

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT: 172-174 Main Street LLC

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
1. PROJECT-PLAN INFORMATION												
1. Item:	Name, address of owner and applicant.	X	X	X	X	X	X	X	X	X		
2. Item:	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X	X		
3. Item:	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X	X		
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'.	X	X	X	X	X	X	X	X	X		
Comment: Describes setting; may be less detailed in pre-application-concept plan and GDP stages.												
5. Item:	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X	X		
Comment: Schedule may be less detailed in pre-application-concept plan stages.												
6. Item:	North arrow and scale.	X	X	X	X	X	X	X	X	X		
7. Item:	Proof that taxes are current.		X	X	X	X	X	X	X	X		
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X	X	N/A	
9. Item:	Appropriate certification blocks as required by Map Filing Law.		X	X	X	X	X	X	X	X	N/A	
10. Item:	Monumentation as specified by Map Filing Law.		X	X	X	X	X	X	X	X	N/A	
Comment: Monumentation required only for final subdivision.												
11. Item:	Date of current property survey.		X	X	X	X	X	X	X	X	N/A	
Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.												

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12. Item:	One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" Comment: Required by Map Filing Law for minor and major subdivisions.		X	X		X	X	X	X			X		
13. Item:	Mets and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.		X				X					X		N/A
14. Item:	Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.	X	X	X	X	X	X	X	X			X		N/A
15. Item:	Acreage of tract to the nearest tenth of an acre (for GDP-to nearest acre).		X	X	X	X	X	X	X			X		
16. Item:	Date of original and all revisions. Comment: Item necessary for continuity-history of project		X	X	X	X	X	X	X			X		
17. Item:	Size and location of any existing or proposed structures with all setbacks dimensioned. Comment: Item important for detailed planning.	X	X	X	X	X	X	X	X			X		
18. Item:	Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). Comment: Item important for detailed planning.	X	X	X	X	X	X	X	X			X		X
19. Item:	All proposed lot lines and area of lots in square feet.		X	X		X	X	X	X			X		N/A
20. Item:	Copy and/or delineation of any existing or proposed deed restrictions or covenants. e	X	X	X	X	X	X	X	X			X		N/A
21. Item:	Any existing or proposed easement or land reserved for or dedicated to public use. e	X	X	X	X	X	X	X	X			X		N/A
22. Item:	Development stages or staging plans (for GDP-general staging). Comment: Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.				X	X	X	X	X			X		N/A

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23. Item:	List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. #		X	X	X								X
24. Item:	List of variances required or requested. # <u>Comment:</u> Basic planning information.		X	X		X	X		X		X		
25. Item:	Requested or obtained design waivers or exceptions. # <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.		X	X		X	X		X		X		
26. Item:	Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.	X	X	X	X	X	X		X		X		
27. Item:	Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.			X	X	X	X		X		X		
28. Item:	All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment:</u> while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.				X	X	X		X		X		
29. Item:	Existing right-of-way and/or easements on and within 200' of tract. <u>Comment:</u> Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X	X	X	X		X		X		
30. Item:	Topographical features of subject property from U.S.G.S. map. <u>Comment:</u> More detailed topographic information is needed for major subdivision.	X		X	X	X	X		X		X		X

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31.	Item: Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.												X
32.	Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.	X	X	X				X	X	X			N/A
33.	Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.										X		
4.	Item: Drainage Area Map. Comment: Necessary for major application; applicable at GDP stage.							X	X	X			N/A
5.	Item: Drainage Calculations. Comment: Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management at major subdivision and site plan stage.		X	X				X	X	X		X	
6.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X				X	X	X			N/A
7.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.							X	X	X			N/A

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38.	Item: Soil Erosion and Sediment Control Plan. Comment: Required for soil disturbance over 5,000 sq. ft.			X		X	X		X	X				
39.	Item: Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. Comment: Not required for minor subdivision because not involving construction of buildings.			X	X	X	X		X	X			N/A	
40.	Item: Construction details as required by ordinance. Comment: Such level of detail necessary only for major applications.					X	X		X	X			X	
41.	Item: Road and paving cross-sections and profiles. Comment: See Item 40.					X	X		X	X			N/A	
42.	Item: Proposed street names. Comment: Applicable only when new road is proposed.					X	X		X	X			N/A	
43.	Item: New block and lot numbers confirmed with local assessor or municipal designee. Comment: Needed whenever a new lot is created.		X						X				N/A	
44.	Item: Lighting plan & details. Comment: Not applicable for minor subdivision because just creating lots.			X		X	X		X	X	X			
45.	Item: Landscape plan & details prepared by a professional landscape architect Comment: Required for site plans because of magnitude of required landscaping.			X					X	X	X			
46.	Item: Solid waste management plan. Comment: Site plan consideration only; see Item 44.			X					X	X	X			
47.	Item: Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.			X		X	X		X	X	X			

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48. Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.			X	X		X	X		X	X		X
49. Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). Comment: See Item 44.		X		X	X	X	X		X			X
50. Item: Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Comment: See Item 44.				X		X	X		X	X		
51. Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.				X					X	X		
52. Item: Plans and legal documents for compliance with West Orange COAH Ordinances.			X	X	X	X	X		X			X

€ Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
 § Conditional approval may be granted subject to other regulatory approvals.

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REVISED: 8/30/05 aw

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