

BOROUGH OF FANWOOD

§ 184-85. Additional requirements for preliminary major subdivisions.

In addition to the requirements indicated in § 184-82, the information below shall be shown on the plans for all preliminary major subdivision applications:

- A. The proposed name of the subdivision.
- B. Curve data for all property lines.
- C. Proposed lot and block numbers for each proposed lot.
- D. Required building envelopes drawn for each lot, showing graphically and by dimensions the minimum front, side and rear yard setbacks, as well as any easements within which the construction of buildings is prohibited.
- E. Location and use of open space, if any, to be deeded to the Borough or controlled by any open space organization, as well as the use and nature of any other common areas.
- F. Location, dimensions and nature of existing and proposed improvements in any streets, within or abutting the tract for a minimum distance of 200 feet beyond the tract boundaries, including profiles and cross sections for all proposed streets, sidewalks, alleys, and planting strips; radii, points of curvature and tangency and central angles of all curves, both center-line and curb.
- G. Existing and proposed water supply, including plans and profiles of proposed water mains, pipe material and sizes, valves, joints, hydrants and location of private wells.
- H. Existing and proposed sanitary sewer service, and existing septic disposal tanks, lines and fields. If connection to public sanitary sewers is contemplated, the applicant shall submit plans and profiles of proposed sanitary sewer lines; pipe length, material and sizes; location of pumping stations, manholes and other structures; and appropriate elevations.
- I. Plans and profiles of 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; drainage tabulation sheets showing calculations for each drainage area; length, size and material of drain pipes; direction of flow; location of inverts, manholes, dry wells, groundwater recharge basins, swells, drainage basins and other structures; and elevations of grates, inverts, etc.
- J. Proposed location of easements for gas, electric, sewer, telephone and cable television service.
- K. Existing and proposed topographic contours, both for the subject property and for adjacent areas affecting the development. Contour intervals shall not exceed the following; up to 10% grade, one foot; over 10% grade, two feet; over 20%, five feet. Contour elevations shall be referenced to the New Jersey Geodetic Control Survey datum.
- L. If regrading near existing buildings is proposed, proposed spot grades at the corners of all buildings, and finished floor elevations of buildings.
- M. Location and description of existing and proposed street trees, landscaping and natural vegetation to remain. Information regarding proposed plantings shall include common and scientific names, number of plants, plant sizes and root specifications.
- N. The location and design of fences, walls, sidewalks and similar improvements proposed.
- O. If development is proposed in phases or stages, a phasing plan.

§ 184-86. Additional requirements for final major subdivisions.

In addition to the requirements indicated in §§ 184-82 and 184-85, the information below shall be shown on the plans for all major subdivision applications.

- A. If final approval is granted after the construction of public improvements, and the said improvements after construction are different than those shown on the plans for preliminary approval, those items which deviate from the requirements for preliminary major subdivisions either must be separately approved by the Board and shown on the final plan or the correct improvements constructed.
- B. Information sufficient to demonstrate that all of the conditions of preliminary approval have been satisfied.
- C. Name of the map.
- D. Location and description of existing and proposed monuments, including monuments where found, monuments set or reset, and monuments to be set or reset.
- E. Reference meridian for north arrow shown graphically.
- F. Date of the survey.
- G. 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.
- H. 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.
- I. Certification from the Borough Engineer as to the plat's compliance with the provisions of the Map Filing Law and all applicable Borough ordinances and requirements.
- J. 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 installation of required improvements.