

**BOROUGH OF FANWOOD**

**§ 184-84. Additional requirements for minor subdivisions.**

In addition to the requirements set forth in § 184-82, the information below shall be on the plans for all minor subdivision applications. Minor subdivision plans to be filed with the County Clerk and shall be set forth on a sheet size of either (8.5 inches by 13 inches, 15 inches by 21 inches, 24 inches by 36 inches, or 30 inches by 42 inches.

- A. Name of the map.
- B. Dimensions, bearings, and curve data for all property lines and easements.
- C. Location and description of existing and proposed monuments, including monuments where found, monuments set or reset, and monuments to be set or reset.
- D. Proposed lot and block numbers for each proposed lot.
- E. Reference meridian for north arrow shown graphically.
- F. Date of the survey.
- G. Required building envelopes drawn for each lot, showing graphically and by dimension the minimum front, side and rear yard setbacks, as well as any easements within which the construction of buildings is prohibited.
- H. Location, dimensions and nature of existing and proposed improvements in any street, within or abutting the tract.
- I. Existing and proposed topographic contours, both for the tract and for adjacent areas affecting the development. Contour intervals shall not exceed the following: up to 10% grade or less, one foot; over 10% grade, two feet, over 20% grade, five feet. Contour elevations shall be referenced to the New Jersey Geodetic Controls Survey datum.
- J. Location of existing and proposed wells and septic systems and location of existing and proposed connections to public water and sanitary sewer systems, as well as connections to other utilities.
- K. Certification from a licensed surveyor as to the accuracy of the details on the plat and as to compliance with provisions of the Map Filing Law.
- L. Certification from a licensed surveyor as to the setting of monuments or from the Borough Clerk as to the posting of a bond for the future setting of monuments.
- M. Certification from the Borough Engineer as to the plat's compliance with the provisions of the Map Filing Law and all applicable requirements of the Borough Code and other requirements.
- N. A statement from the Borough Engineer that he or she has received a map showing all utilities in exact location and elevation identifying those portions already installed and those to be installed, and that the developer has installed all improvements in accordance with all Borough regulations, and/or a statement by the Borough Clerk that proper performance guarantees have been posted with the Borough for the installation of required improvements.
- O. When approval of a plat is required by an officer or agency of the Borough, county or state, such approval shall be referenced and certified on the plat.