

Schedule 9

Site Plan Submission Checklist

TOWNSHIP OF FRANKLIN,
SOMERSET COUNTY, NJ



		Preliminary and/or Major Site Plan	Applicant Use ⁽¹⁾	Official Use		
				Accepted	Not Applicable	Waived (Initials)
SUBMISSION REQUIREMENTS						
1	Ten (10) sets (1 original and 9 copies) of the Site Plan Application Form, fully completed, signed and notarized	X				
2	Two (2) copies of the Site Plan Submission Checklist fully completed, signed and dated.	X				
3	Ten (10) sets of the site plan, drawn to scale, and its respective elements, consistent the Map Filing Law (N.J.S.A. 141 46:23-99 et seq.), prepared by a professional engineer, land surveyor, architect, or professional planner. See requirements #22-62 below for applicable requirements. First plan sheet shall identify whether the plans are submitted for Preliminary and/or Final Major Site Plan	X				
4	Ten (10) sets of dimensioned elevations of all sides of existing and proposed buildings, drawn to scale, that identify all proposed external building materials by type, color and texture, and dimensioned floor plans, that include the use and square footage of each area with change of use areas clearly defined, where applicable	X				
5	Five (5) sets of a traffic impact report	X				
6	Five (5) sets of an environmental assessment per §112-199	X				
7	Three (3) copies of the Site Development Stormwater Plan pursuant to Chapter 330.	X				
8	Three (3) copies of the boundary survey, drawn to scale, prepared by a licensed surveyor of the State of New Jersey	X				
9	One (1) copy each of any protective covenants and/or deed restrictions applying to the site	X				
10	Proof of submittal to the D&R Canal Commission	X				
11	Proof of submittal to the Somerset County Planning Board	X				
12	Proof of submittal to the Somerset Union Soil Conservation District, if applicable	X				
13	Proof of submittal to the Franklin Township Sewerage Authority, if applicable	X				
14	Proof of submittal to the State Department of Environmental Protection, if applicable	X				
15	Proof of submittal to the State Department of Community Affairs, if applicable	X				
16	Proof of submittal to the State Department of Transportation, if applicable	X				

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17	Fees in accordance with §112-327 of the Land Development Ordinance and §112-213.B as applicable	X				
18	Escrow deposit in accordance with §112-213.A of the Land Development Ordinance as applicable. Applications requiring an escrow deposit shall be accompanied by a W-9 form.	X				
19	Submittal of digital copies of application materials pursuant to §112-320.1 ⁽²⁾ Each file shall be 29MB or smaller in size.	X				
20	Certification that no taxes or assessments on the property are delinquent	X				
21	Disclosure of ownership as required pursuant to N.J.S.A. 40:55D-48.1 and 2	X				
22	Will serve letter from Franklin Township Water Department indicating the property can be served by public water or correspondence from Franklin Township Water Department that the property is already served by public water.	X				
PLAN REQUIREMENTS						
23	Plan no greater than 24 inch by 36 inch in size and drawn at a scale not less than one inch equals 50 feet.	X				
24	Each page numbered and titled	X				
25	Each plan sheet shall show the name and address of the applicant and owner, the correct block and lot numbers and address of the site	X				
26	Each plan sheet shall show the legal title box including the name, address and seal of the licensed engineer, surveyor, architect or planner who prepared the plan	X				
27	Each plan sheet shall show the North arrow, scale (in graphic and written form), date of plan, date and description of every revision with respect to each plan sheet	X				
28	Key map, drawn to scale oriented in same direction as the site plan, showing the area within 1,000 feet of the site showing the location of the site in reference to surrounding properties, streets, municipal boundaries, and including a North arrow and showing all surrounding zoning districts delineated and labeled	X				
29	Location map, drawn to scale oriented in same direction as the site plan, showing the location of the site, all streets, driveways and property lines within 200 feet of the site and all properties within 200 feet identified by block and lot number, address and property owner name	X				
30	A lot data table placed on the plan that identifies compliance/ non-compliance with applicable zoning requirements that addresses, at a minimum, the zoning requirements identified in the Lot Data Table below	X				
31	All required, existing and proposed setbacks and all dimensions necessary to confirm conformity to the Land Development Ordinance such as the size of the site, structure and parking setbacks, structure heights, and lot (building) and impervious coverages	X				
32	All lot line dimensions and area of lot in acres to the nearest tenth and square footage to the nearest tenth	X				
33	Location of all existing buildings, culverts, storm sewers, sanitary sewers, water lines, fire protection facilities, electric and telephone lines (both above	X				

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	and below ground) and poles, gas and underground heating systems, pipelines, and other man-made features on or adjacent to the site and identification of whether individual existing site features are proposed to remain or be removed					
34	Location of all existing streets and highways on or adjacent to the site, including names, right-of-way width, pavement width, curbs and sidewalks	X				
35	Location of all existing and/or proposed easements and/or rights-of-way and the purpose for which they have been established or for which they are proposed to be established	X				
36	Environmental constraints (and regulated buffers) on the site including wetlands and streams as may be regulated by the NJDEP, DRCC and the Township, location of existing rock outcrops, watercourses, waterbodies, and other such significant existing features	X				
37	Existing and proposed topography appropriately differentiated, shown within the site, with existing topography extending 200' beyond the site boundary. Contours to be provided at 1-foot intervals where practicable but not to exceed 2-foot intervals	X				
38	Datum to which contour elevations refer, preferably United States Coast and Geodetic Survey	X				
39	Any designated streets, public drainageways, flood control basins, or public areas within the proposed site designated for public reservation in the Township Master Plan or Official Map	X				
40	Location of existing buildings, structures, parking areas, drive aisles, any wells and/or septic systems, and other such site features located on adjoining properties within 200 feet of the site	X				
41	All proposed streets with profiles indicating grading; and cross sections showing width of roadway, curbing and sidewalk	X				
42	Location of proposed buildings and structures, all proposed accessory structures and fences with dimensions showing present and future grade elevations at all corners and entrances of said structures	X				
43	Indication of anticipated domestic water demand and amount of wastewater effluent and a statement indicating the availability of public water and/or sewer facilities	X				
44	Signage plan showing existing and proposed signs, location on site and/or building, size, and details showing dimensions, type of construction, proposed illumination and proposed colors. Provide calculations and design specifications to demonstrate compliance.	X				
45	Lighting plan showing: the existing and proposed location, height, direction of illumination, power and type of proposed outdoor lighting, including wall mounted lighting fixtures; cut sheet details of lighting poles and luminaries; the hours and time of lighting; proposed light intensity at ground level measured in footcandles; dimensioned manufacturers lighting details and specifications including footcandle distributions; and demonstration of compliance/ non-compliance with the illuminance standards of §112-33.2C.	X				

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46	Method of providing utility services to the site including location of sanitary sewer, water, electric and telephone lines (and associated sizing and design, as applicable), indicating points of connection to existing utilities and demonstrating proposed location and design (with associated construction details)	X				
47	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 and proposed utility systems. When alternative means of providing water supply and/or sanitary waste disposal the developer shall submit to the County Health Department, when applicable, an 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 approved by the County Health Department. The following information is to be shown: (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	X				
48	All means of vehicular access for ingress and egress to and from the site onto public streets, showing the dimensions, radii and location of driveways and curb cuts including the possible utilization of acceleration and deceleration lanes, additional width and any other improvements necessary to provide safe and effective movement of traffic. Demonstrate sight distances, in accordance with applicable standards, at road openings and intersections.	X				
49	Pedestrian walkways and crosswalks delineated by location with design indicated via detail(s)	X				
50	Location and design of off-street parking areas, on-site drive aisles and loading areas showing number of spaces, dimensions and location of spaces, curbing, paving specifications, fire lanes, drive aisles and proposed direction of movement	X				
51	All proposed screening and landscaping identifying: location, species and sizes of all proposed shade trees, ornamental trees, evergreen trees, shrubs and areas for lawns or any other ground cover; different graphic symbols shall be used to show the location and spacing of shade trees, ornamental trees, evergreen trees, shrubs and ground cover; a plant schedule indicating botanical name, common name, size at time of planting (caliper, height and spread), quantity, root condition and any special remarks (spacing, substitutions, fall planting hazards, etc.) for all plant material proposed with plants within the plant schedule keyed to the landscape plan utilizing the first letter of the genus and species of the botanical plant name. Other proposed means of provide screening (e.g., fencing) shall be identified by location on the plans with a construction detail identifying design, color and dimensions	X				
52	Analysis required by Chapter 222, Trees, including location of existing trees with indication of those proposed to remain or be removed, and tree replacement calculations	X				
53	Methods and placement of solid waste disposal and storage facilities and means of screening such facilities (with associated construction details)	X				

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54	Appropriate depiction of the stormwater management plan on the site plan of the Site Development Stormwater Plan pursuant to Chapter 330, Article IX, § 330-12 “Requirements for a Site Development Stormwater plan” et. seq. including but not necessarily limited to locations, design (details), elevations of stormwater management facilities, swales, detention areas and any other storm drainage facilities, associated grading	X				
55	If applicable, 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	X				
56	Proposed sequence of development with projected time schedule for completion of each of the several elements including, where applicable, the removal of structures, trees, and brush, temporary drainage considerations, utilities, road and sidewalk improvements and provisions for the protection of topsoil	X				
57	Delineation of any stream corridor preservation areas pursuant to Chapter 112, Article XXIX “Stream Corridor Preservation” et seq. of the Land Development Ordinance and analyses required by Article XXIX, as applicable	X				
58	Limit of disturbance delineated by location and detail showing means of delineation	X				
59	Soil Erosion and Sediment Control Plan as required by N.J.S.A 4:24-39 et seq., in accordance with the Somerset and Union County Soil Conservation District	X				
60	As applicable, demonstration of compliance/ non-compliance with applicable design standards of the Township Land Development Ordinance: Hamilton Street design standards (Article XXVI); Commercial Design Standards (Article XXVIA); or the Renaissance 2000 Redevelopment Plan (Article XXXV)	X				
61	Demonstration of compliance/ non-compliance with any applicable conditional use requirements	X				
62	As applicable, demonstration of compliance/ non-compliance with applicable design standards § 112-33.6, Design of Business and Industry Uses.	X				
63	Geotechnical soil testing report in accordance with Chapter 12 of the NJ Stormwater Best Management Practices Manual	X				

Print name of person that prepared checklist

Signature

Date

- (1) In this column, the applicant shall indicate: (“X” for items that are provided; “N/A” for items that the applicant believes are not applicable; or “W” for items for which a waiver is requested.
- (2) Per Section §112-320.1 this requirement shall not apply to single- or two-family homeowners preparing submittals on their own behalf. Digital submittals shall not include images of submitted checks or the W-9 form (which shall be provided in hard copy only).

LOT DATA TABLE

Zoning District: _____

Applicable Special Zoning Requirements (e.g., conditional use standards): _____

Category	Required	Existing	Proposed
Lot Area (sf or acres)			
Lot Frontage (ft)			
<u>Setbacks for Principal Structure</u>			
Front Yard (ft)			
One Side Yard (ft)			
Total Side Yard (ft)			
Rear Yard (ft)			
<u>Setback for Accessory Structure over 200 sf</u>			
Front Yard (ft)			
Side Yard (ft)			
Rear Yard (ft)			
<u>Setback for Accessory Structure 200 sf and under</u>			
Front Yard (ft)			
Side Yard (ft)			
Rear Yard (ft)			
<u>Height, Coverage and Building Requirements</u>			
Building Height (Stories)			
Building Height (ft)			
Lot (Building) Coverage (%)			
Impervious Coverage (%)			
FAR (floor area ratio)			
Off-Street Parking (# spaces)			