

LIBERTY TOWNSHIP LAND USE BOARD PRELIMINARY MAJOR SUBDIVISION CHECKLIST

Applicant's Name: _____

Block _____ Lot(s) _____

Applicants will comply with Liberty Township's Ordinances and all other authorities having jurisdiction.

#	REQUIREMENT	YES	NO	REMARKS
1	Key map showing the nearest two intersections with the road serving the subject property of a scale of not more than 1 inch =1,000 feet, showing all zone boundaries within 500 feet of the tract.			
2	Title, name of the subdivision, if any, north arrow, reference meridian written and graphic scale.			
3	Name, address, seal and signature of engineer, land surveyor who prepared the plan, date of preparation and all revisions, tax map sheet, block and lot numbers, acreage of the tract being subdivided, name and address of owner and applicant.			
4	Names and addresses of all property owners within 200 feet of the boundary of the tract to be subdivided.			
5	Existing and proposed contours.			
6	Lot layout, lot dimensions, individual lot areas in square feet, existing lots, buildings and structures with an indication as to their projected use.			
7	Existing lots, buildings and structures on and within 200 feet of the tract.			
8	Wooded areas including isolated specimen trees defined as being in excess of 18 inches dbh and limits of clearing.			
9	Existing and proposed street easements, suggested street names, proposed building setback lines.			
10	Areas to be reserved for drainage rights-of-way, parks, conservation areas and utility installations.			
11	Water bodies, wetlands, 100 year flood plain, transition areas.			

12	Proposed water supply and sewage disposal.			
13	<p>Preliminary design plans for all proposed improvements, including plan and profile of a scale not less than 1 inch = 50 feet, horizontal 1 inch = 5 feet vertical, cross sections of the scale not less than 1 inch = 5 feet.</p> <p>a. _____ All proposed streets within the subdivision and existing streets abutting the subdivision, cord variances, arc length and radii of all curves along all street lines shall be shown.</p> <p>b. _____ Cross sections and profile for all streets indicating dimension, materials, types of construction of roadway pavement, curb, sidewalks, planting strips, driveway entrances, shade tree plantings and grading.</p> <p>c. _____ Plans and profiles and calculations showing existing area drainage on and off site, up stream and down stream water courses, structures, brooks, flood plain delineation including area and runoff calculations and evaluation of existing facilities and their ability to accept increased flow, proposals for improvements to existing facilities and area wide drainage facilities, plans and profiles for all on site drainage facilities.</p> <p>d. _____ Two soil logs and permeability testing related thereto per lot witnessed by the Warren County Health Department.</p> <p>e. _____ All utility layouts for gas, telephone, electric, cable, etc., letters of assurance that utilities are available.</p> <p>f. _____ All plans for open space proposed to be dedicated.</p> <p>g. _____ Location, grading and drainage of all driveways.</p> <p>h. _____ Finished floor elevation for principal structure.</p>			
14	Any existing or proposed easements, covenants or deed restrictions applying to the land.			
15	Soil erosion and sediment control plan to be submitted to the Warren County Soil Conservation District.			
16	A stormwater control plan, all existing and proposed facilities.			
17	Environmental Impact Statement for all developments in excess of 10 acres or 10 lots.			
18	Indication of all environmentally sensitive and historically important (e.g. wetlands, stone rows) elements.			

19	Signature blocks for Board Chair and Administrator.			
20	Affidavit of Proof of service, mail receipts, certified list, copy of notice sent, copy of newspaper notice as published.			
21	Aerial photo at 1 inch = 1000 feet if the tract is five (5) acres or more.			
22	Narrative paragraph explaining the proposed use.			
23	Comparative statement of zoning provisions.			
24	Statement by surveyor that plat conforms to the provisions of the NJ State Plan Coordinate System in effect at the time of plat submission.			
25	Farmland use. Grantee is hereby noticed there is, or may in the future be farm use near the described premises from which may emanate noise, odors, dust, and fumes associated with agricultural practices as permitted under the Right to Farm section of the Liberty Township Zoning Ordinance, Chapter 58.			
26	Original and 15 copies of application form.			
27	All fees and escrow deposits paid.			
28	Certification of taxes paid from Liberty Township Tax Collector.			
29	Affidavit of ownership (if applicant is not the owner).			
30	Copy of application to Warren County Planning Board.			

Revised 11/06