



FRENCHTOWN LAND USE ORDINANCES

Variance 40:55D-70			Site Plan			Subdivision			All applications must be submitted to the Administrative Officer of the Planning/Zoning Board at least three weeks prior to the regularly scheduled Board Meeting	To Be Completed by the Applicant			To Be Completed by the Borough		
(a)(b)	(c)	(d)	Minor	Major	Major Final	Minor	Major	Major Final		Provided	N/A	Waiver Requested	Provided Y/N	Request Waiver	Waiver Granted
									<b>√Required Documents (To Be Provided on Plans)</b>						
									10. Existing topography shown as follows:						
	√	√				√			a. Contours at 5' intervals. Interpolated for USC and GS Map for entire tract.						
				√					b. Contours at 2' intervals for area of proposed lots or proposed development (verified in field).						
				√	√		√		c. Contours at 2' intervals for entire tract (verified in field).						
				√	√		√		d. All elevations based on NAVD 88.						
									11. Plans showing existing and proposed streets including:						
				√	√	√	√		a. Field cross-sections at 50' intervals drawn at a scale of 1"=5' vertical; 1"=1' horizontal.						
				√	√	√	√		b. Center-line plan and profiles drawn at a scale of 1"=50' horizontal; 1"=5' vertical based upon field survey data. Corresponding plan and profile information must be shown on the same sheet.						
				√	√	√	√	√	c. Center-line curve data including central angle, tangent distance, radius, arc length, chord distance and chord bearing.						
		√							12. Existing property lines showing bearings, distanced and radius with indication of source data and approximate dimensions of proposed lot lines. Based upon deed plotting.						
	√		√	√	√	√	√	√	13. Existing and proposed lot boundary and easement information shown based on NAD 83 with accurate bearing and distance to the nearest 1/100 <sup>th</sup> foot prepared by a licensed surveyor. All curves shall show radius, arc length, chord bearings and distance, tangent and center angle.						
		√							14. Approximate net and gross lot areas to the nearest 1/10 acre.						
	√	√	√	√	√	√	√	√	15. Net/gross lot areas for existing and proposed lots calculated in sq. ft. and 1/1,000 acre.						
			√	√	√	√	√	√	16. Area of all proposed easement calculations in square feet.						
	√	√	√	√	√	√	√		17. Location of existing wells and septic systems on site and within 100' of property.						
		√	√	√	√	√	√		18. Location of all man-made and natural features, including but not limited to: list historic buildings within 200', dedicated open space, culverts, structures, drain pipes, water courses, railroads, bridges, wooded areas, rock outcrops, underground storage tanks, fences, wetlands (specific source and notation if there are any wetlands present), swamps, buildings, streets, drainage right-of-way and easements.						
		√	√			√			19. Plan drawings of all existing and concept of all proposed drainage and utility layouts.						
				√	√		√		20. Plan and profile drawings of all existing and proposed drainage and utility layouts, drawn at a scale of 1"=50' vertical.						
				√	√		√		21. Plan drawings of all existing and proposed public water if applicable OR show proposed well location with geologist report verifying a sufficient supply of available potable water.						

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				√	√		√		√Required Documents (To Be Provided on Plans)						
				√	√		√		22.						
				√	√		√		23.						
				√	√		√		24.						
			√	√	√	√	√		25.						
	√	√	√	√	√	√	√	√	26.						
									27.						
	√		√	√			√		a.						
			√	√	√		√		b.						
	√		√	√	√	√	√		c.						
							√		28.						
								√	29.						
			√	√	√		√	√	30.						
				√	√	√	√		31.						
	√	√	√	√	√	√	√	√	32.						
			√	√	√	√	√		33.						
	√		√	√	√	√	√	√	34.						
			√	√	√		√		35.						
			√	√	√		√		36.						

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			√	√	√		√		37. Lighting plans, including location, type, wattage, height pattern and floor candles.						
	√	√	√	√	√				38. Architectural plans should include preliminary floor plans and elevations of each new altered building, facade and height of proposed structure. Also indicated existing/proposed building square footage.						
									39. Parking and loading:						
			√	√	√				a. Specifications and location of proposed surface paving and curbing, including streets.						
			√	√	√				b. Location capacity and dimensions of existing and proposed off-street parking and loading areas including documentation of ADA compliance for handicap stalls and accessible route.						
			√	√	√				d. Aisle widths.						
			√	√	√				e. Entrance and exit arrangement.						
			√	√	√		√		f. Details of traffic control devices with direction of traffic flow.						
			√	√	√		√		g. Location of fire lanes and other parking restrictions.						
			√	√	√				40. Location of solid waste storage, screening and means of disposal including amount of pickup per week and recycling facilities.						
				√	√		√		41. Calculation location, identifications of proposed open spaces, parks and other recreational areas.						
		√	√	√	√	√	√	√	42. Land reserved or dedicated to public use.						
						√	√	√	43. Indicate total number of lots, area of entire tract and area of roads.						
		√		√		√	√	√	44. Identify location and description of all physical survey evidence as found in the field, including encroachments, must be noted. Provide a legend indicating monuments found and to be set.						
				√		√	√	√	45. Plan to include all documents as required by Hunterdon County Planning Board.						
					√			√	46. Four signed and sealed sets and a digital copy of as-built plans and profiles of all roads, utilities and stormwater facilities.						