



City of New Brunswick
Department of Planning, Community and Economic Development
 25 Kirkpatrick Street
 P.O. Box 269
 New Brunswick, NJ 08903-0269

SITE PLAN/SUBDIVISION/VARIANCE APPLICATION

1. PROJECT INFORMATION

Project Address			
Project Name			
Block/Lot	Block		Lot(s)
Zoning District			

Actions Requested

Major Site Plan	
Minor Site Plan	
Major Subdivision	
Minor Subdivision	
"C" Variance(s)	
"D" Variances(s)	

Present Use of Property	
Proposed Use of Property	

2. APPLICANT & PROPERTY OWNER INFORMATION

	Applicant	Property Owner
Name		
Address (No P.O. Boxes)		
Mailing Address		
City, State, Zip		
Phone Number		
Fax Number		
E-mail Address		

Applicant's Legal Interest In Property	Owner	<input type="checkbox"/>
	Contract Purchaser	<input type="checkbox"/>
	Designated Redeveloper	<input type="checkbox"/>

3. CORPORATE OR PARTNERSHIP OWNERSHIP DISCLOSURE

	Name	Address
Corporation		
Stockholders with 10% or > of corporate stock		
Partnership		
Partners with 10% or > partnership interest		
L.P.		
Managing Partner		
L.L.C.		
Managing Member		

4. PROFESSIONALS' INFORMATION

	Attorney	Engineer	Architect	Planner
Name				
Firm				
Street Address				
City State Zip Code				
Phone Number				
Fax Number				
E-mail Address				

5. SITE INFORMATION

Easements	Are any easements or special deed covenants associated with the property?	Yes		No	
		If yes, attach copy			
Previous Reviews	Have there been any previous or simultaneous reviews of this property by the Board of Adjustment or Planning Board?	Which Board?		Date of Review	
Bulk Requirements		Required		Proposed	
	Lot Area				
	Lot Width				
	Lot Depth				
	Height				
	Front Yard Setback				
	Side Yard Setback (one side)				
	Side Yard Setback (total)				
	Rear Yard Setback				
	Building Coverage				
	Impervious Coverage				
	Floor Area Ratio (FAR)				
Parking					
Subdivisions Only	Number of Lots	Existing		Proposed	
	Lot Line Elimination	Yes		No	
	Propose to sell lots	Yes		No	
	Propose to construct house to sell	Yes		No	

7. Tree Protection Information

Example:

- A. List of all trees to be removed with a Diameter at Breast Height (DBH) of 6" or greater, identified by size, species and purpose for removal.

Tree #	DBH	Species	Purpose For Tree Removal
Ex.	8"	White Oak	New construction
Ex.	7"	White Oak	Driveway
Ex.	12"	Maple	Utility easement
Ex.	6"	Bartlett Pear	New Construction

Example: White Oak	2
Example: Maple	1
Example: Bartlett Pear	1
Example: Total Trees To Be Removed	4

- B. Number of trees to be removed by total number of each species

- A. List of all trees to be removed with a Diameter at Breast Height (DBH) of 6" or greater, identified by size, species and purpose for removal.

Tree #	DBH	Species	Purpose For Tree Removal
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

- B. Number of trees to be removed by total number of each species

Total:	

- C. Landscape Plan

The landscape plan must comply with the requirements of Tree Replacement Requirements landscape plan base information and design requirements (RGO 17.07.A.6.B)

8. SUPPORT DOCUMENTS

Required To Be Submitted With Application

SEE SITE PLAN/SUBDIVISION/VARIANCE APPLICATION GUIDANCE DOCUMENT.

9. SIGNATURES

Property Owner

I, the undersigned, hereby affirm that this application is being made with the consent and knowledge of the owner and that the information contained herein is true and correct to the best of my knowledge.

Name (print or type)

Property Owner's Signature

date

Applicant

I, the undersigned, hereby affirm that the information contained herein and on the supporting documentation submitted herewith is true and complete to the best of my knowledge.

Name (print or type)

Applicant's Signature

date

Sworn and subscribed before me this

___ day of _____ 20___

Notary Signature

Division of Planning Use Only

Board Jurisdiction	Planning Board		Board of Adjustment
Designation	Minor Site Plan		
	Preliminary Major Site Plan		
	Final Major Site Plan		
	Minor Subdivision		
	Major Subdivision		
	"C" Variance		
	"D" Variance		

**MIDDLESEX COUNTY UTILITIES AUTHORITY
CONNECTION TRACKING FORM
NOTIFICATION OF PROJECT APPROVAL
MCUA-001**

Municipality:	New Brunswick
Municipal Contact Person	Mark Siegle, AICP, PP, CNU-A, Principal Planner

Applicant	
Name	
Address	

Applicant Contact Person	
Name	
Address	

Project Location	
Site Name	
Street Address	
Block/Lot	

Project Description	
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Daily Average Flow	
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Peak Flow	
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Maximum Design Flow	
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Exemption Code Reference (NJAC 7:14A-22.4)	
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Return THIS FORM WITHIN 5 BUSINESS DAYS OF PROJECT APPROVAL TO:

Kevin T. Aiello
Middlesex County Utility Authority
PO Box 159
Sayreville, NJ 08872
Phone: 732-721-3800

Site Plan, Subdivision Easement Due Diligence Checklist

I hereby certify that I have contacted the following offices and searched available public records and plans regarding easements existing on the property that is the subject of the attached application and that I have noted on this checklist all easements recorded or otherwise shown on public records and plans regarding this property.

Easement Checklist			
Property Address		Block:	Lot(s):
	<u>Date</u>	<u>Easement Found</u>	<u>No Easement Found</u>
County Clerk (title search)			
City Engineer			
City Planning			

Certified by: _____
 Signature: _____ Date: _____

Print Name: _____

Position: _____
 (applicant, attorney, engineer, etc.)

Example

Easement Checklist			
Property Address		Block:	Lot(s):
	<u>Date</u>	<u>Easement Found</u>	<u>No Easement Found</u>
County Clerk (title search)	08.07.2007		x
City Engineer	08.09.2007	Storm sewer map shows sewer easement	
City Planning	8.09.2007	Site plan dated 10.25.1987 shows site triangle easement	

The City of New Brunswick

Department of Planning, Community & Economic Development

25 Kirkpatrick Street
Civic Square
PO Box 269
New Brunswick, NJ 08903-0269
(732) 745-5050 Fax (732) 565.7532

Certified Property List Request:

List all blocks and lots of properties for which are subject to your development review application:

Instructions:

- If your property contains multiple lots, list each lot separately
- If your property has more than 5 lots, list the additional lots on the next line
- If your property is on multiple blocks, use separate lines for each block

Applicant	
Address	
City, State, Zip	
Phone	

	Address	Block	Lot	Lot	Lot	Lot	Lot
<i>Example</i>	25 Suydam St.	252	13	14	15.01	16	16.01

Fee: \$10

Check or Money Order Payable to: City of New Brunswick

The City of New Brunswick

Department of Planning, Community & Economic Development

25 Kirkpatrick Street
Civic Square
PO Box 269
New Brunswick, NJ 08903-0269
(732) 745-5050 Fax (732) 565.7532

Instructions for Certified Lists of Property Owners

1. Requests must be made in writing.
2. Subject property must be identified by Block, Lot, and Street Address.
3. Cost - \$10.00. Make check or money order payable to "City of New Brunswick"
4. Timing - New Jersey State Law allows 7 days for processing these requests.
5. Each property owner included on the list must be notified at the address indicated, including each Public Utility listed on the accompanying Utilities Addendum.

Important Note: If an adjoining Municipality contains property within 200 feet of the subject property, you must notify the Clerk of that Municipality as a property owner within 200 feet of the subject property, *and* you must request a separate Certified List of Property Owners within 200 feet of the subject property from that adjoining Municipality to identify the owners of those properties.

6.24.190 Site plan details.

No plat is accepted for consideration unless it fully conforms to the requirements of this chapter as to form, content and accompanying information.

- A. Date of Site Plan. All revisions are noted and dated.
- B. Key maps showing the location of the tract with reference to surrounding areas and existing street intersections.
- C. Title of development, north point, scale, block and lot number, name and address of record owner, and name and address, license number and seal of person preparing the site development plan.
- D. Location of all existing and proposed signs.
- E. A scale of not more than fifty (50) feet to the inch is used. All distances are in feet and decimals of a foot, and all bearings shall be given to the nearest ten (10) seconds.
- F. The names of all owners of record of property within two hundred (200) feet of the subject property.
- G. Zone boundaries on the site plan as they affect the parcel.
- H. Boundaries of the property, building or setback lines, and lines of existing street, lots, reservations, easements and areas dedicated to public use, including grants, restrictions and right-of-ways.
- I. A copy of any covenants, deed restrictions or exceptions that are intended to cover all or any part of the tract.
- J. All distances, as measured along the centerline of existing streets abutting the property to the nearest intersection with any other public street.
- K. Location of existing buildings which remain and all other structures such as walls, fences, culverts, bridges, roadways, etc., with spot elevations of such structures. Structures to be removed are indicated by dashed lines.
- L. The general location of all storm drainage structures and utility lines whether publicly or privately owned.
- M. Existing contours at intervals of one foot where slopes are three percent or less and intervals of two feet where slopes are more than three percent, based upon U.S. Coast and Geodetic Survey data. Where any changes in contours are proposed, existing grades are indicated by a dashed line and finished grades are shown by solid lines.
- N. Location of flood hazard boundaries as delineated by H.U.D. - F.H.A, wooded areas, including single trees not in wooded areas, and other significant existing features.
- O. The proposed uses of land and buildings and proposed location of buildings, including proposed grades.
- P. All means of vehicular access of ingress and egress to and from the site onto public streets showing the size and location of driveways and curb cuts including the possible utilization of traffic channels, channelization, acceleration and deceleration lanes, additional width, and any other device necessary to prevent a difficult traffic situation. The plan also shows sidewalks.
- Q. The location and design of any off-street parking areas or loading areas, showing size and location of parking stalls, aisles and barriers.
- R. The location of all proposed water lines, valves and hydrants and all sewer lines.
- S. The proposed location, direction of illumination, power and time of proposed outdoor lighting.
- T. The proposed screening and landscaping, including a planting plan which identifies type, size and quantity of plantings. (Prior code § 23-8.11)

16.28.060 Minor subdivision plat details.

- A. The plat submitted is prepared at a scale of not less than one hundred (100) feet to the inch and is one of three standard sizes, namely twelve (12) inches by sixteen (16) inches, fifteen (15) inches by twenty-one (21) inches or twenty-one (21) inches by thirty-six (36) inches. The plat shows or includes the following information:
 - 1. The location of that portion of the tract to be subdivided in relation to the entire tract;
 - 2. All existing structures, streets, easements and other rights-of-way within (and bordering) the tract to be subdivided;
 - 3. All zoning district boundaries and classifications affecting the tract to be subdivided;
 - 4. A key map showing the location of the tract with reference to the surrounding area;
 - 5. A map depicting the surrounding area and all existing block and lot numbers.
- B. Any applicant may request the administrative officer to waive any of the above required documents. The request must be made in writing and must specifically state the reasons for the waiver request. Upon receipt of a request to waive certain requirements, it is the duty of the administrative officer to render a decision regarding the request within ten (10) days of receipt of same.
- C. Submittal of all of the above mentioned items constitutes a complete application as per N.J.S.A. 40:55D-10.3. Failure to submit all of the above mentioned items constitutes an incomplete application and the administrative officer shall notify applicant of same, in writing, within forty-five (45) days of submission of the application.
- D. Upon certification that an application for development is complete, the application must be submitted to the technical advisory committee and/or minor subdivision committee of the planning board in accordance with Section 16.28.070 of this chapter. (Prior code § 21-5.2)

16.28.090 Major subdivision plat details.

- A. The plat submitted is prepared at a scale of not less than one hundred (100) feet to the inch and is one of three standard sizes, namely fifteen (15) inches by twenty-one (21) inches, twenty-four (24) inches by thirty-six (36) inches or thirty (30) inches by forty-two (42) inches. Preliminary plats are prepared so as to comply with the provisions of Sections 16.28.130 and 16.28.150 of this chapter and show or include the following information:
1. A key map showing the location of the tract with reference to the surrounding area;
 2. All zoning district classifications affecting the tract to be subdivided;
 3. A map depicting the surrounding area and all block and lot numbers;
 4. The names and addresses of the owner(s) of record and the subdivider;
 5. The names and addresses of all owner(s) of property within two hundred (200) feet of the tract to be subdivided;
 6. The acreage of the tract to be subdivided to the nearest tenth of an acre and the lot sizes of all proposed tracts;
 7. The location of all existing and proposed structures within the tract and all dimensions of same, including all front, rear and side yards;
 8. The location of all existing and proposed property lines, streets, railroads, water courses, bridges, culverts, drainage structures and any natural features, such as wooded areas and rock formations, within the tract to be subdivided;
 9. Sufficient elevations or contours to determine the general slope and natural drainage of the land;
 10. The proposed cross-sections and centerline profiles of all proposed streets;
 11. All proposed utility layouts (sewers, storm drains, water, gas and electricity) showing feasible connections to existing systems or any proposed utility systems;
 12. Identification of any wetlands, floodways, flood hazard areas, etc. or other environmentally sensitive areas.
- B. Any applicant may request the administrative officer to waive any of the above required documents. The request must be made in writing and must specifically state the reasons for the waiver request. Upon receipt of a request to waive certain requirements, it is the duty of the administrative officer to render a decision regarding the request within ten (10) days of receipt of same.
- C. Submittal of all of the above mentioned items constitutes a complete application as per N.J.S.A. 40:55D-10.3. Failure to submit all of the above mentioned items constitutes an incomplete application and the administrative officer notifies applicant of same, in writing, within forty-five (45) days of submission of the application.
- D. Upon certification that an application for development is complete, the application must be submitted to the technical advisory committee for review in accordance with the provisions of Section 16.28.100 of this chapter. (Prior code § 21-5.5)

17.07.110.A.6. TREE REMOVAL REQUIREMENTS FOR MAJOR AND MINOR SUBDIVISIONS AND SITE PLANS

Each application to the Planning Board or Zoning Board of Adjustment for approval of a major or minor subdivision or a site plan that requires the removal of trees shall include an application for a tree removal permit. The application and development proposal shall conform to the following provisions:

A. Application Form - The application form may be obtained from the Division of Planning and shall include the following information:

1. Name and address (street, lot and block) of the owner of the premises and status of legal entity (individual, partnership, corporation of this or any other state, etc.);
2. Description of the premises where removal is to take place, including lot and block numbers, street address as assigned;
3. A list of all trees to be removed with a DBH equal to or greater than six (6) inches identified by size and species, including total number of each species to be removed;
4. Purpose for tree removal (new construction, street or roadway, driveway, utility easement, recreation areas, parking lot, etc);
5. Proof that there are no delinquent property taxes or assessments due on the property for which the application is submitted; and
6. Such other information as may be deemed necessary in order to effectively process and decide such application.

B. Landscape Plan - The following information shall be provided on a landscape plan prepared by a Registered Landscape Architect or Registered Professional Engineer and submitted with the application for tree removal. The landscape plan must be submitted prior to tree removal permit approval.

1. Base information
 - a. Location of existing tree canopy within the property boundaries.
 - b. Location of individual trees with a DBH equal to or greater than six (6) inches identified by size and species within the area of development/limit of disturbance.
 - c. Location of individual trees with a DBH equal to or greater than six (6) inches identified by size and species beyond the area of development/limit of disturbance.
 - d. Location of individual existing trees and their drip lines noted for preservation within the area of development/limit of disturbance identified by size and species. Where clusters of trees exist on the site or are contiguous with adjacent sites, fragmentation of the cluster shall be avoided where possible.
 - e. Location of all required replacement trees.
 - f. Clear labeling of the area(s) intended for tree/vegetation removal.
 - g. Tree protection material details and limit of disturbance line.
 - h. Location of existing and proposed buildings/structures.
 - i. All bodies of water and wetlands, including water retention and detention areas.
 - j. Location of all existing driveways and parking areas.

2. Design Requirements

- a. Only those trees necessary to permit the construction of buildings, structures, streets, driveways, infrastructure and other authorized improvements shall be removed. Existing vegetation shall be preserved to the greatest extent feasible.
- b. No more than sixty (60) percent of the existing tree canopy within the property boundaries shall be removed. The location of the remaining forty (40) percent of the tree canopy to be preserved shall be noted on the landscape plan. Steep slope limits of disturbance shall supersede this section when appropriate.
- c. No more than ten (10) percent of existing trees with a DBH equal to or greater than ten (10) inches within the area of development/limit of disturbance shall be removed unless the applicant shall replant trees removed in accordance with Section 7.
- d. Input from the Technical Advisory Committee shall be requested for recommended areas of tree preservation.
- e. Landscape standards may be waived by the Board when trees and/or shrub masses are preserved and/or relocated on-site that duplicate or essentially duplicate the landscape requirements contained in this section.
- f. The appropriate reviewing authority shall have the option of requiring a conservation easement to protect any or all trees or tree canopy areas to remain on site.

C. Site protection

1. Tree protection measures and the limit of disturbance line shown on the landscape plan shall be provided in the field with snow fencing or other durable material and verified by Municipal Engineer or other designated official prior to soil disturbance.
2. Protective barriers shall not be supported by the plants they are protecting, but shall be self-supporting. Barriers shall be a minimum of four (4) feet high and shall last until construction is complete.
3. Chain link fence may be required for tree protection if warranted by site condition and relative rarity of the plant.
4. Snow fencing used for tree protection shall be firmly secured along the drip line, but shall be no less than six (6) feet from the trunk.
5. The grade of the land located within the drip line shall not be raised or lowered more than six (6) inches unless compensated by welling or retaining wall methods; and in no event shall welling or retaining wall methods be less than six (6) feet from the trunk of a tree.
6. No soil stockpiling, storage of building materials, construction equipment or vehicles shall be permitted within the drip line or within six (6) feet of any remaining trees, whichever is greater.

7. Any clearing within the drip line, or within six (6) feet of the trunk of a remaining tree, whichever is greater, shall be done by hand-operated equipment.
8. Where a tree that has been noted for preservation is severely damaged and unable to survive, tree replacement shall occur as provided in Section 7.

7. TREE REPLACEMENT AND REFORESTATION

A. The replacement of trees shall occur as prescribed in the following table.

Tree Replacement Schedule	
Caliper of Existing Tree Removed	No. of Replacement Trees (3" caliper)
Less than 6 inches	1
Between 6 & 12 inches	3
Between 12 & 18 inches	4
Between 18 & 24 inches	5
Between 24 & 30 inches	7
Between 30 & 36 inches	10
36 inches or greater	The equivalent of 3" caliper trees or greater needed to equal the DBH of the removed tree

1. Replacement tree(s) shall be of nursery grade quality, balled and burlapped and located on site. Where replacement trees are required but not suitable to be replaced or able to be replaced on-site, a payment shall be made to the City of New Brunswick Tree Preservation Trust Fund in accordance with the Tree Preservation Trust Fund ordinance (Section 15 of this ordinance).
2. The type of replacement tree(s) shall be the same as the species removed from the site or other as approved by the City of New Brunswick.
3. The planting of all replacement trees shall be done by or supervised by a person with horticultural training in tree care and planting methods.
4. Newly planted replacement trees shall be monitored for a period of one year to ensure the health of the trees. If the replacement trees die within the one year period, the developer/applicant shall replace the dead tree.

Preliminary Land Use Application Fee Tabulation

Address		Block		Lot	
Owner/Applicant		Application #			
Project Name					

<u>Action</u>	<u>Fee</u>	<u>Number</u>	<u>Amount</u>	<u>Subtotal</u>	<u>Total</u>
Minor Site Plan	\$ 500.00				\$ -
Site Plan					
Base Fee	\$ 1,000.00			\$ -	
Preliminary Site Plan Non-Residential					
Sq. Footage	For 1st 10,000 sf		\$ -		
	SF over 10,000 sf		\$ -		
Total SF & Preliminary Site Plan Non-Residential Fee		-		\$ -	
Preliminary Site Plan Residential					
Units	Units 1-10		\$ -		
	Units 11-20		\$ -		
	Units 21 and +		\$ -		
	Total Units in Project	0		\$ -	
Total Preliminary Site Plan Residential					\$ -
Final Site Plan	50% of Preliminary Fee				\$ -

Minor Subdivision					
Base	\$ 500.00		\$ -		
New Lots	\$ 200.00		\$ -		
Total Minor Subdivision					\$ -

Preliminary Major Subdivision					
Base	\$ 1,000.00		\$ -		
New Lots	\$ 350.00		\$ -		
Total Preliminary Major Subdivision					\$ -
Final Major Subdivision	50% of Preliminary Fee				\$ -

Variations

Appeal of 55D-70a	\$	500.00	<input type="text"/>	\$	-
Interpretations 55D-70	\$	500.00	<input type="text"/>	\$	-

"C" Bulk Variations 1-2 Family Houses

Lot Size	\$100.00	<input type="text"/>	\$	-
Lot Width	\$100.00	<input type="text"/>	\$	-
Lot Depth	\$100.00	<input type="text"/>	\$	-
Building Coverage	\$100.00	<input type="text"/>	\$	-
Impervious Surface	\$100.00	<input type="text"/>	\$	-
Open Space Std	\$100.00	<input type="text"/>	\$	-
Blding Setback Line	\$100.00	<input type="text"/>	\$	-
Height	\$100.00	<input type="text"/>	\$	-
Front Yard Setback	\$100.00	<input type="text"/>	\$	-
Side Yard Setback	\$100.00	<input type="text"/>	\$	-
Rear Yard Setback	\$100.00	<input type="text"/>	\$	-
Parking	\$100.00	<input type="text"/>	\$	-
Total "C" Bulk Variations		0	\$	-

"C" Bulk Variations (All Other Uses)

Lot Size	\$350.00	<input type="text"/>	\$	-
Lot Width	\$350.00	<input type="text"/>	\$	-
Lot Depth	\$350.00	<input type="text"/>	\$	-
Building Coverage	\$350.00	<input type="text"/>	\$	-
Impervious Surface	\$350.00	<input type="text"/>	\$	-
Open Space Std	\$350.00	<input type="text"/>	\$	-
Blding Setback Line	\$350.00	<input type="text"/>	\$	-
Height < 10%/10 ft	\$350.00	<input type="text"/>	\$	-
Front Yard Setback	\$350.00	<input type="text"/>	\$	-
Side Yard Setback	\$350.00	<input type="text"/>	\$	-
Rear Yard Setback	\$350.00	<input type="text"/>	\$	-
Parking	\$350.00	<input type="text"/>	\$	-
Total "C" Bulk Variations		0	\$	-

"D" Use Variations

Non-Permitted Use	\$1,500.00	<input type="text"/>	\$	-
Expansion of Non-Conforming Use	\$1,500.00	<input type="text"/>	\$	-
Conditional Use Non-Conformity	\$1,500.00	<input type="text"/>	\$	-
F.A.R.	\$1,500.00	<input type="text"/>	\$	-
Density	\$1,500.00	<input type="text"/>	\$	-
Height > 10%/10 ft.	\$1,500.00	<input type="text"/>	\$	-
Total "D" Variations		0	\$	-

Tree Removal Permit	\$100.00	<input type="text"/>	\$	-
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TOTAL APPLICATION REVIEW FEES **\$ -**

Directions:

Minor Site Plan	Enter number "1" if there is a minor site plan review
Site Plan Base Fee	Enter number "1" if there is a site plan review
Non Res Sq. Footage	enter # of sq. ft, up to 10,000 sf Fee= 50¢ for every sq. ft up to 1,000 sq. ft enter # of sq. ft. in ADDITION to the initial 10,000 sf Fee = 1¢ for every sq. ft in addition to the 1st 10,000 sq. feet Example: 35,000 sf building has a fee of \$5,250.00 = (10,000 x 0.5) + (25,000 x 0.01)
Residential Fee	enter # of units or initial 10 units Fee = \$300 per unit enter up to next 10 units if more than 10 but less than 21 Fee = \$200 per unit enter number of units in addition to initial 20 units Fee = \$100 per unit Example: 35 units = \$6,500 = (10x\$300)+(10x\$200)+(15x\$100)
Preliminary Site Plan Fee	= Minor Site Plan Fee + Site Plan Base Fee + Non Res Sq. Ft Fee + Residential Fee
Final Site Plan	= 50% of Preliminary Site Plan Fee
Minor Base Subdivision	enter # of existing lots to be subdivided Fee = # of existing lots x \$500
New Lots Total	enter # of new lots to be created Fee = # of new lots to be created (not including the existing lot(s) x \$200 = Base + New Lots fees
Major Base Subdivision	enter # of existing lots to be subdivided Fee = # of existing lots x \$1,000
New Lots Total	enter # of new lots to be created Fee = # of new lots to be created (not including the existing lot(s) x \$350 = Base + New Lots fees
Final Subdivision	= 50% of Preliminary Subdivision Fee