

TOWNSHIP OF HAMILTON
MERCER COUNTY, NEW JERSEY

PRELIMINARY SITE PLAN

CHECKLIST:

The following list contains those items required to be included in the plans submitted for a PRELIMINARY SITE PLAN. Applications lacking any of this information may be classified as INCOMPLETE and will not be heard by the appropriate Board until this information is provided. Applicants should place a CHECK next to each item which in his opinion is contained within the plans.

REQUIRED DETAILS:

_____ 1. Each submission shall be drawn at a scale of one (1) inch equals one hundred (100) feet for a tract of up to one hundred fifty (150) acres and one (1) inch equals two hundred (200) feet for a tract of one hundred fifty (150) acres or more. All plans submitted shall be on one of three of the following standards sheet sizes: Eight and one-half by thirteen (8 1/2 by 13) inches. Fifteen by twenty-one (15 x 21) inches or twenty-four by thirty-six (24 x 36) inches. If one (1) sheet is not sufficient to contain the entire tract, it may be shown on separate sheets of equal sizes with reference on each sheet to the adjoining sheets.

_____ 2. A KEY MAP, at a scale of not less than one (1) inch equals eight hundred (800) feet, showing the location of the subject property in relation to significant facilities such as schools, parks, major streets, zoning boundaries, major shopping or employment centers within two thousand (2,000) feet of any part of the property.

_____ 3. TITLE BLOCK:

- a. Name of the development, municipality and county.
- b. Date of original preparation of the plan and of each subsequent revision thereof.
- c. Name, address, signature, title, license number and embossed seal of the person who prepared the plan.
- d. If the plans are prepared by a licensed professional (engineer, land surveyor, architect, planner, et cetera), title blocks shall also be in conformance with the rules and regulations of their respective State Boards.

_____ 4. Names, addresses and signatures of the owner(s) and applicant(s) of record.

_____ 5. The zone district, tax map, section and lot number of the site to be developed as well as that for all contiguous land and of the property directly across the street.

_____ 6. The names and addresses of all property owners within two hundred (200) feet of the site.

_____ 7. A graphic and numerical scale.

_____ 8. North arrow.

_____ 9. The development boundary lines (heavy solid line) and the location of that portion which is to be developed in relation to the entire tract.

_____ 10. The property lines of the land to be developed, the location and right-of-way widths of all streets and roads within four hundred (400) feet of the property and the distance to the nearest intersection.

_____ 11. The location of all existing and proposed property lines, location and outside dimensions of buildings and structures (with an indication as to whether they will be removed or retained), bridges, culverts, drainpipes, driveways, parking or loading areas, rights-of-way and all easements on and within one hundred fifty (150) feet of the property.

_____ 12. The location of all existing significant natural features on and within one hundred fifty (150) feet of the property, including streams, watercourses, ponds, drainage ditches, rock outcrops, wooded areas, wetlands, et cetera.

_____ 13. The location of existing on-site tree masses and specie identification of all existing trees greater than ten (10) inches in caliper measured from four (4) feet above ground level.

_____ 14. The full plan of development, including street and alley lines and widths, and areas to be dedicated to or reserved for public purposes.

_____ 15. Widths of easements or rights-of-way, if any, for public services and utilities with notations of any limitation on such easements or rights-of-way.

_____ 16. Dimensions of sight triangles, tangents, radii, arcs and chords and central angles for all center-line curves on streets and at all street corners.

_____ 17. All bearings and boundary line dimensions and areas to the nearest one-tenth (1/10) of an acre for the entire tract and each lot proposed, including lands remaining, and for any area proposed to be dedicated to or reserved for a public purpose.

_____ 18. Delineation of the five-hundred-year floodplain and the National Flood Insurance Program floodway and flood hazard areas.

_____ 19. All setbacks (front yard, side yard, rear yard) of existing and/or proposed principal buildings and all necessary structures.

_____ 20. If the proposed lot(s) is (are) not serviced by a sanitary sewer, certification by a licensed professional engineer that the proposed lot(s) can adequately accommodate a septic system. The location(s) of the soil log(s) and percolation test holes, test results and compliance with the Individual Sewage Disposal Code of New Jersey shall be shown on the plat and certified by a licensed professional engineer. This shall be shown for each lot proposed, including lands remaining.

_____ 21. Contours at contour intervals of five (5) feet or less for a site with an average slope of ten percent (10%) or greater, or at contour intervals of two (2) feet or less for land at a lesser average slope. However, contours need not be shown for subdivisions with a gross area of less than three (3) acres and involving no new streets or roads unless specifically requested by Hamilton Township.

_____ 22. Proposed center-line profiles for all new streets or roads shown on the plat.

_____ 23. A copy of any protective covenants or deed restrictions applying to the land being subdivided.

_____ 24. Plans and profiles of all proposed grading, paving, roads, sidewalks, curbs, storm and sanitary sewers and appurtenances, water mains, gas mains, bridges and connections to existing or proposed utilities, all of which shall meet the requirements of the Department of Engineering, Planning and Inspections. The plans shall be drawn at a scale of not more than fifty (50) feet to the inch.

_____ 25. A plan and calculations for surface drainage of the land proposed to be developed, including design and details of the existing and proposed stormwater management system, showing the location and elevations of inlets, pipes, swales, berms, low flow channels, outlets and all other storm drainage facilities.

_____ 26. Invert and rim elevations, showing the location, size and grade of all pipes for the transportation and/or treatment of on-site and off-site disposal of wastewater with location and details concerning the existing and proposed sanitary sewage disposal system.

_____ 27. The design and details of any retaining walls, manholes and headwalls.

_____ 28. All details of the on-site and supplying water supply system.

_____ 29. Location of all existing and proposed utility lines, above and below ground, within and immediately adjacent to the subject site.

_____ 30. The location and width of existing and proposed traffic circulation elements on and adjoining the site, such as streets, entrances and exits, acceleration or deceleration lanes, channelization, et cetera, with type of pavement and specifications noted.

_____ 31. The location of all off-street parking and loading areas showing the number and dimensions of the parking spaces and loading areas and showing traffic aisles and patterns and curbing with radii and specifications noted for curbs and pavement.

_____ 32. The existing and proposed spot elevations based on the United States Coastal Geodetic datum at all building corners, all flood levels, center lines of abutting roads, top and bottom curbs, property corners and other locations as designated during review.

_____ 33. Provision for solid waste storage and disposal.

_____ 34. A landscaping and buffering plan showing what will be removed and be planted, including an itemized list of all species of plants and trees to be installed, noting size, approximate time of planting, method of planting (bare rooted, ball and burlap, et cetera) and maintenance plans, seeding schedule, slope stabilization, proposed soil erosion and sedimentation controls.

_____ 35. Lighting details indicating location, type and height of light standards, radius of light, type of light and intensity in foot-candles.
(On Separate Plan Sheet)

_____ 36. Location, size and material of existing and proposed signs.

_____ 37. An elevation drawing or rendering, sealed by a licensed architect or engineer, showing for each building or typical building the front, side and rear facade, with dimensions and type and color of material to be used. The drawing shall also contain a signature block:

a. I CONSENT TO THE FILING OF THIS PLAN (OR PLAT) WITH THE PLANNING BOARD/ZONING BOARD OF ADJUSTMENT (only include appropriate Board) OF THE TOWNSHIP OF HAMILTON.

.....
APPLICANT DATE

.....
OWNER DATE

b. I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN (OR PLAT) AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

.....
Name, Title and License No.

c. I HAVE REVIEWED THIS PLAN (OR PLAT) AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

.....
TOWNSHIP ENGINEER DATE

.....
TOWNSHIP PLANNER DATE

_____ 38. Preliminary floor plans sealed by a licensed architect or engineer.

_____ 39. Cross sections of streets, aisles, lanes and driveways which shall adhere to applicable requirements of this chapter and applicable design standards in the subdivision provisions of this chapter and those on file in the office of the Township Engineer.

_____ 40. SIGNATURE BLOCK AS FOLLOWS:

a. APPLICATION NO.....
MAP.....SECTION.....LOT.....
ZONE.....

b. I CONSENT TO THE FILING OF THIS PLAN (OR PLAT) WITH THE PLANNING BOARD/ZONING BOARD OF ADJUSTMENT (only include appropriate Board) OF THE TOWNSHIP OF HAMILTON.

.....
APPLICANT DATE

.....
OWNER DATE

b. I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN (OR PLAT) AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

.....
Name, Title and License No.

d. I HAVE REVIEWED THIS PLAN (OR PLAT) AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

.....
TOWNSHIP ENGINEER DATE

e. I HAVE REVIEWED THIS PLAN (OR PLAT) AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

.....
TOWNSHIP PLANNER DATE

f. APPROVED BY THE PLANNING BOARD/ZONING BOARD OF ADJUSTMENT (only include appropriate Board) OF THE TOWNSHIP OF HAMILTON.

PRELIMINARY DATE.....

.....
CHAIRMAN DATE

.....
SECRETARY DATE

_____ 41. Certification from the Tax Collector that all taxes are paid to date.

_____ 42. Compliance with Chapter 565 - Site Investigation & Soil Sampling.

_____ 43. Compliance with Chapter 583 - Stream Buffer Conservation Zone.

Signature of person who prepared checklist

Date of plan including last revision

Ordinance Revision: 11-24-05