



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE SUBDIVISION CHECKLIST

Location: \_\_\_\_\_  
Block: \_\_\_\_\_ Lot: \_\_\_\_\_ App. No. \_\_\_\_\_  
Completed by: \_\_\_\_\_ Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

☐ Preliminary ☐ Final ☐ Preliminary/Final ☐ Sketch Plat

The following items are statutorily required to be provided on and/or with plans submitted for Subdivision approval. As the items identified below are completed, the applicant should those items off the list in the space provided. If a waiver of any items is requested, the applicant should insert "W.R." on the appropriate line and indicate why said waiver is requested. The applicant should refer to all applicable Township ordinances for specific site development design criteria.

### Section 200-47.A Map Details

All maps and other documents submitted for Subdivision Review shall contain the following information, which shall be in addition to specific plat details as required for each review stage.

Requirement	Applicant	Township
(1) The title and location of the property.	_____	_____
(2) The name and addresses of the landowner and applicant. If a corporation, limited liability company, or partnership is the landowner or applicant, the principal officer and name of the President and Secretary shall also be included.	_____	_____
(3) The name, address and New Jersey State license number and seal of the professional preparing the documents and drawings. All plans, except those prepared at the sketch stage, shall be prepared, signed and sealed by a licensed land surveyor of the State of New Jersey.	_____	_____
(4) A place for the signature of the Chair and Secretary of the Planning Board and Health Officer (where septic systems and/or potable wells are proposed).	_____	_____
(5) The date of the plan and date(s) of any modifications thereto.	_____	_____
(6) The standard signature block, as shown in Section 200-11A.(6), shall be on the plat map.	_____	_____

- (7) A legend indicating all symbols used. The applicable portions of the New Jersey Department of Transportation's Standard Legend shall be utilized.

### Section 200-50C Sketch Plat for Minor or Major Subdivisions Review

The sketch plat, notwithstanding any other requirements stipulated by this Ordinance, shall contain the following information, except that the Planning Board may waive any requirement or request additional information where it is clearly appropriate to the particular application.

Requirement	Applicant	Township
(1) All plats shall be based on accurate information at a scale of not more than one inch equals 100 feet to enable the entire tract to be shown on one sheet.		
(2) A location map showing the entire tract to be subdivided, giving the accurate location of all existing and proposed property and street lines, at a scale of one inch equals 1,000 feet, or larger scale, showing the entire subdivision and its relation to all features shown on the Official Map and Master Plan and located within ½ mile of the extreme limits to the subdivision, and the zoning classification of the proposed subdivision and of adjacent land.		
(3) The location of existing houses, buildings and other structures, with accurate dimensions from all existing and proposed lot lines, wooded areas and isolated trees more than five inches in diameter, and topography within the tract to be subdivided as well as within 200 feet thereof, at twenty-foot or smaller contour intervals. (United States Geological Survey topographic quadrant map series are acceptable for topography at this stage, as is the latest aerial orthophotography or aerial imagery from the past two years, for locating adjacent buildings and driveways within 200 feet of the tract.)		
(4) The name of the owner, all adjoining property owners and those across existing or proposed streets as disclosed by the most recent Township tax records.		
(5) The tax map sheet, date of revision, block and lot numbers and zone district of the tract proposed to be subdivided.		
(6) Existing and proposed features.		
(a) The location of existing or proposed streets, roads, easements, greenbelts, public rights-of-way, streams, bridges, culverts, drainage ditches and natural watercourses in and within 500 feet of the subdivision. Also, indicate all Township Master Plan proposals on-site or off-tract within 500 feet of the proposed subdivision.		

Requirement	Applicant	Township
(b) In assembling the required data, the applicant shall be required to rely only on existing information available, including the Township's Master Plan documents, Natural Resource Inventory and engineering data available from the Township Engineer, as well as information available from other government agencies, such as NJDEP Bureau of Geographic Information Systems (GIS).		
(7) The existing and proposed lot layout, lot dimensions, all required setback lines and the lot area of each lot in square feet and acreage. Lots shall be designated by letters for minor subdivisions and by consecutive numbers for major subdivisions until given official lot number designations by the Township Engineer.		
(8) As determined by the Health Officer, the location of all percolation tests, including those that failed, and soil logs conducted at the expenses of the applicant and approved by the Health Officer shall be shown on the plat.		
(9) As applicable, the date of original preparation and date of revision, if any, or plat, as well as the old name, if submitted previously under a different title.		
(10) A preliminary Environmental Impact Statement, as outlined in Part 1, Article V, § 200-23, of Chapter 200.		
(11) The acreage of the tract to be subdivided to nearest $\frac{1}{10}$ of an acre and, if an open space cluster, the acreage of the open space.		
(12) An identification of existing woodlands and groupings of trees.		
(13) A recent aerial photograph from either the past two years or from the latest orthophotography from the New Jersey Office of GIS on the drawings with the site boundaries outlined, with a minimum 200-foot overlap, to evaluate the effects upon existing vegetation and surrounding land uses.		
(14) In the case of a minor subdivision if wetlands exist, as per N.J.A.C. 7:7A-1 et seq., the Freshwater Wetlands Protection Act rules are to be complied with prior to submission of plans to the Township. All areas of wetlands shall be depicted on plans as field located by applicant's professional land surveyor. A letter of interpretation issued by the New Jersey Department of Environmental Protection, Division of Land Resource Protection, shall be submitted indicating the presence or absence of freshwater wetlands on the parcel in question.		
(15) A letter of interpretation issued by the New Jersey Department of Environmental Protection, Division of Land Resource Protection shall be submitted, indicating the presence or absence of freshwater wetlands on the parcel in question.		

Requirement	Applicant	Township
(16) As a condition precedent to the application for a building permit, a proposed grading plan for each individual lot shall be submitted to the Township Engineer for review and approval. This plan shall include the proposed building footprint, finished first floor elevation and proposed ground elevations at the following locations: all lot corners, all building corners and at vehicle entrance to a garage. The plan shall also show the proposed finished basement floor elevation, the existing groundwater elevation, the highest seasonally high groundwater elevation, the methods of determining both the existing groundwater elevation and the highest seasonally high groundwater elevation and by whom these determinations were made. Proposed contours at one-foot intervals shall be shown and shall include proposed grading over the septic system area, if applicable.	<hr/>	<hr/>
(17) A concept stormwater control plan meeting the requirements of § 200-104 for projects meeting the definition of a major development in § 200-100.2 of Part 3, Subdivision and Site Plan Procedures, of this chapter.	<hr/>	<hr/>

## Section 200-53C Preliminary Plat Approval for Major Subdivision

The preliminary plat, notwithstanding any other requirement stipulated by this Part 2, shall be clearly and legibly drawn or reproduced at a scale of not less than one inch equals 100 feet (1" = 100') and shall contain or be accompanied by the following information, except that the Planning Board may waive any requirement or request additional information where it is clearly appropriate to the particular application:

Requirement	Applicant	Township
(1) A key map at a scale not smaller than one-inch equals 1,000 feet, showing the relation of the portion to be subdivided to the entire tract and the relation of the entire tract to the neighborhood for at 1,000 feet beyond its boundaries. This map should also show any contiguous lot in which the applicant has any direct or indirect interest and the nature of the applicant's interest.	_____	_____
(2) The tract name, tax map sheet, block and lot number, date, reference meridian, graphic scale and the following names and addresses:	_____	_____
(a) The name and address of the record owner or owners.	_____	_____
(b) The name and address of the subdivider and, if a Limited Liability Company, partnership or corporation, names of all individuals having more than 10% ownership.	_____	_____
(c) The name and address of the person who prepared the plat.	_____	_____
(d) The names of adjacent and facing owners.	_____	_____
(3) A survey map, prepared by a licensed surveyor of New Jersey, showing existing conditions and the boundaries of the tract to be subdivided, lines of all existing streets and roads, easements, rights-of-way and areas dedicated to public use within 200 feet of the development, with tract size to the nearest 1/100 of an acre.	_____	_____
(4) Contours. Existing and proposed contours at five-foot intervals for slopes averaging 10% or greater and at two-foot intervals for land of lesser slope shall be required. Contours shall be in the North American Vertical Datum of 1988 (NAVD 88), and horizontal positioning shall be based upon the North American Datum of 1983 (NAD '83). At least two permanent bench marks for each 50 acres, or portion thereof, shall be established on opposite ends of the proposed subdivision, and their locations, descriptions and elevations shall be noted on the preliminary plat. Existing contours shall be shown beyond the limits of the subject tract for a distance of at least 200 feet.	_____	_____

Requirement	Applicant	Township
(5) The location of existing and required setback lines, proposed building footprints, streets within 200 feet of the subdivision; and the location of existing and proposed buildings, watercourses, floodplains, railroads, bridges, culverts, drainpipes, greenbelts and all natural features, such as wooded areas and rock formations. Also indicate all Township Master Plan proposals on-site and off-tract within 500 feet of the proposed subdivision.	_____	_____
(6) When a public sewage disposal system is not available, the current rules, regulations and procedures of the Township shall be followed in submission of sufficient percolation test and soil log data that will enable the Health Officer to make a recommendation to the Township Planning Board. An adverse report by the Health Officer shall be deemed as sufficient grounds for the Planning Board to disapprove said subdivision or portion thereof. The Planning Board will not reconsider any subdivision or portion thereof so disapproved until the requirements of the Health Officer are met.	_____	_____
(7) A copy of any protective covenants or deed restrictions applying to the land being subdivided shall be submitted with the preliminary plat. In order to demonstrate the lack thereof, a title search shall be submitted with any Preliminary Major Subdivision application.	_____	_____
(8) Plans, profiles and cross sections of proposed roadways showing proposed utility layouts (sanitary sewers, storm drains, water, gas, electric, detention basins, etc.) showing feasible connections to existing or proposed utility systems. Cross sections of streets shall be at 50-foot intervals and all street intersections as well as additional locations as may be required by the Township Engineer. Locations of fire hydrants and street lights shall be established with the aid of the Township Fire Protection Official and the Township Engineer, respectively.	_____	_____
(9) The proposed names of all streets within the subdivision shall be shown and shall be subject to approval by the Township Engineer in coordination with Police, Fire and Emergency Services and the US Postal Service.	_____	_____
(10) Each block and lot shall be numbered in accordance with the system of numbers, which will ultimately be the numbers shown on the Township Tax Map. Lots shall be designated by consecutive numbers for major subdivisions until given official lot number designations by the Township Engineer.	_____	_____

Requirement	Applicant	Township
(11) A grading and drainage control plan shall be submitted, which shall show compliance with §200-101.2. Information shall include the existing and proposed contours at one-foot intervals, proposed finished grade elevations at street intersections and breaks in grade, spot elevations at high and low points, proposed rates of grades of streets, locations of drainage sub-basin limits, all drainage systems and structures, including sizes and invert and casting grate elevations. The plan shall be accompanied by a set of drainage computations certified by a New Jersey State licensed professional engineer. Where brook or stream channel improvements are proposed or required, the plans for such improvements shall be approved by the State Department of Environmental Protection and the Mercer County Planning Board, where applicable.		
(a) A proposed grading plan for each individual lot shall be submitted to the Township Engineer for review and approval. This plan shall include the proposed building footprint, finished first floor elevation and proposed ground elevations at the following locations: at all lot corners, all building corners and at vehicle entrance to a garage. The plan shall also show the proposed finished basement floor elevation, the existing groundwater elevation, the highest seasonally high groundwater elevation, the methods of determining both the existing groundwater elevation and the highest seasonally high groundwater elevation and by whom these determinations were made. Proposed contours at one-foot intervals shall be shown. Proposed grading over the septic system area, if applicable, shall also be shown.		
(12) All proposed lot lines, dimensioned in feet and tenths, and the approximate area of all lots in square feet, as well as any open spaces proposed to be dedicated for public use.		
(13) When the development of the subdivision or improvements within the subdivision are contingent upon improvements outside the boundaries of said subdivision, information shall be supplied by the subdivider, prior to Planning Board consideration for preliminary approval, that the improvements outside the subdivision shall be installed and shall be available to the subdivider prior to the issuance of any certificate of occupancy for the project or phase of a project that is the subject of a development application.		
(14) Any open space proposed to be dedicated for public use or playgrounds or other public purpose and the location and use of all such property shall be shown on the plat.		

Requirement	Applicant	Township
(15) When deemed necessary to determine the suitability of the soil to structurally support new construction, the Planning Board may require as a condition of approval test pits or borings to be made by a New Jersey State licensed engineer or an approved geotechnical testing laboratory, at the expense of the subdivider and under the direction of the Township Engineer, prior to the commencement of construction.	_____	_____
(16) A statement accompanying the preliminary plat indicating the type of structure(s) to be erected and the approximate date of construction start; a tentative phasing section plan for the entire subdivision indicating the estimated number of lots on which final approval will be requested for the first section.	_____	_____
(17) A full or partial environmental impact statement, as may be required by the Planning Board. Provide four completed copies of the Green Development Practices Checklist, as outlined in Part 1, Article V, § 200-23, of this chapter.	_____	_____
(18) A soil survey map, prepared by a New Jersey State licensed professional engineer, to indicate the different types of soils that exist on the subject tract and within 200 feet of the extreme limits of the subject tract. This map shall be in conformance with the soil survey of Mercer County, New Jersey, published by the Natural Resources Conservation Service at <a href="http://websoilsurvey.nrcs.usda.gov/app/">http://websoilsurvey.nrcs.usda.gov/app/</a> . Where wetlands exist on or within 200 feet of the extreme limits of the subject tract, as per N.J.A.C. 7:7A-1 et seq., the wetlands boundary shall be superimposed on the soil survey map.	_____	_____
(19) If wetlands exist, as per N.J.A.C. 7-1 et seq. or 7A-1 et seq., Freshwater Wetlands Protection Act rules are to be complied with prior to submission of plans to the Township. All wetlands shall be depicted on plans as field located by the applicant's professional land surveyor. A Letter of Interpretation (LOI) issued by the New Jersey Department of Environmental Protection, Division of Land Resource Protection, shall be submitted, indicating the presence or absence of freshwater wetlands on the parcel in question.	_____	_____
(20) A landscape plan, prepared by a New Jersey State certified or licensed landscape architect, at a minimum scale of one inch equals 50 feet or larger. Different graphic symbols shall be used to show the location and spacing of shade trees, ornamental trees, evergreen trees, shrubs and ground cover. The size of the symbol must be representative of the size of the plant and shown to scale. The plan shall:	_____	_____



Requirement	Applicant	Township
(a) Illustrate the proposed site plan elements as they relate to existing structures and site amenities, including existing woodlands, isolated trees greater than five inches in caliper, existing topographic contours and any and all other natural environmental features.	_____	_____
(b) Show the intent, location, size, and type of all existing and proposed landscaping and buffering.	_____	_____
(c) Conceptually indicate plant types and general construction materials to be used, as appropriate.	_____	_____
(d) For any new tree planting, contain a planting schedule, including specific plant botanical and common names, sizes, root, spacing and comments.	_____	_____
(e) Indicate all existing vegetation to be saved or removed.	_____	_____
(f) Show the location, form, height and width of other landscape architectural materials, such as berms, fences, walls, site furniture, bridges and walks. When required, a section to show the effectiveness of landscape buffers in relation to the height of the area being screened from should be provided (i.e., center line of road to building).	_____	_____
(g) Show all open space areas in adjacent developments on the project location map.	_____	_____
(21) A recent aerial photograph from either the past two years or from the latest orthophotography from the New Jersey Office of GIS with the site boundaries outlined with a minimum 200-foot overlap to evaluate the effects upon existing vegetation and surrounding land use.	_____	_____
(22) A traffic signage plan conforming to the requirements of § 200-91U of Part 3, Subdivision and Site Plan Procedures, of this chapter.	_____	_____
(23) A site development stormwater control plan meeting the requirements of § 200-104 for projects meeting the definition of a major development in § 200-100.2 of Part 3, Subdivision and Site Plan Procedures, of this chapter.	_____	_____

Requirement	Applicant	Township
<p>(24) Where warranted, an acoustical evaluation demonstrating future compliance with the regulations established by both the New Jersey Department of Environmental Protection (NJDEP) (N.J.A.C. 7:29 Noise Control) as may be amended and supplemented and the Township of West Windsor (Administrative Code Chapter 113) as may be amended and supplemented shall be completed and submitted by the applicant. At a minimum, such an evaluation shall identify the sources of expected sound to be generated by the proposed development to ensure that there will be no adverse impacts as related to noise. Those locations with a greater potential for exceedances shall provide anticipated noise levels generated by the proposed development. An acoustical analysis to estimate the anticipated sound levels shall be required and appropriate abatement/mitigation be designed, if necessary.</p> <p>If requested by the Township of West Windsor, an acoustical evaluation shall be completed and submitted by the applicant that demonstrates the potential impacts of noise on the proposed development from surrounding sources. Those locations with a greater potential for impacts shall provide the anticipated noise levels of the sources of sound expected to impact the proposed development. An acoustical analysis to estimate the anticipated sound levels that may impact the proposed development shall be required and appropriate abatement/mitigation be designed, if necessary.</p>		
<p>(25) Where warranted, a Traffic Impact Study (TIS) should be provided to include the study area critical intersection(s) and arterial analyses for three scenarios: Existing Base, Future Year No-Build and Future Year Build. The most recent ITE trip generation manual should be used to calculate the projected traffic demand for the proposed development. The traffic count data NOT older than three (3) years should be used for Base condition analysis. The TIS also should include the list of proposed geometric improvements at the critical study area intersections/arterials due to the addition of the subject development, where applicable.</p> <p>The TIS shall also include data on truck traffic volume, a truck traffic circulation plan, and the impact of truck traffic movement on the adjacent public roadways originating from the project site, where applicable.</p>		
<p>(26) Domestic water demand and wastewater generation rate estimates per N.J.A.C. 7:14A-23.3.</p>		
<p>(27) Submittal letters to any and all other governmental agencies which may have jurisdiction, if any.</p>		

## Section 200-54C Final Plat Approval for Major Subdivision

The final plat, notwithstanding any other requirements stipulated by this Part 2 or other Township ordinances, shall be drawn in ink on tracing cloth, Mylar or equal at a scale of one inch equals 100 feet, except where otherwise permitted by the Planning Board and in compliance with all the provisions of Chapter 141 of the Laws of 1960 (Map Filing Law). The final plat shall contain or be accompanied by:

Requirement	Applicant	Township
(1) Date, name and location of the subdivision, name of owner, graphic scale and reference meridian.	_____	_____
(2) Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land reserved or dedicated to public use, all lot lines and other site lines, with accurate dimensions, bearings or deflection angles and radii, arcs and central angles of all curves.	_____	_____
(3) The purpose of any easement or land reserved or dedicated to public use shall be designated, and the proposed use of sites other than residential shall be noted.	_____	_____
(4) Each block and lot shall be numbered in accordance with the system of numbers, which will ultimately be the numbers shown on the Township Tax Map.	_____	_____
(5) Location of all monuments, including greenbelt monuments, conforming with Township's standard design of same.	_____	_____
(6) Names of owners of adjoining unsubdivided land.	_____	_____
(7) Certification by a land surveyor licensed in the State of New Jersey as to the accuracy of the details of the plat.	_____	_____
(8) Certification that the applicant is agent or owner of the land or that the owner has given consent under an option agreement.	_____	_____
(9) When approval of a plat is required by any officer or body of such municipality, county or state, approval shall be certified on the plat.	_____	_____
(10) Final construction plans, profiles and cross sections of all proposed streets showing proposed utility layouts (sanitary sewers, storm drains, water, gas, electric, stormwater best management practices, etc.) showing connections to existing or proposed utility systems.	_____	_____
(11) Final drainage plan.	_____	_____

Requirement	Applicant	Township
(a) A final drainage plan shall accompany the final plat. Such drainage plan shall show existing and proposed contours as required in § 200-53C, Preliminary plat details, and shall show the same information as required on the preliminary plat, with the addition that the individual lot grading shall be shown as follows: final grades shall be shown for each lot corner, all high and low points and breaks in grade and at the corners of tentative house locations and the center line of the driveway at the right-of-way and center of the garage doors. If it is intended to use drainage swales, the elevation of these swales shall be shown. Easements are required for all cross lot drainage where drainage from one lot crosses over a downslope property either in swales or underground piping.		
(b) All swales carrying cross-lot drainage shall be constructed in easements that are to be provided for the purpose of cross-lot drainage. The intent is to have all stormwater runoff drain to the street or to drainage swales without crossing the property of an adjacent lot unless there is an easement provided for that purpose.		
(12) A soil erosion control plan and narrative shall accompany the final plat. Such soil erosion control plan shall show the same information as required on the final drainage plan and soil erosion control measures conforming with New Jersey Department of Agriculture, State Soil Conservation Committee “Standards for Soil Erosion and Sediment Control In New Jersey” latest edition. The soil erosion control plan and the final drainage plan may be combined as one plan and shall be submitted to the Mercer County Soil Conservation District for review and approval.		
(13) Grading plan. If the proposed individual lot grading plan deviates from the approved subdivision final drainage plan, then an amended subdivision final drainage plan shall be submitted to the Township Engineer for review and approval.		
(14) A copy of the preliminary approval resolution, together with all proposed additions, changes or departures therefrom, if applicable, shall be submitted with the final plat application.		

Requirement	Applicant	Township
(15) A final landscape plan, signed and sealed by a New Jersey State certified or licensed landscape architect, in the form of construction documents and substantially conforming to the approved preliminary landscape plan. The landscape plan shall be prepared upon separate halftone sheets of the engineered site plan with contour lines so that landscape details and grading are clearly shown and may be adequately reviewed. The plan shall include the location and detailed specifications for all landscape architectural improvements, including pavements, structures, fences, decorative elements, and plantings, with construction details. The plan shall include specifications for the irrigation and maintenance of all planting areas. It shall show:		
(a) Reverse frontage buffers and other important landscape areas at a minimum scale of one inch equals 30 feet or larger.		
(b) The manner of irrigation of all nonresidential and high density residential sites.		
(c) The location and identification of all existing street trees and/or all non-street trees 6 inches and greater in diameter at breast height, to be removed and preserved and what methods will be used to assure preservation during and after construction. Prior to any tree removal, the applicant will be required to receive approval of the board of jurisdiction, and a Township Zoning or Tree Removal Permit, including any planting mitigation or applicable additional application fees in accordance with the Township Tree Code (Chapter 170).		
(d) The existing and proposed topography by the use of one-foot contours for all land forms and berms in coordination with the final grading and drainage plans submitted by the project engineer.		
(e) A planting schedule, including specific plant botanical and common names, sizes (caliper, height, and width), root (B&B or container size), spacing, and comments.		
(16) An aerial photograph from the past two years or the latest aerial orthophotography from the New Jersey Office of GIS with the site boundaries outlined to evaluate the existing vegetation and surrounding land uses.		
(17) A traffic signage plan conforming to the requirements of § 200-91U of Part 3, Subdivision and Site Plan Procedures, of this chapter.		
(18) The following requirements shall be noted on the final grading plans:		

Requirement	Applicant	Township
(a) As a condition precedent to the issuance of certificates of occupancy, pursuant to the State Uniform Construction Code, an as-built lot grading plan prepared by a land surveyor licensed in the State of New Jersey shall be submitted to the Construction Official and to the Township Engineer, bearing a certification that the lot grading complies with the proposed lot grading plan and the final drainage plan as approved or as amended and approved by the Township Engineer.	_____	_____
(b) The as-built plan shall be prepared with contours of one-foot intervals and shall include the building footprint, finished first floor elevation and ground elevations at all lot corners, all building corners, vehicle entrance to a garage (with plan showing a 1-1/2" lip at the garage entrance), drainage swale inverts between adjacent interrupted landscape berms, top of the curb adjacent to the property corners, edge of the Township-owned sidewalk adjacent to property corners and at the center of the driveway, inlet grate elevations (private and Township-owned) and all high points on the lot. The invert and surrounding ground elevation shall be shown for sanitary sewer clean-outs and for sump pump discharge line clean-outs. The plan shall also show the location of the septic system, lateral inverts, D-box outlet inverts and septic tank lid elevations, if applicable. All proposed ground elevations shown on the approved proposed grading plan shall be included on the as-built plan.	_____	_____

Requirement	Applicant	Township
<p>(19) Where warranted, an acoustical evaluation demonstrating future compliance with the regulations established by both the New Jersey Department of Environmental Protection (NJDEP) (N.J.A.C. 7:29 Noise Control) as may be amended and supplemented and the Township of West Windsor (Administrative Code Chapter 113) as may be amended and supplemented shall be completed and submitted by the applicant. At a minimum, such an evaluation shall identify the sources of expected sound to be generated by the proposed development to ensure that there will be no adverse impacts as related to noise. Those locations with a greater potential for exceedances shall provide anticipated noise levels generated by the proposed development. An acoustical analysis to estimate the anticipated sound levels shall be required and appropriate abatement/mitigation be designed, if necessary.</p> <p>If requested by the Township of West Windsor, an acoustical evaluation shall be completed and submitted by the applicant that demonstrates the potential impacts of noise on the proposed development from surrounding sources. Those locations with a greater potential for impacts shall provide the anticipated noise levels of the sources of sound expected to impact the proposed development. An acoustical analysis to estimate the anticipated sound levels that may impact the proposed development shall be required and appropriate abatement/mitigation be designed, if necessary.</p>	<hr/>	<hr/>
(20) Domestic water demand and wastewater generation rate estimates per N.J.A.C. 7:14A-23.3.	<hr/>	<hr/>
(21) Submittal letters to any and all governmental agencies which may have jurisdiction, if any.	<hr/>	<hr/>
<p>(22) Where warranted, a Traffic Impact Study (TIS) should be provided to include the study area critical intersection(s) and arterial analyses for three scenarios: Existing Base, Future Year No-Build and Future Year Build. The most recent ITE trip generation manual should be used to calculate the projected traffic demand for the proposed development. The traffic count data NOT older than three (3) years should be used for Base condition analysis. The TIS also should include the list of proposed geometric improvements at the critical study area intersections/arterials due to the addition of the subject development, where applicable.</p> <p>The TIS shall also include data on truck traffic volume, a truck traffic circulation plan, and the impact of truck traffic movement on the adjacent public roadways originating from the project site, where applicable.</p>	<hr/>	<hr/>