

LAND USE PROCEDURES

14 Attachment 2

**SCHEDULE B
PRELIMINARY MAJOR SUBDIVISION
LAFAYETTE TOWNSHIP
(Subsection 14-1.9)**

[Ord. No. 2011-08 § 7; Ord. No. 2013-03 § 5; Ord. No. 2014-05 § 1; Ord. No. 2021-11]

DATE: _____ APPLICANT: _____ BLOCK: _____ LOT: _____

		APPLICANT		TOWNSHIP	
		Complies	Waiver Request	Complies	Does Not Comply
1	15 copies of completed application form.				
2	15 copies of the plans prepared, signed and sealed by a New Jersey professional land surveyor or New Jersey professional engineer or other professional as required and folded into 8 1/2 x 11 inches with the title block showing. All applications for properties located in any zone shall submit electronic plans to the Board Secretary, in pdf form, or as otherwise agreed to by the Board Secretary and Board Engineer.				
3	Payment of applicable fees and deposits (escrow).				
4	Proof of ownership; if applicant is not owner, consent of owner to submit application.				
5	Certification from Tax Collector or Municipal Clerk that all taxes and assessments are paid to date.				
6	List of any approvals which may be required by other units of government or agencies thereof.				
7	If a corporation or partnership, names and addresses of all officers, stockholders and/or partners with more than 10% interest.				
8	Block and Lot numbers as assigned by the Tax Assessor.				
9	Maps clearly and legibly drawn.				
10	Tax Map sheet, block and lot number and name of the project in the title block.				
11	Name, address and telephone number of person who prepared plat.				

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		APPLICANT		TOWNSHIP	
		Complies	Waiver Request	Complies	Does Not Comply
12	Applicant's and/or owner's name and address, telephone number and signature on drawings.				
13	Certification block for Land Use Board Engineer, Chairperson and Secretary of the Board's signature.				
14	Date of drawing and date of latest revision on each drawing and on cover sheet, if present.				
15	Certification that lots are staked and flagged.				
16	Permission to inspect premises.				
17	Graphic and numerical scale.				
18	Maps to be drawn to a scale not smaller than one inch equals 50 feet.				
19	North arrow and reference meridian.				
20	Key map showing entire tract and relation to surrounding areas with proposed lot lines (at Tax Map scale).				
21	Zone district and their boundaries on and within 200 feet of the property.				
22	Tabulation of zone district bulk requirements and proposed bulk requirements for each lot (zoning schedule).				
23	Names and addresses of adjoining property owners as shown on municipal tax records.				
24	Acreage of entire tract to nearest 0.01 acre.				
25	Area of each proposed lot to nearest 0.01 acre.				
26	Area of each proposed lot to the nearest square foot.				
27	Lot areas calculated exclusive of rights-of-way (see definition of lot area).				
28	Proposed new lot metes and bounds deed descriptions including: easements, covenants, restrictions, roadway, and sight triangle dedications, existing and proposed.				
29	Certified survey of the property showing bearing of all existing and proposed property lines to the nearest second.				
30	Certified survey of the property showing distances of all property lines to nearest 0.01 foot.				
31	Setback distances of existing structures (side, rear and front).				

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32	Minimum building setback distances and lines (front, rear and side). (Allowable building envelope)				
33	Any rights-of-way, existing or proposed.				
34	Topographic data with contours at two-foot intervals (existing and proposed). Per national map Accuracy Standards.				
35	Location and area of all slopes between 15% and 25%, including those within 200 feet of the portion to be subdivided (show crosshatched).				
36	Location and area of all slopes greater than 25%, including those within 200 feet of the portion to be subdivided (show crosshatched).				
37	Calculations supporting lot size adjustments for critical areas and "carrying capacity" (per -----) for nonresidential lots.				
38	Any other significant natural terrain features.				
39	Location of all swamps and wetland within the subdivision and within 200 feet of the portion to be subdivided described by metes and bounds and with applicable transition zone shown. Include evidence of interpretation of wetland "Priority."				
40	Location and limits of existing floodplain, as required by ordinance.				
41	Calculations supporting location of floodplain limits.				
42	Location on site and within 200 feet of the property lines of the following:				
	a. Watercourses.				
	b. Wooded Areas.				
	c. Easements.				
	d. Rights-of-way.				
	e. Roads.				
	f. Railroads.				
	g. Canals.				
	h. Rivers.				
	i. Buildings				
	j. Structures, including drainage structures.				
	k. Rock outcrops.				
	l. Ponds and lakes.				

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43	A primary and reserve sewage disposal area with Sussex County Health Department soil logs within each area shall be provided along with a certification by the applicant's engineer that both the primary and reserve areas are suitable for construction of an individual sewage disposal system in accordance with N.J.A.C. 7:9A.				
44	Location of the test holes accurately designated.				
45	Driveway location restrictions imposed due to sight distances.				
46	When revised drawings are resubmitted, provide one copy with revisions highlighted on each applicable page. Also submit seven additional sets of revised plans.				
47	Environmental impact report in accordance per ordinance.				
48	Copy of any protective covenants or deed restrictions (if any).				
49	A letter from the appropriate State, County or Municipal authority approving the proposed sewage disposal facility and, if applicable individual water supply.				
50	Traffic analysis and traffic circulation study.				
51	Estimate of quantities, unit price and cost for all on-site, off-site and off tract construction per ordinance.				
52	Existing and proposed water courses (including lakes and ponds) with the following information:				
	a. Application to applicable state agencies.				
	b. Cross sections of watercourses and/or drainage swales showing the extent of floodplain, top and bottom of bank, and normal water levels and bottom elevations.				
	c. Total acreage of the drainage basin of any water courses running through or adjacent to the tract.				
	d. The location and extent of drainage and conservation easements and stream encroachment lines.				
	e. The location, extent and water elevations of existing and proposed lakes or ponds within the tract and within 200 feet of the tract.				

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53	Location of all existing and proposed drainage facilities.				
54	Details of proposed drainage devices for stormwater management and control.				
55	Dimensions of all existing and proposed drainage facilities.				
56	Supporting stormwater management capacity and impact calculations as well as pipe design tables and detention basin sizing calculations.				
57	Provide designation of street hierarchy supported by traffic report.				
58	Center-line profiles of all proposed streets, streets abutting the subdivision and streets within 200 feet of the subdivision showing: existing and proposed grades, existing and proposed drainage, and vertical curve data.				
59	Cross sections of proposed streets, and streets abutting the subdivision at 50 foot intervals showing: Existing and proposed centerline grades, topsoil depth, side slopes, berms, cut and fill quantities, pavement "box" depth, and any guide rails.				
60	Profiles around all returns showing; existing and proposed grades to the nearest one-tenth (.01) foot at ten foot intervals and existing and proposed drainage.				
61	Site profiles at all proposed intersections.				
62	Street lighting as required by ordinance.				
63	Summary cut and fill soil quantities and means of dealing with either.				
64	Toe and top of slope on both sides of all streets.				
65	Proposed street names (to be approved by the Township Committee).				
66	List of any driveway restrictions due to sight distance.				
67	Copy of soil and erosion control plan as submitted for County approval.				
68	Proposed sequence of development and construction phasing.				
69	Landscaping and street tree planting plan.				
70	Lands to be reserved or dedicated for common public use.				
71	Proposed use of all sites other than residential (if any).				

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72	Provision for fire protection.				
73	Utilities plan.				
74	Residential cluster plan details (requires Board approval) including:				
	a. Conventional conforming density plan.				
	b. Amount of common open space to be provided.				
	c. Location of common facilities to be provided.				
	d. Deed description of any common facilities to be provided.				
e.	Description of organization to be established for ownership and maintenance of common open space and facilities.				
75	Show buffer zones as required by ordinance (if any).				
76	Provide geologic data.				
77	Provide soils data per Sussex County Soil Survey and delineate same on development maps.				
78	Provide list of any variances or design waivers.				
79	Provide all necessary construction details for improvements.				
80	Residential plans shall include feasibility grading plans for each lot.				
81	Compliance with local design standards.				
82	Compliance with the Residential Site Improvement Standards (RSIS) per NJAC 5:21-2 and amendments. Plans to contain certification by design engineer.				
83	Certification from the State pursuant to NJSA 58:11-25.1 for all subdivisions over 50 lots.				
84	Contiguous unconstrained land, per § 13-8.5d.				
85	Consent of Owner for Fees.				

I certify that the above checklist items have been accurately shown on the drawings and other application documents submitted with this application.

Applicant's Engineer/ Surveyor