to the Division of Water Resources shall accompany the subdivision.	()
()	b. Cross sections of watercourses and/or drainage swales at an approximate scale showing the extent of the floodplain, top of bank, normal water level, and bottom elevations at the following locations:	()
()	1) At any point where a watercourse crosses the boundary of a subdivision.	()
()	2) At fifty (50) foot intervals for a distance of three hundred (300) feet upstream and downstream of any proposed culvert or bridge within or adjacent to the subdivision.	()
()	3) Immediately upstream and downstream of any point of junction of two (2) or more watercourses.	()
()	4) At a maximum of three hundred foot intervals along all watercourses which run through or adjacent to the subdivision.	()
()	c. When ditches, streams brooks or watercourses are to be altered, improved or relocated, the method of stabilizing slopes and the measures to control erosion and siltation as well as typical cross sections and profiles shall be shown on the plat or accompany it.	()
()	d. The boundaries of the floodplains within or adjacent to the subdivision.	()
()	27. Drainage.	()
()	a. Preliminary plans and profiles at a scale of one-inch equals fifty feet (1"=50') horizontally and one-inch equals five feet (1"=5') vertically of all proposed and existing storm sewers, drainage swales and streams within the subdivision together with the locations, sizes, elevations, and capacities of any existing storm drain, ditch or stream to which the proposed facility will be connected.	()
()	b. The location and extent of any proposed groundwater recharge basins, retention basins or other water conservation devices.	()
()	c. All drainage calculations used for the design of the storm drainage system and the documents indicating conformance to the standards in this Chapter shall be submitted.	()

()	28. Utilities. Preliminary plans and profiles of proposed utility layouts shall be at a scale of not more than one-inch equals fifty feet (1"=50') horizontally and one-inch equals five feet (1"=5') vertically showing connections to existing and proposed utility systems.	()
()	29. On-site sewage disposal. The results and location of all percolation tests and test borings shall be shown on the plat. At a minimum, a test boring and percolation test shall be taken for every four lots. When deemed necessary by the Planning Board to determine the suitability of the soil to support new construction, further percolation tests shall be submitted. Any subdivision or part thereof which does not meet the established sewage treatment requirements of Chapter 199 as revised shall not be approved unless the proposed remedy to overcome such a situation is approved by the appropriate local, county or state agencies.	()
()	30. A copy of any protective covenants or deed restrictions applying to the land being subdivided.	()
()	31. The location of poles, distance from intersections and illumination factors for all street lighting.	()
()	32. Environmental Impact Statement, as per Check List Schedule "BB".	()
()	33. All other documents, materials and information required by the Pennsville Township Land Development Ordinance.	()
()	34. A written description of the proposed use and development of the property, as well as past and current development and uses.	()
()	35. Copies of all Planning Board (or former Zoning Board of Adjustment) resolutions approving or denying prior site plan, subdivision, variance, or other development applications for the property. If none, indicate "N/A".	()
()	36. Application for grading plan review pursuant to Ordinance Section 5.16. If proposed land disturbance is 500 square feet or less, indicate "N/A".	()