

Amended by Ord. 2007-24 and Ord. 2007-26 adopted 4-11-07, Ord. 2008-39 adopted 6-24-2008 and re-adopted by Ord. 2009-72 adopted 11-24-09

§ 425-60. Subdivision plat details and other required data.

A. Minor subdivision or resubdivision plats shall:

- (1) Be drawn to standard engineering scale, not less than 1"=100'. Sheet size shall conform to the Map Filing Law (N.J.S.A. 46:23-9.9, et. seq.). In the event that the overall site does not fit onto a standard sheet size, an additional subdivision plan sheet shall be provided which shows the entire site development at a reasonable standard scale.
- (2) Provide the name and address of the applicant and all property owners of all lots involved in the application.
- (3) Provide the name and address of the licensed surveyor who prepared the plat.
- (4) Show the block, lot and Tax Map sheet numbers as per the Assessor's record.
- (5) Show the acreage of the entire tract and the portion to be divided, including net lot areas for each resulting parcel.
- (6) Show the date on which the plat was completed and dates of revisions.
- (7) Be signed and sealed by a surveyor licensed in the State of New Jersey.
- (8) Cite the zone in which the property is located.
- (9) Show a key map relating the tract to surroundings and streams with an orientation consistent with the properties shown on the plat.
- (10) Give the name of the street where the parcel is located.
- (11) Show dimensions and bearings of all boundaries, including the portion to be divided.
- (12) Show all lot lines to be eliminated.
- (13) Give the location, dimensions, bearings and purpose of all easements.
- (14) Show existing on-site structures, their use, and dimensions to property lines. Also show all structures within 150 feet of the land to be subdivided. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, valves, septic systems and wells.
- (15) Note current use of application property and that of properties within 200 feet of the subject parcel. Include names of businesses where appropriate.
- (16) Indicate the North designation, by arrow. The North arrow shall be oriented on the sheet(s) towards the top or to the right, consistently on all sheets.
- (17) Show any stream corridors.
- (18) Show any wellhead protection area and identify any best management practices for wellhead protection, if applicable.

- (19) Show any area of special flood hazard and any floodway.
- (20) Show any wetlands or wetland transition areas.
- (21) Show and identify the developable land area of each lot.
- (22) Show a schedule of zone district area, yard, and bulk requirements and identify any variance requested from the zone district requirements.
- (23) Provide copies of any existing or proposed deed restrictions or covenants.

B. Major subdivision preliminary plats shall:

- (1) Provide all data listed in Subsection A of this section.
- (2) Give the proposed development name.
- (3) Give the name and address of the developer.
- (4) Show existing and proposed streets with right-of-way widths, distances between intersections, and sight triangles.
- (5) Show streams with widths and direction of flow, swales and ditches, as well as flood hazard areas, if any, which are located within two hundred (200) feet of the tract.
- (6) Show land set aside for recreation, with dimensions, area and proposed improvements, when said land is required to be reserved in accordance with §425-82 (Amended 10-8-1996 by Ord. No. 96-82.)
- (7) Show existing and proposed lots, with dimensions.
- (8) Show building lines by dimensions or notation on the plat.
- (9) Show side and rear yards by dimensions or notation on the plat.
- (10) Give names for new streets.
- (11) Designate names of property owners within two hundred (200) feet of the tract.
- (12) Show new block and lot numbers as per the Assessor's system.
- (13) Show wooded areas and unusual land features.
- (14) Provide a copy of covenants or deed restrictions, if any.
- (15) Clearly depict benchmarks and elevation datum.
- (16) Provide one soil log and permeability test for each five acres to be developed, as well as tests within the limits of infiltration structures to determine adequacy.

- (17) Provide additional tests, made and witnessed by the Health Officer or City Engineer, on lands comprised of Hydrologic Soil Group C or below. This shall not preclude the necessity for additional tests on lands comprised of Hydrologic Soil Groups A or B.
- (18) Provide proposed road plans and profiles on the same sheet with contours provided in the plan view.
- (19) Show utility plans and connection to mains.
- (20) Show proposed method of on-site sewage disposal and water supply.
- (21) Provide proof of legal right to discharge drainage through abutting properties or easements.
- (22) Separate grading details shall be provided for intersections and cul-de-sacs (temporary or permanent).
- (23) Provide shade trees, one for each 50 feet of frontage on both sides of streets as well as all other required landscaping/screening. (Existing trees which substantially comply may be counted, if located and described on the plat.)
- (24) Provide all utility facilities via underground installations.
- (25) Provide Hydrologic Soil Groups (HSG) and soil boring log information including, but not limited to, soil profile, permeability rate, existing ground elevation, elevation of seasonal high water groundwater depicted on Drainage/Grading sheets.
- (26) Show storm sewer, existing and proposed, in plan and profile.
- (27) Show basin cross sections, when applicable, indicating all relevant elevations and topographic features. The limit of the cross section shall be fifty (50) feet from where the one-foot freeboard elevation intersects the inner bank of the basin.
- (28) Provide a note indicating, "Existing City of Vineland Monuments shall be preserved to the greatest extent practicable. Should the monumentation be damaged or destroyed, the responsible party shall reimburse the City of Vineland for the replacement of said monumentation."
- (29) Show details only on designated "Detail Sheets".
- (30) Include a note, in accordance with N.J.S.A. 40A:11-18, indicating that, "Only manufactured products of the United States, wherever available, shall be used where the City of Vineland, or any other governmental agency, will ultimately own and maintain the facility."
- (31) Include a note, as applicable, stating, "As-built permeability test results shall be provided for all components of the Stormwater management system."
- (32) Include a note, as applicable, stating, "The design engineer shall certify in writing to the City of Vineland that the basin(s) has been constructed according to the approved design, that any approved deviations are noted and that the basin has been properly cleaned after 90% of the project completion. The engineer's certification shall also certify

that the basin currently operates as intended by its design taking into account all soil and water conditions encountered during construction.”

- (33) Include a note, as applicable, stating, “The basin owner shall provide the City of Vineland with a maintenance bond for said basin for two years after final acceptance of the basin.”
- (34) Show NJDEP application/permit numbers on the plan sheet, as applicable.
- (35) Clearly delineate the proposed limit of clearing. Identify the forest acreage to be removed and provide a forest retention and tree replacement plan, where applicable.
- (36) Indicate the distance and bearing to the nearest street intersection.
- (37) Provide a list of any design waivers or exceptions requested from City development regulations.
- (38) Provide a landscaping plan showing any proposed landscape areas, including buffer areas; show the number, size, species, and location of proposed plantings; planting details; and proposed means of irrigation.
- (39) For residential cluster development or residential development based on lot size averaging, provide a lot yield map showing the number of lots permitted under conventional zoning and the number of lots proposed, and identify any variances or design exceptions necessary to achieve the yield under conventional zoning standards.
- (40) For residential development subject to the New Jersey Residential Site Improvement Standards (RSIS) , provide a certification of the design engineer, architect, planner, surveyor, as applicable, of conformance of the plan and details to RSIS; identify any requested design waivers from RSIS; identify any requested deminimis exceptions from RSIS, and identify any improvements proposed to exceed RSIS.

C. Major subdivision final plats shall:

- (1) Provide the data listed in Subsection A of this section.
- (2) Provide other data that applies to the particular site and use.
- (3) Provide signatures, on the plat, of the property owners, Tax Collector and City Engineer.
- (4) Provide two copies of descriptions for dedication of streets, of lands reserved for public use.
- (5) Include a note indicating all conditions put upon the development as a result of the Planning Board's approving resolution.
- (6) Provide endorsements, in addition to those required by the Map Filing Law, as follows:
 - (a) This map has been approved by the City Council of the City of Vineland by the provision of Resolution No. _____ which was adopted on _____.

President, City Council

Date

Municipal Clerk

Date

- (b) I/We the undersigned hereby certify, I/we are the owners of record of the lands involved in this subdivision and do hereby consent to the filing of the map shown.

Owner

Date

Owner

Date

- (c) I hereby certify all taxes have been paid up to date on all properties in this subdivision

Tax Collector

Date

- (d) The Planning Board of the City of Vineland has duly reviewed and approved this subdivision under Resolution No. _____ dated _____, in accordance with Ordinance No. 86-38 (as amended). Said map shall be properly filed on or before _____.

Chairman

Date

Secretary

Date