LAND DEVELOPMENT PROCEDURES

TECHNICAL CHECKLIST PRELIMINARY SITE PLAN NETCONG BOROUGH

NAME OF APPLICANT: <u>83 Main Street LC</u>
DATE SUBMITTED: November 25, 2024
PROJECT NAME: Main Street Townhouses
BLOCK(S) AND LOT(S) Block 19 Lot 30 & 34.02

Check appropriate box. Attach a sheet which explains reasons for any waivers requested.

1 Plans drawn, Jersey license 13:40-7 et sec 2 Scale to be no 3 Key map show	PLAN REQUIREMENT signed and sealed by appropriate New d professional person(s) pursuant to l. t smaller than 1" = 100'	PROVIDED	APPLICABLE	REQUESTED
Jersey license 13:40-7 et sec 2 Scale to be no 3 Key map show	d professional person(s) pursuant to	X		
13:40-7 et sec 2 Scale to be no 3 Key map show		X		
2 Scale to be no 3 Key map show		/ *		
3 Key map show	t smaller than 1" = 100'			
		X		
	ving the subject property and all lands			
	et thereof with existing streets and zone			
boundaries		X		
	ns for properties located in any zone	^		
	lectronic plans to the Board Secretary,			
	r as otherwise agreed to by the Board			
	Board Engineer.			
4. Map sizes per 8-1/2" x 11				
8-1/2 x 11 8-1/2" x 14		V		
11" x 17"		X		
15" x 21"				
24" x 36"				
	contain the following:			
	of development	X		
	and address of owner	^		
c. Name a	and address of developer			
d. Date of	preparation			
e. Block(s	and lots developed			
	address, signature, seal and license			
	of person preparing plans			
6 Graphic and v		X		
Reference me		^		
	and date of each revision.	X		
	subject property, prepared by a New			
	d surveyor, showing the location of the			
portion to be	divided therefrom, giving all distances	X		
and showing a	all roads abutting or traversing the	^		
	elopment boundaries shall be clearly			
	th metes and bounds.			
	operty owners within 200' as disclosed ecent tax records	X		
	Il limits within 200 feet of the			
	and the names of the adjoining		X	
	shown on key map		^	
	erty lines with metes and bounds	V		
description	mes with metes and bounds	X		
	ts, both public and private, showing the			
	width and width of the traveled way	X		

NETCONG CODE

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT APPLICABLE	WAIVER REQUESTED
13	Existing structures which are to remain and proposed structures with dimensions and setbacks to all property lines	X		NSQC BS 12D
14	Existing and proposed parking spaces and loading areas	Х		
15	All existing physical features on the property including but not limited to driveways, sidewalks, streams, wetlands, floodplains, railroads, bridges, drainage, trees, utilities, public and private easements and reservations	X		
16	Zone data box showing: a. Zone district(s) b. Required and proposed	X		
17	Area of the existing subject property	X		
18	Sufficient elevations or contours on site and up to 50 feet beyond the limits of disturbance. 2' contour interval for slopes up to 20%. Contour interval of 10' for slopes in excess of 20% 10' contour interval for slopes in excess of 10%	X		
19	Location of all structures, sidewalks and driveways within 100 feet of the property	X		
20	Stormwater management plan/report in accordance with municipal ordinances including plans and computations for any storm sewer systems	X		
21	Available sight distance at all existing and/or proposed driveway which will be servicing the site	X		
22	For properties involving a corner lot or lots, the required sight triangle easements		X	
23	Setback lines based on zone requirements	X		
24	Location of existing utilities on site and within 50 feet of the site including: a. Utility lines and poles, gas, etc. b. Sanitary sewer lines c. Storm sewers d. Waterlines	X		
25	Plans and profiles for existing and proposed: a. Storm sewersb. Sanitary sewersc. Water mains	X		
26	Location, use and width of all existing and proposed easement on the property	X		
27	The plan shall include the signature block below: Approved by the Netcong Borough Land-Use Board			
	Chairperson Date Board Secretary Date	X		
	Board Engineer Date			
28	Wetlands areas and proposed transition areas delineated by a qualified professional or a statement indicating no wetlands exist on the property		no wetlands exist on property, not provided within plans	
29	Public improvements construction plans for improvements to existing streets including: a. Center line, geometry b. Road profiles		X	

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	c. Road cross sections 50' on centerd. Grading plan showing existing and proposed		X	
30	contours Erosion and sediment control plan	V		
31	Landscape plan showing proposed landscaping			
	including species and size of plant materials	X		
32	Circulation plan showing:			
	a. Location of off-street parking			
	b. Traffic improvements such as signals, signs,			
	and channelization	X		
	c. Pedestrian circulation			
	d. Loading and unloading bays			
	e. Proposed vehicular access including curb cuts			
	f. Traffic circulation around the site			
33	Lighting plan showing:			
	a. Location of site lights	X		
	b. Height of site lights			
2.4	c. Construction details of light fixtures and poles			
34	Plan showing signs as follows:			
	a. Location of traffic control signs	X		
	b. Developments signsc. Appropriate sign details showing size, height,			
	materials and lighting			
35	Preliminary elevations and plans of any proposed			
33	buildings showing windows and doors, roof	X		
	treatments, floor plan of each floor of the building			
36	Environmental impact assessment including the			
	following:			
	a. Plan and description of the proposed			
	development	X		
	b. Inventory of existing natural resources			
	c. Assessment of environmental impacts			
	d. Unavoidable adverse environmental impacts			
	e. Steps to minimize adverse environmental			
	impacts			
	f. Details and matter to be evaluated include:			
	1. Sewage facilities			
	2. Water supply			
	3. Stormwater			
	4. Stream encroachments			
	5. Floodplains 6. Wetlands			
	7. Solid waste disposal			
	8. Air pollution			
	9. Traffic			
	10. Social/economic			
	11. Aesthetics			
	12. Required licenses, permits, etc.			
37	A copy of all existing protective covenants or deed			
- '	restrictions of every nature affecting the subject		V	
	property including a statement as to whether such		X	
	deeds or covenants are of record			
38	Copy of the current deed of record and a copy of the			
	title insurance policy for the property when	X		
	purchased if available	* `		

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ITEM			NOT	WAIVER
NO.	PLAN REQUIREMENT	PROVIDED	APPLICABLE	REQUESTED
39	All public property and property proposed to be			
	dedicated in the tract, accurately outlined and	X		
	described with existing or proposed uses designated			
40	All construction details for proposed improvements	Χ		