

**SITE PLAN DETAILS & SUBMISSION CHECKLIST**

Annex D provides the details of site plan requirements and provides a space for the applicant to indicate that his submission complies with all requirements. There is also space provided for Official Use which should be left blank by the applicant.

In all cases where a required item is not included on the site plan or as part of the submittal, an indication of why it has been omitted should appear on the Checklist.

One copy of the Checklist, completed by the applicant, must accompany the site plan application.

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**NAME OF APPLICANT:** \_\_\_\_\_

**DOCKET #** \_\_\_\_\_

	<u>Applicant Use</u>	<u>Official Use</u>
Twenty applications & Two Checklists	_____	_____
Variance Appeal Form (if not applicable, indicate N/A)	_____	_____
Fees & Escrow (Include W-9 form)	_____	_____
20 Copies of Map	_____	_____
3 copies of drainage calculations	_____	_____
15 copies of Traffic Impact Statement	_____	_____
15 copies of Environmental Impact Statement	_____	_____
Evidence of Submission to:		
County Planning Board	_____	_____
State D.O.T.	_____	_____
D & R Canal Commission	_____	_____
Somerset Union Soil Conservation District	_____	_____
D.E.P.E.	_____	_____

**GENERAL REQUIREMENTS**

The site plan and its respective elements shall be prepared by a professional engineer, land surveyor, architect or professional planner. The site plan shall be based on the latest tax map information and shall be of standard size as required by the Map Filing Law (C. 141 46:23-99 et seq.).

The site plan shall consist of a key map, location map, site plan map(s) of the affected property and such other maps and information as listed below. The Planning Board may, at the request of the applicant, waive any of the various requirements of the maps and submissions.

	<u>Applicant Use</u>	<u>Official Use</u>
<b>ALL MAP SHEETS SHALL:</b>		
(1) Show the name of the applicant and block and lot number of the property in question.	_____	_____
(2) Show the legal title box showing the name, address and seal of the licensed engineer, surveyor, architect or planner who prepared the plan.	_____	_____

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(3) Have north point, scale date on which plan was prepared and the date and description of every revision.	_____	_____

**THE KEY MAP SHALL:**

(1) Consist of the location of the tract with reference to surrounding areas and existing street intersections, the title of the development, north arrow and all zone boundaries.	_____	_____
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**THE LOCATION MAP SHALL:**

(1) Be drawn at a scale of not less than 1"=100' showing the location of the property, all streets, driveways and property lines within two hundred feet (200 ft.) of the affected property, and all buildings or structures proposed by the applicant.	_____	_____
(2) Identify all properties within 200' of the property in question by block and lot number, name and address of owners of record.	_____	_____
(3) Indicate the zoning district in which the property is located and zoning of all property within a 200' radius of the property in question.	_____	_____
(4) Indicate all lot, yard, height, coverage and density requirements for the zoning district in which the property is located and respective data for the property in question.	_____	_____

**THE SITE PLAN MAPS SHALL:**

(1) Be drawn at a scale of not less than 1"=50'. The Township Engineer may give permission to use another scale upon request by the applicant.	_____	_____
(2) Provide one copy of a sealed survey prepared by a licensed surveyor of the State of New Jersey, indicating the boundaries of the parcel and the limits of all proposed streets, recreation areas and other property to be dedicated to public use.	_____	_____
(3) Show all lot line dimensions and area of the lot in acres to the nearest tenth and square footage to the nearest tenth.	_____	_____

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(4)	Show the location of all existing buildings, culverts, storm sewers, sanitary sewers, water lines, fire protection facilities, electronic and telephone lines (both above and below ground) and poles, gas and underground heating systems, pipelines and other man-made features on or adjacent to the property affected.	
(5)	Show the location of all existing streets and highways on or adjacent to the property affected, including names, right-of-way width, pavement width, curbs and sidewalks.	
(6)	Show the location of all existing easements and right-of-way, and the purpose for which they have been established.	
(7)	Show the location of existing rock outcrops, high points, water courses, depressions, ponds, marshes, wooded areas with a diameter of six (6) inches or more as measured three (3) feet above the base of the trunk and other significant existing features as determined by the survey.	
(8)	Show the topography of the site including existing elevations or contours at vertical intervals of two (2) feet.	
(9)	Provide datum to which contour elevations refer, preferably United States Coast & Geodetic Survey.	
(10)	Show any designated streets, public drainage ways, flood control basins or public areas within the proposed site designated for public reservation in the Township Master Plan or Official Map.	
(11)	A statement indicating the availability of public water and/or sewer facilities.	
(12)	Indication of anticipated domestic water demand and amount of septic effluent.	
(13)	Plans and profiles of proposed utility layouts, including storm drains, sanitary sewers, water and gas mains, electrical and telephone lines, and their connections to existing or proposed utility system. (NOTE: underground utility easements are required to follow existing or proposed property lines and to be described in the deeds to the affected lots.)	

When alternate means of providing water supply and sanitary waste disposal is proposed, the developer shall submit to the Health Department, when applicable, and application with all required engineering data, compiled by a licensed professional engineer of the State

of New Jersey. The plan for such systems must be

**Applicant Use**

**Official Use**

approved by the Department of Health of Franklin Township. The following information is to be shown on the site plan:

- (a) Location of proposed buildings, on-site well and septic system layout. \_\_\_\_\_
- (b) Location of percolation tests and soil logs. \_\_\_\_\_
- (c) Results of percolation tests and soil logs. \_\_\_\_\_
- (d) Location of existing wells and septic drainage fields on adjacent properties. \_\_\_\_\_
  
- (14) Show the storm drainage plan indicating the locations of inlet pipes, swales, detention areas, and any other storm drainage facilities as well as calculations for existing and proposed runoff conditions. \_\_\_\_\_
  
- (15) Show all proposed streets with profiles indicating grading and cross-sections showing width of roadway, curbing and sidewalk. \_\_\_\_\_
  
- (16) Show all means of vehicular access for 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, acceleration and deceleration lanes, additional width and any other improvements necessary to prevent a difficult traffic situation. All pedestrian walkways should be shown . \_\_\_\_\_
  
- (17) Show the location and design of any off-street parking area or loading areas showing the number of spaces, size and location of bays, aisles and barriers and proposed direction of movement. \_\_\_\_\_
  
- (18) Show the location of proposed buildings and structures and all accessory structures and fences, if any, including setback, sidelines and rear yard distances, with dimensions showing present and future grade elevations at all corners and entrances of said structures. \_\_\_\_\_
  
- (19) Provide floor plans and a design view of the front, side and rear elevations of the proposed structure or structures and indicating type, color and texture of materials to be used. Design view elevations are also to be shown where proposed additions or alterations affect such elevation. \_\_\_\_\_
  
- (20) Show all proposed screening and landscaping including a separate planting sign and location of proposed shade trees (landscaping and buffering plan). If provided, all recreation areas shall be indicated (recreation plan). \_\_\_\_\_

	<u>Applicant Use</u>	<u>Official Use</u>
(21) Indicate methods and placement of solid waste disposal facilities and screening thereof.		
(22) Show existing and proposed topography by dashed and solid contour lines respectively within and extending 50' beyond the property in question provided access to the said contiguous property is available. (Contours to be shown at 1' intervals where practical but not to exceed 2' intervals no final slope greater than 1 in 3 shall be permitted on the property in question.)		
(23) Show the location, type and details of proposed signs and outdoor lighting, including dimensions, radius of light and intensity of illumination and other details of sign requirements pursuant to Section 112-9G.		
(24) Indicate the proposed sequence of development with projected time schedule for completeness of each of the several elements. Such projection shall include, where applicable, the removal of structures, trees and brush, temporary drainage considerations, utilities, road and sidewalk improvements and provisions for the protection of top soil.		
(25) Include, if applicable a detailed proposal including covenants, agreements, or other specific documents showing the ownership and method of assuring perpetual maintenance to be applied to those areas which are to be used for recreational or other common purposes.		
(26) The reviewing Board may require other information and data for specific site plans. This data may include but is not limited to geologic information, water yields, flood data, environmental information, traffic counts, road capacities, market information, economic data for the proposed business or activity, hours of operation and similar information. However, the following information is required as part of the submission.		
(27) The Site Plan application shall include certification that no taxes or assessments on the property are delinquent.		

(28) The following chart must appear on all subdivision and site plans:

	REQUIRED	EXISTING	PROPOSED
Minimum size of Lot:			
Square feet:	_____	_____	_____
Acreage:	_____	_____	_____
Minimum Frontage:	_____	_____	_____
Minimum Front Yard:	_____	_____	_____
Minimum Rear Yard:	_____	_____	_____
Minimum Side Yard:	_____	_____	_____
Minimum Total of two Side Yards:	_____	_____	_____
Lot Coverage (building area):	_____	_____	_____
square footage	_____	_____	_____
percentage	_____	_____	_____
Lot Coverage (impervious coverage)			
square footage:	_____	_____	_____
percentage	_____	_____	_____
F. A. R. (floor area ratio)	_____	_____	
_____			
Accessory Buildings:			
Minimum Side Yard:	_____	_____	_____
Minimum Rear Yard:	_____	_____	_____