

EXHIBIT " A3"

ABSECON CITY PLANNING BOARD MAJOR SUBDIVISION REVIEW CHECKLIST

DEVELOPMENT _____

STREET(s) _____

LOT(s) _____ BLOCK(s) _____

FOR PLANNING BOARD MEETING SCHEDULED ON _____

A Major Subdivision Plan is defined as any subdivision containing more than three lots exclusive of the remaining lot, or involving any new street, or extension of municipal facilities.

KEY	C	Plans Comply with Ordinance
	X	Plans do not Comply (see comments)
	NA	Not Applicable
	RW	Recommend Waiver
	WR	Waiver Requested by Applicant (Applicant must provide written justification for all waivers)

PRELIMINARY SUBMISSION REQUIREMENTS

1. Planning Board Approval Block with:
 - a. Planning Board Engineer signature line _____
 - b. Chairman signature line _____
 - c. Secretary signature line _____

2. Atlantic County Approval block _____

3. The applicant will submit 20 copies of the subdivision and supplemental documents clearly drawn and accurately reproduced at a scale of 1" = 50' to the secretary of the appropriate board. All maps, plats and sketch plats required to be submitted by this ordinance shall conform to one of the following size configurations: eleven by seventeen (11x17) inches, twenty-four by thirty-six (24x36) inches, or thirty by forty-two (30x42) inches. _____

A copy of the plan shall also be sent to the Atlantic County Planning Board for review, comment and where appropriate for approval.

The various elements of the subdivision shall be prepared by the professionals as required in New Jersey Statute, licensed to practice the in the State of New Jersey according to the following instructions and including the following information and data.

4. Completed Development Application, including variance section (if applicable). _____
5. Application fees. _____
6. Escrow fees. _____
7. Proof of taxes paid. (if applicable). _____
8. Proof of public notice in accordance with NJSA 40:55D-12 (if applicable). _____
9. Key map showing the parcel to be developed in relationship to the surrounding area and all intersections and waterways within 300 feet. _____
10. Tax map sheet, block and lot numbers. _____
11. All existing and proposed streets and easements (including public utility easements) within or adjoining the proposed subdivision. _____
12. Dimensions of all proposed lot lines and lots being created and remaining parcels; and lot lines proposed to be eliminated. _____
13. Location, size and direction of flow of all streams, brooks, lakes, watercourses, drainage structures and drainage ditches in area to be subdivided and within 200'. _____
14. North arrow, scale of plan and date. _____
15. Number of new lots being created. _____
16. Zoning district in which parcel is located. _____
17. Location of any proposed open space or recreation areas. _____
18. Site design in accordance with NJAC, Title 5, Chapter 21, Residential Site Improvement Standards. _____
19. Title of project, north point, scale, name and address of owner of record, name and seal of person preparing the site plan. _____
20. All lot lines, block and lot numbers, and names and addresses of owners of record within 200 feet of the site in all directions. _____

21. All existing structures and zoning boundaries located on or within 200 feet of subject property, and a Zoning Table listing conformance or variance required. _____
22. An Outbounds and Topographic survey prepared and signed by a land surveyor licensed in the State of New Jersey shall accompany subdivision and shall show the boundaries of the parcel, existing conditions depicting on-site improvements and adjoining public street improvements. _____

Survey must include the following:

- A. Existing structures, and topography with 1 foot intervals.
 - B. Location and height of existing walls, fences, signs, culverts, and bridges.
 - C. Existing easements, R.O.W. lines, sidewalks and curbs.
 - D. Vertical datum and benchmark location needed.
 - E. Existing underground and/or surface utilities.
 - F. Wetlands Line (if applicable)
23. Site Engineering Plans to accompany subdivision plan prepared and signed by Engineer licensed in the State of New Jersey. Plans must include the following: _____
 - A. Building and setback lines.
 - B. Street profiles and cross-sections indicating roadway width, location and width of sidewalks, location and width of utility easements, and proposed pedestrian walkways.
 - C. Location of all proposed utilities including gas, electric, sewer and water lines, valves, manholes and hydrants.
 24. A soil erosion and sedimentation control plan pursuant to the requirements of N.J.S.A. 4:24-39 et seq. _____
 25. Proposed reservations of parks, playgrounds, common open space and all easements. _____
 26. A storm water management plan and calculations and the location of all existing and proposed storm drainage retention basins, pipes, and water courses with pipe sizes, grades and direction of flow. _____
 27. Tabulation of each parcel being created including total acreage and percentage devoted to streets and common open space. _____
 28. Proposed street pattern is the subdivided area, distance to nearest existing developed area and relationship of parcel to existing roadways. _____

29. Profiles and cross sections of proposed streets and of existing roadways abutting the subdivision. Cross sections shall show type and width of paving, location and type of curb, location of sidewalks, existing or proposed sight triangles at intersections and radii of curblines. _____
30. Elevation contours on a one-foot contour interval referenced to United States Geological Survey datum (1929). _____
31. Boundaries of floodplain, flood zone designation, including flood elevation as shown on FEMA Flood Insurance Rate Maps and Wetlands Area State of New Jersey Department of Environmental Protection mapping. _____
32. Soil types as taken from Atlantic County Soil Survey by USDA SCS. _____
33. The location and extent of drainage or conservation easements and stream encroachment lines (if applicable). _____
34. Plans and computations for storm drainage systems and retention facilities. _____
35. Location of underground or surface utilities. _____
36. Soil borings as may be required by the engineer. _____
37. A list of off-tract improvements required for subdivision completion. _____
38. Sanitary sewer and water design and calculations. The application and preliminary plan shall be accompanied by a letter of intent stating the following information: type of structures to be erected, nature of commercial use (if any), approximate date of construction start and estimated number of lots on which final approval will be requested. _____
39. A landscape plan conforming to district regulations in which the subdivision is located. _____
40. Status of permits and approvals by other governmental agencies. _____
41. Additional comments _____