

55-118. FINAL PLAT. [Amended 10-5-98 by Ord. No. 199820 § 4 and Ord. No. 1998-21 § 4]

The final plat shall be clearly and legibly drawn in final form at a scale of not less than one (1) inch equals fifty (50) feet in compliance with Chapter 14 of the Laws of 1960 (N.J.S.A. 46:23-9.9 et seq.) for purposes of recording. The final plat shall conform to the preliminary plat as approved, shall not contain more than one hundred (100) lots, and at a minimum, shall show and be accompanied by the following:

A. Required Documentation.

- (1) Sewerage Authority approval.
- (2) Ocean County Planning Board approval, where required.
- (3) Final State and/or municipal wetlands approval, where required.
- (4) Soil disturbance permit.
- (5) Final State floodplain approval, where required.
- (6) Proof of payment of real estate taxes.
- (7) Evidence of a comprehensive general liability insurance policy in an amount not less than three hundred thousand (\$300,000.00) dollars per occurrence, identifying and saving harmless the Township of Barnegat and its agencies, employees and agents from any liability for any acts of the subdivider or his agents, contractors, or employees in the implementing of the approved subdivision. The subdivider, at his option, may provide a statement that such evidence will be provided simultaneously with the provision of

bonds and fees, but in no event will any signatures be affixed to the final plat until such evidence is provided. The insurance policy shall provide for ten (10) days' notice to the Township prior to cancellation.

- (8) A certificate of title, which may be in letter form, signed by a member of the New Jersey Bar or by a title officer or authorized agent of a title insurance company licensed to do business in the State of New Jersey, which certificate shall confirm that the owner of the premises in question is the applicant as shown on the plat.
- (9) Where applicable, a copy of the permit issued or, if the permit has not been issued, the application filed with the New Jersey Department of Environmental Protection under the Coastal Area Facility Review Act and copies of the environmental impact statement and any attachments thereto filed in accordance with the provisions of the Act, or, in the alternate, a statement issued by the Department of Environmental Protection that the proposed development is exempt from the Act.
- (10) Such other submittals as may be required by State or local law. Unless other specific provisions are made in this chapter or by statute, all approvals required of Federal, State, county and local agencies or officials shall be obtained and evidence thereof filed with the Planning Board prior to approval of a final plat. This shall include, but is not limited to:
 - (a) Riparian grants and licenses.
 - (b) Construction permits.
 - (c) Highway drainage and access permits.

- (11) If the Board agrees, final approval may be granted conditioned upon the receipt of any necessary subsequent approvals, but no approval signatures will be affixed to any plat prior to obtaining any such required approvals. The Board may determine a reasonable time for obtaining all such required approvals. Such time, in no case, shall exceed one (1) year. In the event that such required approvals are not obtained within such time, the conditional approval shall lapse, and submission of a new application will be necessary.
- B. It shall be clearly and legibly drawn and, where required, endorsed, and presented either as an original drawing in black ink on translucent tracing cloth, or its equivalent, of good quality, with signatures in ink, or as in equivalent reproduction on translucent cloth, or its equivalent. A key map at a scale of one (1) inch equals one thousand (1,000) feet shall also be provided.
- C. It shall be one (1) of four (4) standard sizes, namely, thirty by forty-two (30 x 42) inches, twenty-four by thirty-six (24 x 36) inches, fifteen by twenty-one (15 x 21) inches or eight and one-half by thirteen (8 1/2 x 13) inches, as measured from cutting edges. If one (1) sheet is not of sufficient size to contain the entire territory, the map may be divided into sections to be shown on separate sheets of equal sizes, with references on each sheet to the adjoining sheets.
- D. A title block which shall indicate a final plat and include the name of the subdivision, the name of the owner and the name of the certifying engineer or surveyor, and which shall indicate the North arrow and graphic scale.
- E. It shall show the dimensions, bearings and curve data, including lengths of tangents, radii, arcs, chords and central angles for all center-line and right-of-way

line

curves on streets, sufficient to enable the definite location of all lines and boundaries shown thereon, including drainage easements, public easements and areas dedicated for public use.

- F . Tangents, chords, arcs, radii and central angles at all street corners.
- G. All dimensions, both linear and angular, of the exterior boundaries of the subdivision and all lots and all lands reserved or dedicated for public use shall balance, and their description shall close within a limit of error of not more than one (1) part in ten thousand (10,000). Where feasible, the control points of the subdivision shall be referenced to three (3) permanent coordinated monuments. Feasibility shall be at the determination of the Township Engineer.
- H . Any easement or land reserved for or dedicated to the public use shall be designated, and the proposed use of sites other than residential shall be noted.
- I. Each block and each lot shall be numbered i n accordance with a scheme approved by the Township Tax Assessor.
- J. All municipal boundary lines crossing or adjacent to the territory intended to be subdivided shall be shown and designated.
- K. The names of adjoining subdivisions, if any, and the file number of the recording or the names of the owners of adjacent properties.
- L . All natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines existing or dedicated by the filing of the plat shall be shown.
- M. The map shall clearly show all monumentation and property markers as required, including monuments found, monuments set and monuments to be set. An

indication shall be made where monumentation found has been reset. All monuments shall be placed in compliance with the Map Filing Law (N.J.S.A. 46:23- 9.9 et seq.).

- N. An affidavit setting forth the names and addresses of all the record title owners of the lands proposed to be subdivided by said map, and the consent, in writing, of all such owners to the approval of such map shall accompany the final plat or be shown thereon.
- O. The final plat shall indicate the zone and tract acreage and show the required minimum lot area, front, side and rear yard setback lines and the lot line dimensions and areas of each lot being created by the proposed subdivision.
- P. The date of survey shall be shown on the final plat.
- Q. The final plat shall show the street names and addresses (numbers) as approved by the Tax Assessor. The Assessor shall assign the house numbers for each parcel.
- R. Sectionalization of final plats shall be in conformance with the sectionalization and staging plan, if any, approved with the preliminary plat.
- S. Final construction, grading, drainage and utility plans and profiles, at a scale of one (1) inch equals fifty (50) feet horizontal and one (1) inch equals five (5) feet vertical, shall accompany the final plat and show the following information:
 - (1) Grading plan showing existing and proposed grading contours at intervals of one (1) foot throughout the tract, except that if slopes exceed five percent (5%), an interval of two (2) feet is permissible. Datum shall be the United States Coast and Geodetic Survey, and source of datum shall be noted.

- (2) Proposed spot or finished elevations at all property corners, curb opposite property corners, corners of all proposed structures or dwellings, first-floor elevation of all proposed structure, or dwellings and drainage arrows designating direction of overland drainage flow on each lot.
- (3) Complete information for storm drainage and sanitary sewer system, including but not limited to invert, rim and top of casting elevation for all drainage structures and size, length, type and class of pipe and slope for all pipe. Type of joints shall be noted for all types of pipe used. The drainage plan shall be accompanied by complete drainage calculations made in accordance with standards set forth herein.
- (4) Slope, direction of flow and typical section for all streams, swales and ditches.
- (5) Final center-line profile grades, correct to one-hundredth (0.01) foot with full information concerning vertical curve elevation.
- (6) All center-line elevations of each street a maximum interval of fifty (50) feet.
- (7) Complete construction details for all structures, including but not limited to manholes, inlets, headwalls, yard drains, culverts, bridges and pumping stations.
- (8) Complete off-site information concerning final disposition of stormwater runoff and sanitary sewer connection to existing or proposed facilities.
- (9) Detailed utility layouts and cross sections (sewers, water, gas, electric, telephone, etc.) showing feasible connections to any existing or proposed utility systems; provided, however, that detailed layouts of gas, electric and telephone lines are not required. An indication of these on a

typical road cross section shall be sufficient. Layouts shall include proposed locations of fire hydrants. If private utilities are proposed, they shall comply with all local, county and State regulations.

- (10) The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses where such have been delineated, or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined and/or such other information as may assist the Planning Board in the determination of floodway and flood hazard area determination limits .
- (11) The limits of all areas of proposed cuts and fills, exclusive of excavations for basements, shall be clearly designated.
- (12) All general requirements, details and supporting data as specified under the preliminary plat (§ 55- 125B) shall be incorporated in the final construction drawings.