

LAND DEVELOPMENT

240 Attachment 2

SCHEDULE B Additional Checklist Requirements for Minor Site Plan, Minor Subdivision, Preliminary Site Plan, Preliminary Major Subdivision, Final Site Plan, and Final Major Subdivision Applications

1. MINOR SITE PLANS AND SUBDIVISIONS.

A. Plat specifications.

- (1) Plat clearly and legibly drawn or reproduced on a scale of not less than one inch equals 100 feet.
- (2) Sheet size either 15 inches by 21 inches, 24 inches by 36 inches or 30 inches by 42 inches.
- (3) Plans shall be prepared by an architect or engineer if application involves only the location of proposed buildings and their relationship to the site and the immediate environs.
- (4) 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.
- (5) Plans shall be prepared by an engineer if application involves only drainage facilities for site plans of 10 acres or more; or involving stormwater detention facilities; or is traversed by a watercourse.
- (6) Plat prepared to scale based on an accurate field survey signed and sealed by a licensed land surveyor.

B. General information.

- (1) Metes and bounds description of parcel in question based upon current land survey information.
- (2) Key map showing location of tract to be considered in relation to surrounding area.
- (3) Title block containing name of applicant, preparer, lot and block numbers, date prepared, date of last amendment and zoning district.
- (4) Each lot and block numbered in conformity with the Municipal Tax Map as determined by the Municipal Tax Assessor.
- (5) Scale of map, both written and graphic.
- (6) North arrow giving reference meridian.

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- (7) Space for signatures of Chairman and Secretary of the municipal agency.
- (8) Location of existing and proposed property lines with dimensions in feet to the nearest two decimal places.
- (9) Zoning district in which parcel is located indicating all setbacks, lot coverage, height, floor area ratio and density, both as required and proposed. Indicate the above both in writing and graphically.
- (10) Acreage of affected parcel to the nearest hundredth of an acre.
- (11) As to subdivisions only, the number of lots which will result from the subdivision including areas in acres if over one acre or in square feet if under one acre.
- (12) A photograph of the premises in question.

C. Natural features.

- (1) Contours based on field survey or aerial topographic data. Intervals shall be up to 10% grade, two feet over 10% grade, five feet.
- (2) Cliffs and rock outcroppings
- (3) Floodplains.
- (4) Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines.
- (5) Aquifer recharge areas, including safe sustained groundwater yield.
- (6) Wooded areas indicating predominant species and size.
- (7) One of the following:
 - (a) A letter of interpretation from the NJDEP indicating the absence of freshwater wetlands or indicating the presence and verifying delineation of the boundaries of freshwater wetlands; or
 - (b) A letter of exemption from the NJDEP certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act and regulations promulgated thereunder; or
 - (c) A copy of any application made to the NJDEP for any permit concerning a proposed regulated activity in or around freshwater wetlands.
- (8) Wetlands boundaries, if any, which have been flagged every 50 feet by metes and bounds survey.
- (9) Areas in which construction is precluded due to presence of stream corridors and/or steep slopes.

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(10) All areas to be distributed by grading or construction.

D. Man-made features on site and within 200 feet thereof.

- (1) Location of existing structures and their setbacks from existing and proposed property lines.
- (2) Location and type of existing easements or rights-of-way including power lines.
- (3) Location of existing railroads, bridges, culverts, drain pipes, water and sewer mains and other man-made installations affecting the tract.
- (4) Location of existing wells and septic systems.
- (5) Location of test holes, test results and approximate location of the intended disposal field.

E. Miscellaneous.

- (1) Proposed sight easements, where required.
- (2) Proposed drainage easements, where required.
- (3) The purposes of any proposed easement of land reserved or dedication to public or common use shall be designated and the proposed use of sites other than residential shall be noted.

2. PRELIMINARY SITE PLAN AND PRELIMINARY MAJOR SUBDIVISION.

A. Applicant shall provide all information required for minor site plan and minor subdivision applications as set forth in Section 1 of Schedule B and in addition thereto the following:

- (1) Names and addresses of all property owners within 200 feet of the subject property and all other persons or entities entitled to notice of hearing.
- (2) For preliminary major and final major subdivision, applicant shall show the number of lots following subdivision including areas.
- (3) The plans and profiles of proposed utility layouts such as sewers, storm drains, water, gas and electric showing feasible connections to existing or proposed utility systems.
- (4) Location, names and widths of all existing and proposed streets on the property and within 200 feet of the tract.
- (5) Road orientation as it relates to energy conservation.
- (6) Sketch of prospective future street system of the entire tract where a preliminary plat covers only a portion thereof.

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- (7) Natural resource inventory information including:
 - (a) Soil types as shown by the current Soil Conservation Survey maps.
 - (b) Soil depth to restrictive layers of soil.
 - (c) Soil depth to bedrock.
 - (d) Permeability of the soil by layers.
 - (e) Height of Soil Water Table and type of water table.
 - (f) Flood plain soil (status).
 - (g) Limitations for foundations.
 - (h) Limitation for septic tank absorption field.
 - (i) Limitation for local roads and streets.
 - (j) Agricultural capacity classifications.
 - (k) Erosion hazards.
- (8) Landscaping plan including the type, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be indicated.
- (9) Design calculation showing proposed drainage facilities to be in accordance with the appropriate drainage runoff requirements.
- (10) An environmental impact statement meeting the requirements of § 240-85 of the Land Development Chapter if requested by the Board.

3. FINAL MAJOR SITE PLAN AND FINAL MAJOR SUBDIVISION APPLICATIONS.

- A. Final site plan and subdivision plats shall conform to all of the plats specifications set forth in Schedule B.
 - (1) The conditions of preliminary approval and, in the case of a major subdivision, the standards prescribed by the “Map Filing Law”, N.J.S.A. 46:23-9.9 et. seq. Shall be complied with.
 - (2) Plan shall reflect “as-built” conditions.
 - (3) A developer’s agreement with the Township Committee addressing the timing and responsibility of the Applicant regarding required improvements not yet installed.