

LAND DEVELOPMENT

30 Attachment 6

Township of Chatham

Appendix II  
Checklist B

								Checklist "B" Variances					
								A - Appeal B - Interpretation C - Variance D - Variance					
								Conditional Use Planning Variance					
		Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	A	B	C	D	Conditional	Planning
	Check appropriate boxes-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	Plans clearly and legibly drawn or reproduced at a scale not smaller than 1 inch = 100 feet (final approvals will be marked "Final Plat")	x	x	x	x	x	x			x	x	x	x
_____	(a) In cases of final approvals plans shall reflect and include all information required by preliminary approvals such as front, rear and side building elevations as well as:					x	x						
_____	(b) Performance and maintenance guarantees and accompany agreements as required by 30-61.4 of the Ordinance					x	x						
_____	(c) Two Mylars					x	x						
_____	(d) Any other documents or information required by terms of preliminary approvals					x	x						
_____	Sheet size shall be 24 inches by 36 inches blue on white and folded engineering style	x	x	x	x	x	x			x	x	x	x
_____	Plans shall be prepared by a licensed architect/engineer if application involves only the location of proposed buildings and their relationship to the site and immediate environs	x	x	x	x	x	x			x	x	x	x
_____	Plans shall be prepared by an architect, planner or engineer if application involves only the location of drives, parking layout, pedestrian circulation and means of ingress and egress	x	x	x	x	x	x						
_____	Plans shall be prepared by an engineer if application involves only drainage facilities for the site plans of 10 or more; or involving stormwater detention facilities or traversed by a water course	x	x	x	x	x	x						
_____	Plans shall be prepared by an architect, planner, engineer, land surveyor, or applicant, where appropriate	x	x	x	x	x	x	x	x	x	x	x	x

TOWNSHIP OF CHATHAM CODE

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_____	Plans to be prepared to scale based on deed descriptions, tax maps or similarly reasonable accurate data for the purpose of review and discussion by the Municipal Agency	x	x	x	x	x	x			x	x	x	x
_____	Metes and Bounds description of parcel in question based upon current land survey	x	x	x	x	x	x			x	x	x	x
_____	Property line shown in degrees, minutes and seconds	x	x	x	x	x	x			x	x	x	x
_____	Key map showing location of tract to be considered in relation to surrounding area within 200 feet	x	x	x	x	x	x			x	x	x	x
_____	Title Block containing name of applicant, preparer, block/lot #'s, date prepared, date of last amendment and zone district	x	x	x	x	x	x			x	x	x	x
_____	Each block and lot numbered in conformity with municipal tax map	x	x	x	x	x	x			x	x	x	x
_____	Scale of map - written and graphic	x	x	x	x	x	x			x	x	x	x
_____	North arrow giving reference meridian	x	x	x	x	x	x			x	x	x	x
_____	Space for signatures of Chairman and Secretary of Municipal Agency	x	x	x	x	x	x					x	x
_____	Names of all property owners within 200 feet of subject property	x	x	x	x	x	x	x	x	x	x	x	x
_____	Location of existing and proposed property lines with dimensions in feet to the nearest 2 decimal points	x	x	x	x	x	x			x	x	x	x
_____	Zoning district in which parcel is located, including all setbacks, lot coverage, height, floor area ratio, and density, both as to required and proposed. Indicate the above both written and graphically	x	x	x	x	x	x			x	x	x	x
_____	Zone requirements per Ordinance and per application	x	x	x	x	x	x			x	x	x	x
_____	Acreage of affected parcel to the nearest 100th of acre	x	x	x	x	x	x			x	x	x	x
_____	Environmental Impact Statement in accordance with subsection 30-62.2q. of the Land Development Ordinance	x	x	x	x						x	x	x
_____	Proposed lot layout showing area of each lot in square feet		x	x	x	x							

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_____	Number of lots following subdivision including areas in acres if 1 acre or over or in square feet if under 1 acre		x	x	x	x							
_____	Provide a polaroid or other similar photograph of premises in question taken from the opposite side of the street	x	x	x	x	x	x		x	x	x	x	x
_____	Constraints provision calculation		x			x							
_____	Natural Features (Topography)												
_____	Topography of site and within 200 feet thereof	x	x	x	x	x	x	x	x	x	x		
_____	Contours at 5 feet intervals to determine the natural drainage of land. Intervals shall be: up to 15% grade-2 feet; over 15% grade - 5 feet	x	x	x	x							x	x
_____	Cliffs and rock out-croppings giving appropriate depths to bedrock	x	x	x	x							x	x
_____	Flood Plains	x	x	x	x	x	x					x	x
_____	Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines	x	x	x	x	x	x					x	x
_____	Aquifer recharge areas, including safe sustained ground water yield	x	x	x	x							x	x
_____	Wooded areas indicating predominant species and size	x	x	x	x							x	x
_____	Location of trees 6 inches or more in diameter, as measured 1 foot above ground level, outside of wooded area, designating species of each			x	x							x	x
_____	Areas in which construction is precluded due to presence of stream corridors	x	x	x	x							x	x
_____	All areas to be disturbed by grading or construction	x	x	x	x							x	x
_____	Man-Made Features on Site and within 200 feet thereof												
_____	Location of existing/proposed structures and their setbacks from existing and proposed property lines	x	x	x	x	x	x			x		x	x
_____	Location/type of existing easements or rights-of-way including power lines	x	x	x	x	x	x			x		x	x
_____	A copy of any protective covenant or deed restriction applying to property in question	x	x	x	x	x	x			x	x	x	x
_____	Location of existing railroads, bridges, culverts, drain-pipes, water and sewer mains and other man-made installations affecting the tract	x	x	x	x	x	x			x		x	x
_____	Location of existing wells and septic systems	x	x	x	x					x		x	x

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_____	When applicant intends to use a conventional septic disposal system; location of test holes, test results and approximate location of intended disposal field	x	x	x	x					x	x	x	x
_____	Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas and electric, fire hydrants, telephone, C.A.T.V., showing feasible connections to existing or proposed utility systems			x	x	x				x		x	x
_____	Location and description of monuments whether set or to be set	x	x			x	x			x		x	x
_____	Location, names and widths of all existing/proposed streets on the property and within 200 feet. of tract	x	x	x	x	x	x			x		x	x
_____	Required road dedication	x	x	x	x	x	x			x		x	x
_____	Road orientation (as it relates to energy conservation)	x	x	x	x	x	x			x		x	x
_____	Sketch of prospective future street system of entire tract where preliminary plat covers only a portion thereof			x	x								
_____	Plans, profiles and cross-sections of all proposed new streets and/or access to proposed streets									x		x	x
_____	Location/description of proposed signs and outdoor lighting	x	x	x	x	x	x		x	x		x	x
_____	Location/description of all proposed paved and curbed areas	x	x	x	x	x	x	x	x	x		x	x
_____	30-99.2 Institutional Uses	x	x	x	x	x	x	x	x	x	x	x	x
_____	30-99.3 Offices in Residences of Professional Persons Attending to Human Ailments	x	x	x	x	x	x	x	x	x	x	x	x
_____	30-99.4 Private Membership Recreation Clubs and Facilities	x	x	x	x	x	x	x	x	x	x	x	x
_____	30-99.5 Nursing Homes	x	x	x	x	x	x	x	x	x	x	x	x
_____	30-99.6 Office Buildings and/or Research Laboratories authorized by subsection 30-78.3d	x	x	x	x	x	x	x	x	x	x	x	x
_____	30-99.7 Community residences for more than 6 Developmentally Disabled Persons and Community Shelters for more than 6 Victims of Domestic Violence	x	x	x	x	x	x	x	x	x	x	x	x
_____	Parking and Loading space dimensions	x	x	x	x	x	x	x	x	x	x	x	x
_____	Widths of access drives and aisles	x	x	x	x	x	x	x	x	x	x	x	x
_____	Traffic Circulation	x	x	x	x	x	x	x	x	x	x	x	x

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Miscellaneous													
	Proposed sight easements where required	x	x	x	x	x	x					x	x
	Proposed drainage easements where required	x	x	x	x	x	x					x	x
	Natural resource inventory information including:												
	a. Soil types as shown by the current Soil Conservation Survey Maps			x	x					x	x		
	b. Soil depth to restrictive layers of soil			x	x					x	x		
	c. Soil depth to bedrock			x	x					x	x		
	d. Permeability of soil by layers			x	x					x	x		
	e. Height of soil water table and type of water table			x	x					x	x		
	f. Flood plain soil (status)			x	x					x	x	x	x
	g. Limitation for foundation			x	x					x	x	x	x
	h. Limitation for septic tank absorption field (only where septic tank is proposed to be used)			x	x					x	x	x	x
	i. Limitation for local road and streets			x	x					x	x	x	x
	j. Agricultural capacity classification			x	x					x	x	x	x
	k. Erosion hazard			x	x					x	x	x	x
	Landscaping plan including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included			x	x						x	x	
	Soil Erosion and Sediment Control Plan consistent with the requirements of the local soil conservation district	x	x	x	x							x	
	Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage run-off requirements			x	x					x	x	x	x
	The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than residential shall be noted	x	x	x	x	x	x		x	x	x	x	x
	Any sections for which a waiver is specifically being requested and a narrative paragraph explaining why the applicant is entitled to such waiver	x	x	x	x	x	x		x	x	x	x	x