

## REQUIREMENTS FOR PRELIMINARY MAJOR SUBDIVISION APPLICATION

All applications shall be submitted in plat form drawn by a licensed land surveyor with drawings of improvements prepared by a Professional Engineer of the State of New Jersey, each bearing the signature, embossed seal, license number and address of the preparer and drawn at a scale of not less than one (1) inch equals one hundred (100) feet. The Preliminary Major Subdivision Plan shall include the following information:

		YES	NO	WAIVER
1.	<p><b>The tract name , Tax Map sheet, block and lot numbers, date of preparation and most recent revision, north arrow, written and graphic scale and the following:</b></p> <p>a. Name, address and phone number of record owner(s) and signature.</p> <p>b. Name, address and phone number of the applicant and signature.</p> <p>c. Name and address of person who prepared the map, including seal and signature.</p> <p>d. Sheet sizes of 30" x 42"; 24"X36"; 15"X21"; OR 8.5 X13". If more than one (1) sheet is required to show the entire subdivision, a composite map shall show the entire subdivision with reference to each section.</p>			
2.	Signature blocks for Chairman, Secretary and Borough Engineer and a space for the application number.			
3.	A schedule of required and provided zone district(s) requirements.			
4.	Key map showing the entire subdivision at 1" = 400' minimum and its relation to the surrounding areas including zone districts.			
5.	Cover to show all plans in set and latest revision date for each drawing.			
6.	Total acreage of the tract to be subdivided to the nearest square foot; number of new lots created, lot line bearings and dimensions scaled to the nearest foot and each lot area to the nearest square foot.			
7.	Existing and proposed contours at one (1) foot intervals. All elevations shall be related to a bench mark noted on the plan and wherever possible be based on U.S. Geological Survey mean sea level datum.			
8.	Storm water management design and calculations.			
9.	Landscaping plan.			
10.	Lighting plan.			
11.	Soil erosion and sediment control plan and details.			
12.	Copy of current property survey utilized to prepare the plans.			
13.	Names of all property owners within 200' of the extreme limits of the subdivision.			
14.	Location of existing natural features such as views, existing or developing dunes, and beaches.			
15.	Existing and proposed riparian rights.			

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16.	Plans, cross-sections, center-line profiles, tentative grades and details of proposed and existing utilities and street rights-of-way including the type and width of street pavement, curbs, sidewalks, shade trees, and all utilities. At street intersections and driveway curb-cuts, sight triangles radii of curblines, crosswalks, curb ramps and street sign locations shall be shown. Final street naming of any new streets may be deferred.			
17.	The names, locations, widths and purpose(s) of existing and proposed easements and other rights-of-way in the development and within two hundred (200) feet. The text of any deed restriction in the development shall be included.			
18.	The location and description of existing and proposed monuments.			
19.	All lot lines that will remain, those proposed, and those to be eliminated. All setback lines with dimensions. Any lot(s) to be dedicated to public use shall be identified. Each block and lot shall be numbered as assigned by the Tax Assessor.			
20.	All existing structures to remain shall be shown with their proposed use: front, rear and side yard setbacks; and structures of historic significance.			
21.	Utility plans showing feasible connections to any existing utility systems. A letter from the servicing utility company shall be submitted stating that the service will be available before occupancy of any proposed structures.			
22.	Ocean County Planning Board Application.			
23.	Ocean County Soil Conservation District Application, if applicable.			