

West Windsor Township

Department of Engineering and Community Development

HENRY & JANE E. LANDAD

SUBDIVISION CHECK LIST

PROPERTY LOCATION:

BLOCK 34 LOT 21 APPLICATION CONTROL NO. _____

CHECK LIST COMPLETED BY: GB CHECKED BY: GB

DATE: _____

() Major (X) Minor (X) Sketch
() Preliminary () Final () Preliminary/Final

The following are statutory items required to be shown on plats submitted for Subdivision approval. As the items are completed the applicant should check that item off on the line provided. If a waiver of any item is requested, insert "W.R." on the appropriate line, and on Page No. 8 indicate your reasons as to why the waiver is requested. Certification of application completeness will be held in abeyance, pending Planning Board action on waiver requests. Applicable Township Ordinances shall be referred to for specific subdivision design criteria.

SECTION 200.47 REQUIREMENTS COMMON TO SKETCH, PRELIMINARY AND/OR FINAL PLAT STAGES

200-47.A Map Details - All maps or other documents submitted for subdivision plat review shall contain the following information in addition to specific plat details as required for each approval stage noted herein.

<u>APPLICANT</u>		<u>TOWNSHIP</u>
<u>X</u>	1) Title and location of property	_____
<u>X</u>	2) Name and address of landowner and applicant. If a corporation is landowner or applicant, the principal office and name of President and Secretary shall be included.	_____
<u>X</u>	3) Name, address and professional license number and seal of the professional preparing documents and drawings. All plats, except those prepared at the Sketch stage, shall be signed and sealed by a licensed land surveyor of the State of New Jersey	_____
<u>X</u>	4) The place for the signature of the Chair and Secretary of the Planning Board and Health Officer	_____
<u>X</u>	5) Date of plat and any modifications thereto.	_____
<u>X</u>	6) The legends, as shown on Page 10 and 11 of this list, shall be on the plat map.	_____

SECTION 200-50 SKETCH PLATS, MINOR OR MAJOR SUBDIVISIONS

200-50.C Sketch Plat Details – The Sketch Plat, notwithstanding any other requirements stipulated by this Ordinance, shall contain the following information, except that the Planning Board may waive any requirement or request additional information where it is clearly appropriate to the particular application:

APPLICANT

TOWNSHIP

- 1) All plats shall be based on accurate information at a scale of not more than one inch equals 100 feet to enable the entire tract to be shown on one sheet.
- 2) A location map showing the entire tract to be subdivided, giving the accurate location of all existing and proposed property and street lines, at a scale of one inch equals one thousand feet (1" = 1,000') or larger scale, showing the entire subdivision and its relation to all features shown on the official map and Maser Plan and located within one-half mile of the extreme limits of the subdivision, and the zoning classification of the proposed subdivision and of adjacent land.
- 3) The location of existing houses, buildings and other structures, with accurate dimensions from all existing and proposed lot lines, wooded areas and isolated trees more than five inches (5") in diameter and topography within the portion to be subdivided and within two hundred feet (200') thereof at 20 foot, or smaller, contour intervals. (USGS Topographic Quadrant Map series are acceptable for topography at this state.)
- 4) The name of the owner, all adjoining property owners and those across existing or proposed streets as disclosed by the most recent Township tax records.
- 5) The tax map sheet, date of revision, block and lot numbers and zoning district of the tract proposed to be subdivided.
- 6) Existing and proposed features:
 - (a) The location of existing or proposed streets, roads, easements, greenbelts, public rights-of-way, streams, bridges, culverts, drainage ditches and natural watercourses in and within five hundred (500) feet of the subdivision.
 - (b) In assembling the required data, the applicant shall be required to rely on existing information available from the Township's Master Plan documents, Natural Resource Inventory and engineering data from the Township Engineer
- 7) The original and proposed lot layout, lot dimensions, all required setback lines, and lot area of each lot in square feet and acreage. Lots shall be designated by letters for minor subdivisions and by consecutive numbers for major subdivisions until give official lot number designations by the Township Engineer.
- 8) As determined by the Board of Health, the location of all percolation tests including those that failed and soil logs conducted at the expenses of the applicant and approved by the Board of Health shall be shown on the plat.
- 9) As applicable date of original preparation and date of revision, if any, of plat, as well a old name if submitted previously under different title.
- 10) A preliminary Environmental Impact Statement as outlined in Part 1, Article V, Section 200.23. of the Township's Site Plan Ordinance.

N.A.*

** PER ORDINANCE SECT. 200.23, APPLICATIONS FOR ONE RESIDENTIAL DWELLING UNIT OR LOT ARE EXCLUDED FROM THIS REQUIREMENT.*

APPLICANT

TOWNSHIP

X

11) Acreage of tract to be subdivided to nearest tenth of acre, and if open space cluster, area of the open space.

X

12) A concept landscape plan, prepared by a certified or licensed landscape architect, showing existing structure and woodlands, isolated trees greater than five (5) inches in caliper, existing topographic contours, and all other natural features.

X

13) An aerial photograph on the drawings with the site boundaries outlined to evaluate the effects upon existing vegetation and surrounding land uses.

W.R. - DEFERRAL *

14) In the case of a minor subdivision if wetlands exist, as per N.J.A.C. 7:7A-1 et seq., Freshwater Wetlands Protection Act rules are to be complied with, prior to submission of plans to the Township. All areas of wetlands shall be depicted on plans with surveyor's metes and bounds information for the outbounds of such areas. A Letter of Interpretation issued by the N.J. Department of Environmental Protection, Division Coastal Resources shall be submitted indicating the presence or absence of freshwater wetlands on the parcel in questions.

W.R. - DEFERRAL *

15) A Letter of Interpretation issued by the NJ Department of Environmental Protection, Division of Coastal Resources, shall be submitted, indicating the presence or absence of freshwater wetlands on the parcel in question.

* N.J.D.E.P. LETTER OF INTERPRETATION TO BE OBTAINED PRIOR TO PRELIMINARY PLAT APPROVAL, MAJOR SUBDIVISION ISSUANCE OF BUILDING PERMIT.

200-53.C

Preliminary Plat Details – The preliminary plat, notwithstanding any other requirement stipulated by this Part 2, shall be clearly and legibly drawn or reproduced at a scale of not less than one inch equals 100 feet (1" = 100') and shall contain or be accompanied by the following information, except that the Planning Board may waive any requirement or request additional information where it is clearly appropriate to the particular application:

1) A key map at a scale not smaller than 1" = 1,000' showing the relation of the portion to be subdivided to the entire tract, and the relation of the entire tract to the neighborhood for at least 1,000 feet beyond its boundaries.

2) The tract name, tax map sheet, block and lot number, date, reference meridian, graphic scale and the following names and addresses:

- (a) Name and address of record owner or owners
- (b) Name and address of the subdivider, and if a partnership or corporation, names of all individuals having more than ten percent (10%) ownership.
- (c) Name and address of person who prepared plat
- (d) Names of adjacent and facing owners

3) Survey map, prepared by a licensed surveyor of New Jersey, showing boundaries of the tract to be subdivided with tract site to nearest hundredth of an acre.

APPLICANT

TOWNSHIP