

LAND USE

230 Attachment 4

Township of Delaware

Major Subdivision Concept Plan – Checklist A

[Amended 10-29-2007 by Ord. No. 2007-30LU]

<p>Project Name:</p> <p>Street Location:</p> <p>Applicant:</p> <p>Signature of Applicant:</p>	<p>Zoning District:</p> <p>Block: Lot:</p> <p>Any section for which a waiver is specifically being requested shall be accompanied by a narrative paragraph explaining why the applicant is entitled to such waiver. The waiver may be approved for administrative purposes, but required prior to the approval of the applications.</p>
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Maps, Reports and Other Written Information Required for Complete Application		Complies		Waiver Req'd	N/A
		Appl.	Plan. Bd.		
1.	Three copies of the Township application.				
2.	A completed checklist with all items addressed.				
3.	Eighteen copies of the plat, folded so that the block, lot and owner's name are visible (rolled plats are not acceptable).				
4.	Application fee – Delaware Township (This fee will be deducted from the cost of the fee for any formal application for subdivision of the property.)				
5.	Executed escrow agreement and appropriate review fee.				
6.	Any prior variance(s) or subdivision(s) including dates and details. Attach copy of resolution(s).				
7.	Any variances required under this proposed plan.				
8.	Certification from the Tax Collector indicating that all taxes have been paid to date on the property.				
9.	Certification from the Administrative Officer indicating that all fees have been paid.				
10.	Required and proposed deed-restricted lands, including land reserved or dedicated to public or common use.				
11.	Indicate historically significant buildings on the tract and their current and proposed uses.				

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12.	Type of architecture and use of proposed buildings.				
PLAT DETAILS					
13.	Plat shall be prepared based on current description, Tax Map or other accurate data for the purpose of discussion; scale shall be not less than one inch equals 100 feet.				
14.	Scale of map, both written and graphic.				
15.	Name, address, signature and seal of licensed New Jersey professional engineer, land surveyor or other professional who prepared plat.				
16.	Title block with name(s) and address(es) of owner(s) and applicant(s), if different, and name of development, if any.				
17.	Key map showing the location of the tract to be subdivided in relation to surrounding area; at a scale of not smaller than one inch equals 800 feet.				
18.	Current Tax Map Sheet number, block and lot numbers of property to be subdivided.				
19.	Zone district(s) in which tract is located; if within more than one district, the most accurate measurement available within each district.				
20.	Delaware and Raritan Canal Review Zone designation.				
21.	North arrow, giving reference meridian.				
22.	Date of original plat; date of each revision.				
23.	Total acreage of site to be subdivided to the nearest acre.				
24.	Maximum development density permitted and proposed development density.				
25.	Proposed general layout and the number of proposed lots after subdivision with their lot size in acres (if one acre or more); or in square feet (if under one acre).				
26.	Locations of existing and proposed property lines with their approximate dimensions. (NOTE: Lot lines for tracts adjacent to existing public streets must extend to the approximate center of the street.)				

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27.	Building envelope for each proposed lot, consisting of the minimum front, side and rear setback lines for the zone.				
28.	Contours to determine the natural drainage of the land. Contour intervals shall be: up to 10% grade, every two feet; over 10% grade, every five feet.				
29.	Identification (with specific notation) of slopes greater than 15%.				
30.	Both 100- and 500-year floodplains should be shown on the plat, as delineated on the most recent FEMA map, unless more accurate information is available.				
31.	Streams and adjacent floodplains, wetlands and steep slopes within 300 feet of the proposed disturbance associated with the development approval sought. In addition, all other natural or artificial water bodies and watercourses, whether continuous or intermittent, and their banks, and any area adjacent thereto that is subject to inundation by reason of overflow or backflow of floodwaters, shall be shown.				
32.	Other physical features such as ridges and existing woodlands, including predominant tree species and size, on the tract or within 200 feet.				
33.	Locations and types of existing and proposed easements or rights-of-way including power lines.				
34.	Soils boundaries based upon the Hunterdon County Soil Survey, including designated soil types.				
35.	Boundaries of all freshwater wetlands on the tract, or within 200 feet of the subject tract, including their required transition areas.				
36.	Sketch of prospective future street system of the entire tract where proposed development covers only a portion thereof.				
37.	Locations and descriptions of existing railroads, bridges, culverts, drainpipes, water and sewer mains and other man-made installations affecting the tract.				
38.	Locations of existing wells and septic systems.				
STREETS					

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39.	Locations and widths of all existing and proposed streets on the property and within 200 feet of the tract.				