

REVIEW CHECK LIST: CONCEPT PLAN OF A SITE PLAN

Block _____ Lot _____ Name _____

Below is a list of required information which must be submitted with an application for a Concept Plan of a Site Plan. For more information, refer to Article 9, entitled "Site Plan Review", in the Development Regulations Ordinance

Required Information

Status of Compliance

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<p>9-9 Site Plan Details.</p> <p>9-9.1 Concept Plan of a Site Plan. The concept plan of a site plan shall be based on tax map information or some other similarly accurate information. The concept plan of a site plan <u>shall be drawn by a New Jersey licensed professional engineer, land surveyor, architect or professional planner.</u> Application for the concept plan of a site plan shall consist of:</p>	
<p>a. Site illustration, indicating with sufficient accuracy all boundaries of the site with natural features of the land and showing all developed, undeveloped and to-be-developed portions. The illustration shall convey the development scheme including all buildings, circulation, parking and landscaping whether existing or proposed.</p>	
<p>b. Preliminary Building Plans, including conceptual floor plans of all floor and conceptual building elevations of all proposed structures.</p>	
<p>c. Evaluation Statement, consisting of a general description of the intended project and an assessment of its anticipated broad impact on the neighborhood; the community and the environment including but not necessarily limited to considerations of land use, visual qualities, traffic, drainage, and natural resources.</p>	
<p>d. Certification from the Tax Collector that no taxes or assessments for local improvements are due or delinquent on the subject property.</p>	
<p>e. Environmental Evaluation Map. The applicant must submit to the Administrative Officer of the Planning Board 4 copies of an Environmental Evaluation Map for informal discussion with the Planning Board.</p>	
<p>The plat details for the Environmental Evaluation Map are covered under (f) General Data and (g) Property Data below.</p> <p>Environmental Evaluation Map - General Data.</p> <p>1. The name, address and New Jersey license number of the professional(s) having prepared such map, if the map was not prepared by the applicant.</p>	

2. The name and address of the owner or owners of record.

3. The name and address of the applicant.

4. The tract name current tax map sheet, block and lot number; reference meridian and graphic scale.

5. All streets and private roads within 500 feet of the site.

6. The map shall be drawn accurately to scale. The scale shall be not more than 100 ft. to the inch.

7. The key map indicated thereon, shall be drawn to a scale of not more than 500 feet to the inch and shall show the area in question, and the relation of this area to the surrounding areas. The orientation of the key map shall be the same as to that of the main map.

Environmental Evaluation Map - Property Data.

1. The location of existing property lines and acreage to the nearest tenth of an acre.

2. Streets, roads, water and sewer lines, trails, and bridle paths.

3. Structures, including buildings, bridges, railroads, culverts and drain pipes on the site and within 300 ft. of the subject property.

4. Existing topography, based upon local survey, if available, or New Jersey Geodetic Control Survey Datum with a maximum contour interval of two feet where slopes are less than 10% and a maximum contour interval of five feet where slopes are greater than 10%.

5. Soil classification and Slopes.

(a) Soil classifications based upon the latest soil information tables published by the Soil Conservation Service, U.S. Dept. of Agriculture.

(b) Slopes in excess of 15% by distinctive area designations such as hatching or "Zip-a-Tone."

(c) Areas of moderate and severe erosion potential.

(d) Seasonal high water table.

(e) Depths to bedrock.

(f) Suitability for septic effluent disposal.

8. Natural resources and features such as woodlands and wetlands; major rock outcroppings; lakes, ponds, streams, drainage ditches, impoundment areas, and watercourses, including specifically those designated in Article 13 and Municipal Ordinance 558.

9. A copy of any existing easement, deed restriction, or covenant and the proposed use of sites other than residential.

10. Minimum building setback lines on all lots and other sites.

11. Location and description of all monuments.

In addition, the following information must be shown on the plans:

1. The zoning requirements, and the variances required.

Sidewalks (Check Master Plan).