

LAND USE AND DEVELOPMENT

300 Attachment 7

Form 6

Preliminary Major Subdivision  
Details and Requirements  
[Amended 12-21-2010 by Ord. No. 1507]

Applicant's Name \_\_\_\_\_

Application # \_\_\_\_\_ Date Received \_\_\_\_\_

PLAN ACCURACY AND LEGIBILITY

SUFFICIENT FOR REVIEW: Yes ( ) No ( )

PREPARED BY P.E. OR L.S.: Yes ( ) No ( )

Yes No

- ( ) ( ) 1. A key map showing location of tract to be considered in relation to the surrounding area, within at least 200 feet of the subject site.
- ( ) ( ) 2. Signature and seal of New Jersey licensed professional engineer.
- ( ) ( ) 3. Signature and seal of New Jersey licensed professional land surveyor.
- ( ) ( ) 4. The name of all property owners within 200 feet of the plot in question as disclosed by the most recent municipal tax records.
- ( ) ( ) 5. Title block containing name of applicant and owner, street address, preparer, lot and block numbers, date prepared and date of last amendment.
- ( ) ( ) 6. The name of the proposed subdivision.
- ( ) ( ) 7. Space for signatures of Chairman and Secretary of the Board and the Borough Engineer.
- ( ) ( ) 8. Scale of map, both written and graphic. The scale shall contain no more than 50 feet to the inch.
- ( ) ( ) 9. North arrow.
- ( ) ( ) 10. Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating all setbacks, lot areas, lot widths, lot coverage, number of parking spaces, and slope disturbance, both as to required and proposed, for the subject property.
- ( ) ( ) 11. The name of all adjacent property owners, and the names of adjacent subdivisions, if any.
- ( ) ( ) 12. The boundaries of the tract in question, with dimensions of same. Where it is physically impossible to show the entire property on the required sheet, a key map is permitted.

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- ( ) ( ) 13. Existing and proposed property lines for the lots in question, with dimensions of same, and tentative lot and block numbers.
- ( ) ( ) 14. Location of existing easements or rights-of-way including power lines, drainage easements, access easements, stream encroachment lines, sight easements, utility easements, and the location of areas to be reserved for public use and other common areas.
- ( ) ( ) 15. Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas and rock outcrops, as well as locations of mining activity. If such features are located on adjacent property, but have the potential to affect the site development, they shall be shown.
- ( ) ( ) 16. Existing and proposed topographic contours of the site and adjacent areas affecting the site. Contour intervals shall be no greater than: 10% slope or less - two feet; over 10% slope - five feet.
- ( ) ( ) 17. The location and width of any abutting streets, both rights-of-way and pavement, and any railroad rights-of-way.
- ( ) ( ) 18. The locations, dimensions and profiles for all proposed streets and sidewalks to a minimum distance of 200 feet beyond the tract boundaries.
- ( ) ( ) 19. Location of existing and proposed buildings and their setbacks from property lines.
- ( ) ( ) 20. Existing and proposed utility service, including septic systems with test hole locations and soil log information, sanitary sewer mains and connections to same, wells, water mains and connections to same, fire hydrants, etc.
- ( ) ( ) 21. Existing and proposed storm drainage design and improvements, including a map showing the entire drainage area, the drainage area contributing to each pertinent drainage structure and drainage tabulation sheets showing calculations for each drainage area.
- ( ) ( ) 22. Soil moving permit. (NOTE: The addition, removal or movement of more than 100 cubic yards of soil from or on any lot or a change in its contour of greater than six inches; or an increase or decrease in drainage characteristics of the lot in question or abutting properties or private or public roads.)
- ( ) ( ) 23. Location of any required dedication or reservation for streets or any area shown on the Official Map.
- ( ) ( ) 24. The location, height, type and design of fences, walls, sidewalks and similar improvements to be constructed.
- ( ) ( ) 25. Location and description of existing and proposed street trees, reforestation, and landscaping. Information for proposed landscaping shall include common and botanical names, number of plants, planted size, root specifications and numbering of trees on plans.

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- ( ) ( ) 26. Construction details and specifications sufficient to illustrate the nature of site improvements, including but not necessarily limited to the following, when appropriate: paving, curbing, walls, fences, utility and storm drainage structures, soil erosion control structures, tree protection devices, light fixtures and standards, signs, planting and staking details, and barrier-free access design.
  - ( ) ( ) 27. Details of all proposed retaining walls.
  - ( ) ( ) 28. An environmental impact statement. (See § 300-75 for details.)
  - ( ) ( ) 29. All proposed streets, with profiles, indicating the grading and cross-sections showing width of roadway, location and width of sidewalks and location and size of utility lines conforming to the borough standards and specifications.
  - ( ) ( ) 30. Positions of existing and proposed monuments.
  - ( ) ( ) 31. Soil percolation tests or soil log tests, or both, as required by the Board of Health, or other applicable governmental agency having jurisdiction. Indicate test location on map.
  - ( ) ( ) 32. Indicate limit of grading and/or disturbance.
  - ( ) ( ) 33. Any additional information deemed necessary by the approving board.
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