

**55-116. SKETCH PLAT.**

- A. *General Requirements.* The sketch plat shall be based on a land survey, a deed plotting and the current Tax Map or other suitable base map; shall be drawn at a scale of not less than one hundred (100) feet to the inch for subdivisions up to one hundred (100) acres in size and not less than two hundred (200) feet to the inch for subdivisions over one hundred (100) acres in size; and shall show or be accompanied by the information specified below.
- B. *Title Block.* The title block shall appear on all sheets and shall include:
- (1) Title of "sketch plat."
  - (2) Name, if any.

- (3) Tax Map sheet, block and lot number(s) of the tract to be subdivided as shown on the latest Township Tax Map.
- (4) Acreage of tract to be subdivided to the nearest tenth of an acre.
- (5) Date of original and of all revisions.
- (6) Names and addresses of the owner and subdivider, so designated.
- (7) Name(s), signature(s), address(es) and license number(s) of the engineer and/or land surveyor who prepared the map. The plat should bear the embossed seal of said engineer and/or land surveyor.
- (8) A schedule should be placed on the map indicating the acreage of the tract, the approximate number of lots, the zone, minimum required lot areas, setbacks, yards and dimensions and percentage of recreation acreage provided.

C. Detailed information required for major subdivision applications.

- (1) A key map, at a scale of one (1) inch equals one thousand (1,000) feet, showing the location of the tract to be subdivided with reference to surrounding areas, existing streets which intersect or border the tract, the names of all such streets and the location of any Township boundary which is within five hundred (500) feet of the subdivision.
- (2) Names of all owners of and property lines of parcels within two hundred (200) feet of the land to be subdivided, including properties across the street, as shown by the most recent records of the Township.
- (3) All existing streets, watercourses, floodplains, floodway and flood hazard areas within the

proposed subdivision and within two hundred (200) feet of the boundaries thereof.

- (4) All existing structures and an indication of those which are to be destroyed or removed.
- (5) The boundaries, nature and extent of wooded area and the location of any other significant physical features, including swamps, bogs and ponds within the proposed subdivision and within two hundred (200) feet thereof.
- (6) The layout of the proposed subdivision drawn generally in compliance with the provisions of this chapter.
- (7) All proposed public easements or rights-of-way, the purposes thereof and proposed streets within the proposed subdivision. The proposed streets shall show the right-of-way widths.
- (8) North arrow; scale.
- (9) Such other information as the Board Engineer or Board may require or request during the informal discussion of the subdivision.
- (10) Existing five (5) foot interval (or less) contours based on United States Coast and Geodetic Survey datum (MSL + 0) shall be shown extending a minimum of one hundred (100) feet beyond the boundary of the tract in question and shall be certified by a New Jersey licensed surveyor or professional engineer as to accuracy, except that where the slopes exceed five percent (5%), a ten (10) foot interval may be used, and if the slopes exceed ten percent (10%), a twenty (20) foot interval is permissible. The source of elevation datum base shall be noted.

D. Detailed information required for minor subdivision applications.

- (1) A key map, at a scale of one (1) inch equals one thousand (1,000) feet, showing the location of the tract to be subdivided with reference to surrounding areas, existing streets which intersect or border the tract.
- (2) The location of that portion which is to be subdivided in relation to the entire tract.
- (3) All existing structures within the portion to be subdivided.
- (4) The name of the owner and all adjoining property owners as well as all owners directly across any street or easement, as disclosed by the most recent municipal tax records.
- (5) The Tax Map sheet, block and lot numbers, and block and lot numbers of adjoining property owners as well as those across any street or easement.
- (6) All existing or proposed streets or roads within or adjoining the subdivision, setting forth the names of the streets or roads and the right-of-way widths thereof.
- (7) Distance in feet to nearest intersection.
- (8) Dimensions of lots concerned.
- (9) Arrow indicating the direction of north.
- (10) A title block which shall contain the name and address of the owner, the name and address of the licensed New Jersey professional engineer or land surveyor preparing the plat, the tax map lot and block designation of the lands to be subdivided and the date on which the plat was prepared, together with the scale used.