

LAND DEVELOPMENT

125 Attachment 3

**Borough of Fair Lawn**

**§ 125-70C Minor Site Plan Checklist.**

| No. | Item   | Applicant | Not Applicable | Waiver Requested | Borough |
|-----|--|-----------|----------------|------------------|---------|
| 1.  | Name, address of owner and applicant   |           |                |                  |         |
| 2.  | Name, signature, license number, seal and address of engineer, land surveyor, architect, planner and/or landscape architect, as applicable responsible for preparation of plat |           |                |                  |         |
| 3.  | Title Block denoting type of application, tax map sheet county, name of municipality, block and lot and street location  |           |                |                  |         |
| 4.  | A key map at not more than 1"=1,000' showing location of tract with reference to surrounding properties, streets, zone lines and municipal boundaries within 500 feet          |           |                |                  |         |
| 5.  | A schedule of required and provided zone(s) requirements, including lot area, width, depth, yard setbacks, building coverage, floor area ratio, open space and parking.        |           |                |                  |         |
| 6.  | North arrow and scale of:<br>1" = 50' for tracts up to 40 acres;<br>1" = 100' for tracts greater than 40 acres.  |           |                |                  |         |
| 7.  | Proof taxes are current.   |           |                |                  |         |
| 8.  | Signature blocks for Chair, Secretary and Municipal Engineer.  |           |                |                  |         |
| 9.  | Source and date of current property survey.  |           |                |                  |         |
| 10. | Authorized affidavit of ownership.   |           |                |                  |         |
| 11. | Acreage of tract to the nearest tenth of an acre (for GDP, to the nearest acre).   |           |                |                  |         |
| 12. | Revision box showing date of original and all revisions  |           |                |                  |         |
| 13. | Size and locations of any existing or proposed structures with all setbacks dimensioned.   |           |                |                  |         |
| 14. | Location and dimension of any existing or proposed streets.  |           |                |                  |         |
| 15. | All proposed lot lines and area of lots in square feet.  |           |                |                  |         |
| 16. | Building envelopes with front/rear, side yard setback lines dimensioned for newly proposed and existing lots.  |           |                |                  |         |
| 17. | Copy and/or delineation of any existing or proposed deed restrictions or covenants.  |           |                |                  |         |
| 18. | Location and acreage of any existing or proposed easement or land reserved for or dedicated to public or utility use.  |           |                |                  |         |
| 19. | List of required regulatory approvals or permits   |           |                |                  |         |
| 20. | List of variances required or requested  |           |                |                  |         |
| 21. | Requested or obtained design waivers or exceptions   |           |                |                  |         |
| 22. | Payment of application fees.   |           |                |                  |         |
| 23. | Names , block, lot numbers and addresses of property owners and lot lines of parcels within 200 feet identified on the most recent tax map sheet.                              |           |                |                  |         |

FAIR LAWN CODE

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| 24. | All existing watercourses, floodplains, floodway and flood-fringe areas, wetlands, marshes, ponds and land subject to flooding on the site and within 200 feet of the site.  |           |                |                  |         |
| 25. | Existing streets, rights-of -way and/or easements on and within 200 feet of tract.   |           |                |                  |         |
| 26. | Architectural significance of any existing buildings to remain or to be removed.   |           |                |                  |         |
| 27. | Compliance with all Master Plan proposals affecting the development.   |           |                |                  |         |
| 28. | Additional road right-of-way as specified in the Borough Master Plan or Official Map.  |           |                |                  |         |
| 29. | Topographical features showing existing and proposed grades and elevations, including spot grades at building and property corners, tops and bottom of slopes, low areas, drainage swells, etc.  |           |                |                  |         |
| 30. | Boundary, limits, nature and general extent of wooded areas, specimen trees and other significant physical features.   |           |                |                  |         |
| 31. | Drainage calculations.   |           |                |                  |         |
| 32. | General soil types.  |           |                |                  |         |
| 33. | Proposed utility infrastructure plans, including disposal of sanitary sewerage, water and storm water management. (Borough Engineer may require supporting calculations).  |           |                |                  |         |
| 34. | Soil erosion and sediment control plan, if soil disturbance exceeds 5,000 square feet.   |           |                |                  |         |
| 35. | Lighting plan and details, including height of fixtures, light type and Isolux traces.   |           |                |                  |         |
| 36. | Landscaping plan details, including plant names (common and botanical) shall be shown.   |           |                |                  |         |
| 36. | Solid waste management plan  |           |                |                  |         |
| 37. | Site identification signs, traffic control signs and directional signs including pavement markings.  |           |                |                  |         |
| 38. | Site triangles   |           |                |                  |         |
| 39. | Parking plan showing spaces, size, type, aisle width, curb cuts, drives, driveways and all ingress and egress areas and dimensions. All parking space stalls shall be numbered.  |           |                |                  |         |
| 39. | Preliminary architectural plan and elevations.   |           |                |                  |         |
| 40. | Any recorded documents that may affect the application shall be submitted.   |           |                |                  |         |
| 41. | The Planning Board or the Borough Engineer may require additional information on data for a specific site plan. This data may concern traffic analysis, environmental information, market information, etc.  |           |                |                  |         |
| 42. | Other than a development application relating to a single-family home or a minor subdivision creating single-family residential lots, set forth a contribution disclosure statement in accordance with § 125-70H hereof. <b>[Added 10-24-2006 by Ord. No. 2064-2006]</b> |           |                |                  |         |