

PLANNING BOARD
BOROUGH OF OAKLAND
DETERMINATION OF COMPLETENESS CHECKLIST
MAJOR SUBDIVISION

Project Title _____
 Lot, Block _____
 Docket No. _____

ITEM	YES	NO	N/A	COMMENTS
(1) Drawing preparation date and all subsequent revision dates.	_____	_____	_____	_____
(2) Key Map drawn to a scale of not less than 1"=400'.	_____	_____	_____	_____
(3) Title of Development and Title of each drawing.	_____	_____	_____	_____
(4) North Arrow	_____	_____	_____	_____
(5) Subdivision plat drawn to a scale of not less than 1"=50'.	_____	_____	_____	_____
(6) Lot and block numbers of the site.	_____	_____	_____	_____
(7) Name and address of owner and/or applicant. If a corporation, indicate name and address of partner or officer(s).	_____	_____	_____	_____
(8) Name, address, license no. and seal of the preparing New Jersey registered professional Land Surveyor.	_____	_____	_____	_____
(9) Required survey data of all proposed and existing lots, easement, roadways, etc.	_____	_____	_____	_____
(10) Property owners within 200 feet.	_____	_____	_____	_____

ITEM	YES	NO	N/A	COMMENTS
(11)Zone boundaries of the adjoining properties.	_____	_____	_____	_____
(12)Proposed and existing setback lines.	_____	_____	_____	_____
(13)Reference to proposed or existing covenants or deed restrictions.	_____	_____	_____	_____
(14)Distance along right-of-way lines to the nearest intersection.	_____	_____	_____	_____
(15)Existing structures and natural features within 200 feet thereof.	_____	_____	_____	_____
(16)Existing/proposed contours referred to U.S.C.&G.S. datum.	_____	_____	_____	_____
(17)Location of existing natural and man-made features (i.e. rock outcrops, streams, culverts, etc.)	_____	_____	_____	_____
(18)Cross-sections and profile of the proposed roadways.	_____	_____	_____	_____
(19)Location of existing/ proposed sanitary sewer and water facilities and appurtenances.	_____	_____	_____	_____
(20)Detailed existing and proposed storm runoff drainage report, and area drainage map prepared in accordance with Section 59-38C.	_____	_____	_____	_____
(21)Acreage of tract to the nearest tenth of acre and area of all lots in square feet.	_____	_____	_____	_____

ITEM	YES	NO	N/A	COMMENTS
(22)Location of existing and proposed monuments.	_____	_____	_____	_____
(23)Location and nature of spaces designated as “common area” for the common use of all property owners.	_____	_____	_____	_____
(24)Soil percolation test report and location of test holes in accordance with the requirements of Board of Health or other applicable agencies.	_____	_____	_____	_____
(25)Individual sewage disposal System	_____	_____	_____	_____
(26)All streets and streams within two hundred (200) feet of the subdivision, including width of paving and right-of-ways.	_____	_____	_____	_____
(27)Proposed buildings including floor elevations when deemed necessary. Site grading plan when required by Planning Board and/or Borough Engineer.	_____	_____	_____	_____
(28)Location of existing and proposed building setback lines.	_____	_____	_____	_____
(29)Retaining wall design data prepared, sealed and signed by a New Jersey registered professional Engineer.	_____	_____	_____	_____
(30)Soil Erosion and Sediment Control Plan.	_____	_____	_____	_____
(31)Soil movement application, plans and cross sections, as per Paragraph 59-67.	_____	_____	_____	_____

ITEM	YES	NO	N/A	COMMENTS
(32)Adherence to the Flood Damage Prevention Ordinance No. 85-Code 56.	_____	_____	_____	_____
(33)Indicate limit of grading and/or disturbance.	_____	_____	_____	_____
(34)Such other information or date as may be required by the approving authority or the County Planning Board.	_____	_____	_____	_____
(35)The Board reserves the right to reject any and all drawings which are not clear, concise and legible.	_____	_____	_____	_____
(36)Locate area on National Wetlands Inventory Map.	_____	_____	_____	_____
(37)Submittal of variance application.	_____	_____	_____	_____

NOTE: Corporations making application MUST be represented by Counsel at any Planning Board Meetings.

Additional Comments: _____

