

FORM 5  
PRELIMINARY MAJOR SUBDIVISION  
DETAILS AND REQUIREMENTS

Applicant's Name \_\_\_\_\_

Application # \_\_\_\_\_ Date Received \_\_\_\_\_

PLAN ACCURACY & LEGIBILITY  
SUFFICIENT FOR REVIEW:

Yes ( )      No ( )

- | YES<br>( ) | NO<br>( ) |     |   |
|------------|-----------|-----|---|
| ( )        | ( )       | 1.  | An environmental impact statement, if required by the Approving authority.  |
| ( )        | ( )       | 2.  | The name of the proposed subdivision.   |
| ( )        | ( )       | 3.  | 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.   |
| ( )        | ( )       | 4.  | Title block containing name of applicant and owner, preparer, lot and block numbers, 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 Borough Engineer.  |
| ( )        | ( )       | 7.  | North Arrow.  |
| ( )        | ( )       | 8.  | Zoning district in which parcel is located, and the zone district of Adjacent property, with a table indicating all setbacks, lots areas, lot widths, lot coverage, floor area ratios, and density, both as to required and proposed, for the subject property. |
| ( )        | ( )       | 9.  | The boundaries of the tract in question, with dimensions of same. Where it is physically impossible to show the entire property on the required sheet, a key map is permitted.  |
| ( )        | ( )       | 10. | The name of all adjacent property owners, and the names of adjacent subdivisions, if any.   |
| ( )        | ( )       | 11. | Existing and proposed property lines for the lots in question, with dimensions of same, and tentative lot and block numbers.  |
| ( )        | ( )       | 12. | Location of existing easements or rights-of-way including power lines, drainage easements, access easements, stream encroachment lines, sight easements, utility easements, and the location of areas to be reserved for public use and other common areas.     |

- ( ) ( ) 13. Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas and rock outcrops. Is such features are located on adjacent property, but have the potential to affect the site development, they shall be shown.
- ( ) ( ) 14. Existing and proposed topographic contours of the site and adjacent areas affecting the site. Contour intervals shall be no greater than: 10% slope or less – 2 feet; over 10% slope – 5 feet.
- ( ) ( ) 15. The location and width of any abutting streets, both rights-of-way and pavement, and any railroad rights-of-way.
- ( ) ( ) 16. The location, dimensions and profiles for all proposed streets, sidewalks, and alleys to a minimum distance of two hundred (200) feet beyond the tract boundaries.
- ( ) ( ) 17. Location of existing buildings and their setbacks from property lines.
- ( ) ( ) 18. Existing and proposed utility service, including septic systems with test hole locations and soil log information, sanitary sewer mains and connections to same, wells, water mains and connections to same, fire hydrants, etc.
- ( ) ( ) 19. Existing and proposed storm drainage design and improvements, including a map showing the entire drainage area, the drainage area contributing to each pertinent drainage structure and drainage tabulation sheets showing calculations for each drainage area.
- ( ) ( ) 20. Soil erosion and sedimentation control plan, if required pursuant to P.L. 1975, c. 251.
- ( ) ( ) 21. Location of any required dedication or reservation for streets or any area shown on the Official Map.
- ( ) ( ) 22. The location and design of fences, walls, sidewalks and similar improvements to be constructed.
- ( ) ( ) 23. Location and description of proposed street trees, reforestation and any landscaping. Information shall include common and botanical names, number of plant, planted size and root specifications.
- ( ) ( ) 24. Construction details and specifications sufficient to illustrate the nature of site improvements, including but not limited to the following, when appropriate: paving, curbing, walls, fences, utility and storm drainage structures, soil erosion control structures, tree protection devices, light fixtures and standards, signs, planting and staking details, and barrier-free access design.

