

**MONMOUTH COUNTY PLANNING BOARD**

**DEVELOPMENT REVIEW CHECKLIST**

Project Name \_\_\_\_\_ MCPB File # \_\_\_\_\_

Municipality \_\_\_\_\_ County Road Name: \_\_\_\_\_

County Route # \_\_\_\_\_ County Bridge # \_\_\_\_\_

***For Official Use Only***

<b>Drainage</b>	<b>Provided</b>	<b>Not Applicable</b>	<b>Waiver Requested</b>	<b>Required for Review</b>	<b>Revision Required</b>
Grading of right-of-way (ROW) @ 2% (Top soil & seed)					
Grading outside ROW @ 2:1 Max.					
Existing and proposed contour lines (2' intervals within ROW and within 50' of ROW)					
Gutter grades (existing)					
Gutter grades (proposed)					
Road cross slope @ 2%-3%					
Road gutter slope @ 0.5% or more					
Road cross sections a 50' intervals					
Road crown, existing and proposed gutter and top of curb profiles					
Size, material, class and percent slope of existing and proposed storm sewer pipes and other drainage structures					
Storm sewer inlets (depressed 2" with 10" head unless in traveled way) on county road at min. 350' spacing w/ stations and off-set dimensions					
Campbell foundry or equivalent storm sewer inlets(bicycle safe grates) and manholes					
Inlet details ("B", "E", "MH", modified "B")					
Flared end section or headwall detail					
Storm sewer profiles w/ invert, pipe lengths, grate / rim elevations, utility location					
Stream profiles 300' upstream and downstream of county drainage system / structure					
Pre and post development drainage area maps					

**DEVELOPMENT REVIEW CHECKLIST**

***For Official Use Only***

<b>Drainage</b> (continued)	<b>Provided</b>	<b>Not Applicable</b>	<b>Waiver Requested</b>	<b>Required for Review</b>	<b>Revision Required</b>
Storm Water Management Report / drainage calculations					
Drainage area map showing total drainage area upland of county structure and total site area upland of county drainage structure					
Existing drainage easements					
Proposed drainage easements					
Easement for county drainage structure (@ 1" = 50' min.) w/ bearings and distances					
Drainage easement for outfall					
Deed of easement for county drainage structure or system					
Soil borings / soil logs					
Percolation / permeability tests					
Plans for reconstruction of county drainage structure					
Special drainage treatment due to scenic road designation					

**Road Design**

Survey baseline with stations, and off-set dimensions at inlets, manholes, P.T.s, P.C.s, angle points, beginning and end of improvements, etc.					
Existing and proposed edge of pavement - new edge of pavement at least 20' off painted centerline					
Existing driveways and roads along county road opposite the development and within 200'					
Pavement tapers as required (50' long @ beginning of widening / 15:1 @ end of widening) if curb - 2' off edge of pavement					
Areas of pavement to be milled and resurfaced and/or reconstructed (is road covered by 5-year moratorium?)					
Existing and proposed traffic line striping and pavement marking (including passing and no-passing zones, shoulder lines, cross-walks, reflective pavement markers, etc.) -					

## DEVELOPMENT REVIEW CHECKLIST

Page 3

Road Design (continued)	<i>For Official Use Only</i>				
	Provided	Not Applicable	Waiver Requested	Required for Review	Revision Required
12" wide lanes/ 8' shoulder (typ.) / 24" stop bar					
Note advising contractor that proposed traffic line striping mark-out must be approved by county traffic engineer prior to final striping					
Color, width and material (extruded thermoplastic)					
Traffic lines to be removed by grinding method					
Reflective pavement markers (RPM) to be removed, method of pavement repair					
Existing and proposed traffic signs (existing signs to be relocated)					
Proposed traffic sign & post details (12' long, 3lbs/ft., green)					
Existing and prop. utility poles and equipment (new poles 6' off or >) with pole references along frontage, within 300' of site and on opposite side of road and ROW / easement lines at relocated poles					
Letter from utility company(ies) approving location of relocated poles and equipment					
Existing speed limit					
Typical county road section including pavement specifications, sidewalk, grading within right-of-way & outside ROW, curb.					
Existing and proposed curb					
County curb detail (6"X 8" X 20" concrete curb w/ 8" reveal)					
Vertical curb taper & detail					
Curb Radii (15' min. site plan – 35' min. major subdivision – Designed to accommodate turning radius of all types of vehicles that will use the site)					
Driveway width/ road width & lane widths					
Percent slope of driveway and road approach to county road (max. 7%)					
Emergency access detail					

**DEVELOPMENT REVIEW CHECKLIST**

Page 4

***For Official Use Only***

<b>Road Design</b> (continued)	<b>Provided</b>	<b>Not Applicable</b>	<b>Waiver Requested</b>	<b>Required for Review</b>	<b>Revision Required</b>
Driveway depressed curb with dimension & apron w/5' flares each side or corner radii					
Depressed curb & apron detail					
Concrete traffic island (full face or mountable as directed)					
Handicap ramps per ADA					
Pavement repair detail w/ saw cut					
Guiderail plan & details (B.C.T. or S. R.T. or E.T. 2000 end treatment as applicable) with Length of need calculations					
Sight distance (7 seconds from proposed intersection)					
Fences or other encroachments within right-of-way or sight triangle to be removed					
Sight line profiles (10 X speed limit)					
Right-of-way centerline with dimensions to existing right-of-way line					
Existing sight triangle, access and utility easements					
Proposed right-of-way line with dimensions (bearings and distances)					
Proposed sight triangle easements with dimensions (bearings and distances)					
Right-of-way radii (25')					
Deed for additional right-of-way					
Deed for sight triangle easements					
Left turn lane or two-way left turn lane					
By-pass area (26 or > peak hour left turns in)					
Lane transitions (dimensions)					
Traffic impact analysis or statement					
Traffic signing and striping plan @ 1" = 20'					
Municipal ordinance for access restriction					
Special road treatment due to scenic road designation					

**DEVELOPMENT REVIEW CHECKLIST**

Page 5

***For Official Use Only***

<b>Landscaping/Landscape plan</b>	<b>Provided</b>	<b>Not Applicable</b>	<b>Waiver Requested</b>	<b>Required for Review</b>	<b>Revision Required</b>
Scenic county road					
Existing shade trees shown within ROW and within 50' (size, genus, species and common name)					
Identification of trees and shrubs to be saved					
Limits of existing and proposed wooded area					
Method for protecting trees to be saved					
Identification of proposed trees shrubs and ground cover by size, genus, species and common name (shade trees 40'-50' on center on property side of right-of-way at least 15' from overhead utility lines)					
Sight triangles					
Existing and proposed contours					
Existing and proposed utilities including overhead lines, sewer and water pipes and manholes					
Sidewalks and/or pathways					
Landscape easements					

**Comments/Justification for waiver request:**

---



---



---



---



---



---



---



---

**Prepared by:** \_\_\_\_\_

**Date:** \_\_\_\_\_