

**SCHEDULE "A" CHECKLIST
PRELIMINARY SITE PLAN
BOROUGH OF ROCKAWAY, MORRIS COUNTY, NEW JERSEY**

NAME OF APPLICANT: Yum & Chill Restaurant Group, LLC
 DATE SUBMITTED: _____
 PROJECT NAME: Wendy's Restaurant
 BLOCK(S) & LOT(S) Block 40, Lot 37.02

Check appropriate box. State reasons for any waivers requested. (Attach additional pages as required)

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT PROVIDED	NOT APPLICABLE	WAIVER REQUESTED	REASON FOR WAIVER REQUESTED
1	Plans drawn, signed and sealed by appropriate New Jersey licensed professional person(s) pursuant to 13:40-7 et.seq.	X				
2	Scale to be not smaller than 1"=50'.	X				
3	Key map showing the subject property and all lands within 500 feet thereof with existing streets, Rights of Way, easements and zone boundaries	X				
4	Map sizes permitted: 24" x 36" 30" x 42"	X				
5	Plans should contain the following: a. Name of Development b. Name and Address of owner. c. Name and address of applicant. d. Date of preparation e. Block(s) and lots developed f. Name, address signature, Seal and license number of persons preparing plans. g. Land Use Application Number (when assigned).	X				
6	Graphic and written scale. Reference meridian.	X				
7	Revision box and date of each revision.	X				
8	Current Survey (within 5 years)of the entire tract or property, prepared by a New Jersey licensed surveyor, showing the location of the proposed development, giving all distances and showing all roads abutting or traversing the property. Development boundaries shall be clearly delineated.	X				
9	List of waivers and variances requested or obtained (with the applicable ordinance sections.) List of waivers or de minimus exceptions from the Residential Site Improvement Standards (with applicable reference sections) depicted on the cover sheet.	X				

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10	A list of all property owners within 200 feet as disclosed by a current (within 6 months) certified list of the most recent tax records, including addresses and block and lot designations on the plans.	X				
11	Any municipal limits within 200 feet of the development and the names and zoning of the adjoining municipalities.			X		
12	Existing property lines with metes and bounds description.	X				
13	Existing and proposed streets, both public and private, showing the right-of-way width and width of the traveled way within 200 feet.	X				
14	Existing and proposed structures with uses, number of stories, dimensions and setbacks to all property lines.	X				
15	Existing and proposed sidewalks and driveways within 100 feet for Minor Site Plans and 200 feet for Major Site Plans.	X There are no sidewalks along this side of Franklin Avenue. There are sidewalks along the State Highway.				
16	Existing and proposed parking spaces and loading areas including evidence of compliance with ADA guidelines.	X				
17	Existing and proposed stormwater management sewer, sanitary lines or septic system design and water mains within 100 feet for Minor Site Plans and 200 feet for Major Site Plans.				X	Existing area is fully developed and the locations of all utilities 200 feet beyond the site is not necessary as the site will connect to existing mains along the property frontage.
18	Existing physical features both onsite and within 100 feet of the tract including streams, wetlands, floodplains, railroads, bridges, drainage, trees over 18 inches dbh, utilities, public and private easements and reservations.				X	There are no streams, wetlands, floodplains, railroads, bridges within 100 feet. Limited trees in this area and there are no trees on the lot.
19	2' contours onsite and 100 feet beyond the property lines.				X	Provided 1' contours on site. Waiver requested for 100' overlap.
20	Zone data box showing a. Zone District(s) b. required and proposed Area Lot width Setbacks Parking calculations Floor Area Ratio calculations Pervious/Impervious Areas Other applicable zone requirements	X				
21	Location of all structures with number of stories and uses within 100 feet of the property.	X				

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22	A current Letter of Interpretation and associated plan showing wetlands areas and transition areas delineated .			X		
23	Location of floodplains and floodways (if within the jurisdiction of the NJDEP) , lakes, ponds, brooks and streams within 100' the property.			X		
24	Setback lines based on Zone requirements.	X				
25	The plans shall include the signature block below: Approved by the Rockaway Borough Land Use Board _____ Land Use Board Chairperson Date _____ Land Use Board Secretary Date _____ Land Use Board Engineer Date	X				
26	Plans and design calculations for any Stormwater Management systems or facilities in accordance with the ordinance or RSIS, as applicable.			X		
27	Erosion and Sediment Control Plan at plan scale, but no greater than 1"=100'.	X				
28	Location of existing and proposed utilities onsite and within 100 feet of the site including: a. Sanitary sewers or septic systems. b. Stormwater Management facilities. c. Water lines or wells d. Gas, telephone, electric e. Solid Waste Enclosures			X		Partial waiver request for utility locations within 100' of the site.
29	Circulation plan showing: a. Location of off-street parking. b. Traffic improvements such as signals, signs, and channelization. c. Pedestrian Circulation d. Loading and unloading bays. e. Proposed vehicular access including curb cuts. f. Traffic circulation around the site. g. Aisle dimensions h. Parking space dimensions i. Handicapped parking in accordance with ADA guidelines	X				
30	Landscape Plan showing: a. Proposed Shade trees and landscaping including species and size of plant materials. b. Buffering plan showing berms, vegetation, fences including construction details. c. Buffering associated with any ground mounted HVAC units.	X				

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31	Lighting plan showing: a. Location of existing and proposed site lights. b. Height of existing and proposed site lights. c. Construction details and catalog cuts of proposed site lights. d. Isolux diagrams showing the 0.3 and 0.5 fc lines	X				
32	Dimensioned preliminary architectural elevations and plans of any proposed buildings showing windows and doors, roof treatments, HVAC units, and preliminary floor plans of each floor of the building	X				
33	Public improvements construction plans for all improvements to existing streets including: a. Centerline, geometry b. Road profiles c. Road cross sections 50' on center. d. Grading plan showing existing and proposed contours.			X		
34	All construction details for proposed improvements.	X				
35	Plans and profiles for existing and proposed: a. Stormwater Management Systems b. Sanitary sewers c. Water mains			X		New lateral connections proposed.
36	Sign Plan showing location of existing and proposed: a. Traffic control signs. b. Street signs. c. Developments signs. d. Appropriate sign details showing size, height, materials and lighting.	X				
37	A copy of all existing protective covenants or deed restrictions of every nature affecting the subject property including a statement as to whether such deeds or covenants are of record. Location, use and width of all existing and proposed easements and a statement as to whether each is public or private.			X		
38	All public property and property proposed to be dedicated in the tract, accurately outlined and described with existing or proposed uses designated.			X		
39	Location and use of all property to be reserved by covenant in the deed for the common use of all property owners or otherwise.			X		
40	Location of temporary sales office and storage trailers, including temporary facilities for parking, landscaping, drainage, fencing, lighting and signs.			X		
41	For those projects that lie within the Rockaway River Watershed, copy of correspondence to the Rockaway River Watershed Cabinet advising them of the application.			X		

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42	Environmental Impact Assessment including the following <ol style="list-style-type: none"> 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. Documentation as required by the Township soil testing ordinance. g. Details and matter to be evaluated: <ol style="list-style-type: none"> 1. Sewage Facilities 2. Water Supply 3. Storm water 4. Stream encroachments 5. Flood plains 6. Wetlands 7. Solid waste disposal 8. Air Pollution 9. Traffic 10. Social/Economic 11. Aesthetics 12. Licenses, permits, etc. 				X	Site is presently fully developed with a gas station. There are no environmentally sensitive features on the site.