

SCHEDULE A CHECKLIST
 PRELIMINARY SITE PLAN
 TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

CASE NUMBER:		DATE:	
PREPARED BY:			
PROJECT NAME:			
ITEM NO.	PRELIMINARY SITE PLAN REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
1.	Plans drawn, signed, and sealed by appropriate New Jersey licensed professional persons(s) pursuant to N.J.A.C. 13:40-7 et. seq.		
2.	Scale to be not smaller than 1"= 50'		
3.	Key map showing the subject property and all lands within 500' thereof with existing streets and zone boundaries		
4.	Map sizes permitted: 8-1/2" x 11", 8-1/2" x 14", 11" x 17", 15" x 21", 24" x 36"		
5.	Name of the development, name and address of the owner and the applicant, the date of preparation, street address and block and lot numbers of the subject property, a graphic and written scale, a reference meridian, a Table of Contents, and a revision box containing the chronology of revisions		
6.	Zone data box showing zone district, applicable bulk requirements of the zone, and showing how the proposal conforms to the bulk requirements of the zone.		
7.	Plans shall include the following signature box: Approved by the Hardyston Planning (Zoning) Board Planning (Zoning) Board Chairman _____ Date _____ Planning (Zoning) Board Secretary _____ Date _____ Planning (Zoning) Board Engineer _____ Date _____		
8.	A list of all property owners within 200' of the limits of any lot or lots included as part of the site plan as disclosed by the most recent tax records		
9.	Any municipal limits within 200' of the development and the names of the adjoining municipalities		
10.	Survey of the entire tract or property prepared by a NJ licensed surveyor conforming to all requirements of N.J.A.C. 13:40-5.1.		
11.	Existing physical features both on-site and within 100' of the tract including streams, wetlands, floodplains, railroads, bridges, drainage, trees, and utilities		
12.	Location and use of all property to be reserved by covenant in the deed for the common use of all property owners or otherwise		



SCHEDULE A CHECKLIST
 PRELIMINARY SITE PLAN
 TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

ITEM NO.	PRELIMINARY SITE PLAN REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
13.	Location, use, and width of all existing and proposed easements, and a note on the plan as to whether each is public or private		
14.	Location of all structures and driveways within 50' of the development		
15.	Existing property lines with metes and bounds description		
16.	Setback lines based on zone requirements		
17.	Circulation Plan showing pedestrian and vehicular traffic circulation through the development		
18.	Existing and proposed streets, both public and private, showing the right-of-way width and width of the traveled way		
19.	Existing and proposed sidewalks and driveways within the site		
20.	Existing and proposed parking spaces and loading areas		
21.	Public improvements and construction plans for all new streets and improvements to existing streets including centerline geometry, road profiles, road cross sections 50' on-center; and grading plan showing existing and proposed contours		
22.	Erosion and Sediment Control Plan		
23.	Sign Plan showing location of existing and proposed traffic control signs, street signs, development signs including details showing size, height, and material for each sign		
24.	Lighting Plan showing location of site lights, height, isolux lighting footprints, average maintained foot candle level, maximum to minimum lighting ratio, and construction details		
25.	A Stormwater Management Plan in accordance with Residential Site Improvement Standards and/or municipal ordinances		
26.	Plans and profiles for existing and proposed storm sewers, sanitary sewers, and water mains		
27.	Wetlands areas and proposed transition areas delineated by a qualified professional or a statement indicating no wetlands or wetlands transition areas exist on the property		
28.	Sufficient existing and proposed elevations or contours on-site and up to 25' beyond the property lines. Contours are to be shown at a two foot interval for slopes up to 20% and can be shown at a 10 foot interval for slopes in excess of 20%		
29.	Landscape Plan clearly delineating the limits of disturbance and showing all proposed plantings including species and size of plant materials		
30.	Location of any fences with associated construction details		
31.	Preliminary elevations and floor plans of any proposed buildings showing windows and doors, and roof treatments proposed for the buildings		
32.	Construction details for all site improvements		
33.	A written estimate of construction costs for all site improvements excluding buildings		



SCHEDULE A CHECKLIST
 PRELIMINARY SITE PLAN
 TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

ITEM NO.	PRELIMINARY SITE PLAN REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
34.	Environmental Impact Assessment including the following: a.) Plan and description of the proposed development b.) Inventory of existing natural resources c.) Assessment of environmental impacts d.) Unavoidable adverse environmental impacts e.) Steps to minimize adverse environmental impacts f.) Additional issues to be evaluated and addressed include sewage facilities, water supply, storm water, stream encroachments, flood plains, wetlands, solid waste disposal, air pollution, traffic, social and economic impacts, aesthetics, and licenses, permits, etc.		
35.	For sites located within the Highlands Preservation Area, an exemption letter, waiver, or a permit from the NJ Department of Environmental Protection or the Highlands Council for the proposed activity		

