

REVIEW CHECK LIST: FINAL PLAT OF MAJOR SUBDIVISION

Block _____ Lot _____

Name _____

Below is a list of required information which must be submitted with an application for a Final Plat of a Major Subdivision. For more information, refer to Article 10, entitled "Subdivisions" in the Development Regulations Ordinance

Required Information	Status of Compliance
<p>10-7.4 Final Plat of Major Subdivision. The Final Plat shall be drawn in black waterproof ink on tracing cloth at a scale of not more than 100 feet to the inch and in compliance with all the provisions of N.J.S.A. 40:23-9.8. The final plat shall show or be accompanied by the following:</p>	
<p>a. General Information.</p>	
<p>1. Data. Date, name and location of the owner, name of subdivider, graphic scale and reference meridian.</p>	
<p>2. Property Lines. Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lot lines and other site lines, together with accurate dimensions, bearings or deflections, angles, and radii, arcs, and central angles of all curves.</p>	
<p>3. Use of Land. The purpose of any easement or land reserved or dedicated to public use shall be designated, and the proposed use of sites other than residential shall be noted.</p>	
<p>4. Block and Lot Numbers. Each block shall be numbered in conformance with the Tax Map of the Borough of Bernardsville and the lots within each block shall be numbered consecutively beginning with number one, as assigned by the Borough Engineer.</p>	
<p>5. Setback Lines. Minimum building setback line on all lots and other sites.</p>	
<p>6. Monuments. Location and description of all monuments.</p>	
<p>7. Adjoining Property Owners. Names of owners of adjoining land.</p>	
<p>8. Engineer's Certification. Certification by engineer or surveyor as to accuracy of details of plat.</p>	
<p>9. Owner's Certification. Certification that the applicant is agent or owner of the land or that the owner has given consent under an option agreement.</p>	
<p>10. Certification of Other's Approval. When approval of a plat is required by any officer or body of the Borough, County or State, such Approval shall be certified on the plat.</p>	
<p>11. Tax Collector's Certification. Certification from the Tax Collector that no taxes or assessments for local improvements are due or delinquent.</p>	
<p>b. As-built.</p>	
<p>1. Street Profiles. Cross sections and profiles of streets, approved by the Borough Engineer. A construction sheet showing construction detail, such as typical section of street or road, curb section, drop inlet or catch basin.</p>	
<p>2. Grading Plan. Grading plan showing existing and final contours at five-foot intervals for slopes averaging ten per cent or greater and at two-foot intervals for land of lesser slope.</p>	
<p>3. Water and Sewer Profiles. Plans and profiles of storm and sanitary sewers and water mains.</p>	
<p>c. Open Space Zoning Development Details. For applications that include proposed open space, the following additional details or information shall be submitted.</p>	
<p>1. The deed to any open space being dedicated to the Borough or other Governmental Body, or</p>	

2. Copies of any covenants or deed restrictions, master deeds or other documents relating to the development or its ownership or maintenance and to any open space or common open space organization.

d. Improvements.

1. Primary.

(a) Prior to consideration by the Planning Board of a Final Plat of a major subdivision for Final Approval the applicant shall have installed the following primary improvements as required:

- Proposed public streets
- Private roads
- Curbs, shoulders, and guard rails
- Water, sanitary sewers, drainage, and other roadbed utilities.
- Individual lot utility connections to a minimum of 10 feet beyond the curb line.
- On-tract drainage facilities
- Off-tract improvements
- Electric, telephone and other non-roadbed utilities, unless exceptions as permitted in 10-8.3k of this Article apply.

(b) All other primary improvements required by the Planning Board.

2. Secondary.

(a) In addition to the above, prior to consideration by the Planning Board of a Final Plat of a major subdivision for Final Approval, the applicant shall have installed or shall have filed Performance Guarantees, in accordance with Article 11 of this ordinance, for the ultimate installation of the following secondary improvements as required:

- Street Signs
- Shade Trees
- Sidewalks
- Monuments

(b) All other secondary improvements required by the Planning Board.

3. Details.

(a) **Pavement.** The pavement as required shall conform to the Borough specifications but may vary in width and edge conditions with the density of development as follows:

(1) In a subdivision, in zones requiring lots up to 50,000 square feet, a 30-foot pavement must be provided with raised concrete or granite block curbs as approved by the Borough Engineer.

(2) In a subdivision, in zones requiring lots of more than 50,000 square feet, a minimum 20-foot pavement width shall be provided. Flush concrete curbs must be installed at the pavement edge. The pavement width may be increased to provide for the safe movement of traffic or to properly provide for adequate drainage, as required by the Borough Engineer. In no event, however, shall the required pavement width be in excess of 30 feet.

(b) **Drainage.** Positive drainage systems will be installed to include grass berms, catch basins, and pipe of suitable diameter to carry the design flow as required by the Borough Engineer.

(c) **Edge Conditions.** Suitable graded and seeded areas will be provided beyond the pavement to provide for adequate horizontal sight distance for speeds of 30 miles per hour. Guard rails will be provided for embankments and cuts as required by the Borough Engineer.

(d) **Water.** The subdivider shall make a supply of water available to each lot within the subdivision in all zones where public water is available. In all subdivisions in the three highest density residential zones, the subdivider shall make a supply of public water available. In all zones if public water is provided, the subdivider shall contract for the installation of fire hydrants in locations approved by the Borough.

<p>(e) Street Signs. The subdivider shall provide street signs as required by the Planning Board.</p>	
<p>(f) Sanitary Facilities. Sanitary sewers shall be provided in the three highest density residential zones and in all non-residential zones and in all other zones where available.</p>	
<p>(g) Shade Trees. Shade trees are to be provided as required by the Planning Board, within the public right-of-way. The Planning Board recommends that as many shade trees as possible be retained in all subdivisions in order to preserve the present character of the community.</p>	
<p>(h) Top Soil. No top soil shall be removed from the site or used as spoil. Top soil moved during the course of construction shall be redistributed so as to provide equal cover to all areas of the subdivision and shall be stabilized by seeding or planting.</p>	
<p>(i) Sidewalks. The subdivider shall construct at least a 4-foot sidewalk on both sides of the street in all non-residential subdivisions unless this requirement is waived by the Planning Board, as well as in all residential subdivisions where the lots average in width less than 100 feet and less than 20,000 square feet in area. Residential lots 100 feet or larger in average width and 20,000 square feet or greater in area need not provide sidewalks unless needed to provide access to schools or to continue a walk on an existing street, or if required by the Master Plan.</p>	
<p>(j) Monuments. Monuments shall be of the size and shape required by N.J.S.A. 46:23-9.8, and shall be placed in accordance with said statute.</p>	
<p>(k) Utility Installations. In all major subdivisions, the applicant shall make arrangements with the appropriate utility providing electric and telephone service for the subdivision under consideration to provide for underground installation of utility distribution supply lines, apparatus, and service connections in accordance with the provisions of the applicable Standard Terms and Conditions incorporated as part of the Tariff of said utility as same are then on file with the Board of Public Utility Commissioners of the State of New Jersey, and shall submit to the Planning Board prior to the granting of Final Approval, a written statement from each such serving utility which shall indicate full compliance with the provisions of this paragraph; provided, however, that lots in a subdivision which abut existing streets where overhead electric or telephone distribution supply lines have previously been installed on any portion of the streets involved, may be supplied with electric and telephone service from such overhead lines, but service connections from said lines shall be installed underground. The location of access facilities for servicing said utilities in the proposed subdivision shall be developed in conjunction with and as part of the complete subdivision plan. Any installation under this Section to be performed by a serving utility shall be exempt from the provisions of this Article requiring performance guarantees and inspection and certification by the Borough Engineer. In the event an applicant deems it impracticable or an undue hardship to comply with the provisions of this paragraph as it may affect one or more lots in the proposed subdivision, the applicant may apply to the Planning Board for relief from the terms of this paragraph in accordance with the procedure and provisions of 10-9 of this ordinance.</p>	
<p>e. Improvements and Guarantees Required Prior to Submission of Final Plat for Final Approval. Guarantees, where required, shall be provided pursuant to Article 11 of this ordinance.</p>	
<p>In addition the following should be shown:</p> <ol style="list-style-type: none"> 1. Zoning requirements. 	
<ol style="list-style-type: none"> 2. Lot areas and setback lines. 	
<ol style="list-style-type: none"> 3. Variances required should be noted on plan and listed on cover sheet. 	
<ol style="list-style-type: none"> 4. A list of property owners within 200' of subject property on the cover sheet. 	
<p>Sidewalks - (Check Master Plan)</p>	

Approval from Somerset County Planning Board, by Applicant.	
Approval from Somerset-Union Soil Conservation District, by Applicant.	