

55-148. MAJOR SITE PLAN DETAILS. [Amended 9-21- 87 by Ord. No. 1987-29; 9-21-87 by Res. No. 1987- 334]

- A. The site plan shall be clearly and legibly drawn or reproduced at a scale of not less than fifty (50) feet to the inch, on sheets of equal size, and a maximum size of thirty by forty-two (30 x 42) inches. It shall be drawn and sealed by a land surveyor and professional engineer licensed by the State of New Jersey. The site plan shall be designed in compliance with the provisions of this Article and shall contain the following information.
- B. *Title Block.* The title block shall appear on all sheets and shall include:
- (1) Title of "site plan."
 - (2) Name, if any.
 - (3) Tax Map sheet, block and lot number(s) of the tract as shown on the latest Township Tax Map.
 - (4) Acreage of tract, to the nearest tenth of an acre.
 - (5) Date of original and of all revisions.
 - (6) Names and addresses of owner and developer, so designated.
 - (7) A schedule shall be placed on the map indicating the acreage of the tract, the zone and the minimum required lot areas, setbacks, yards and dimensions.
 - (8) Name(s), signature(s), address(es) and license number(s) of the engineer and land surveyor who

prepared the map. The plat shall bear the embossed seal of said engineer and land surveyor.

C. Detailed Information.

- (1) A key map, at a scale of one (1) inch equals one thousand (1,000) feet, showing the location of the tract with reference to surrounding areas, existing streets which intersect or border the tract, the names of all such streets and any Township boundary which is within five hundred (500) feet of the site.
- (2) Names of all owners of and property lines of parcels within two hundred (200) feet of the site, including properties across the street, as shown by the most recent records of the Township.
- (3) The plat shall be based on a current, certified boundary survey. Date of the survey and the name of the person making same shall be shown on the map.
- (4) Existing one (1) foot interval contours based on United States Coast and Geodetic Survey datum (MSL-0) shall be shown extending a minimum of one hundred (100) feet beyond the boundary of the tract in question and shall be certified by a New Jersey licensed surveyor or professional engineer as to accuracy, except that where the slopes exceed five percent (5%), a two (2) foot interval may be used. The source of elevation datum base shall be noted.
- (5) All existing streets, watercourses, floodplains, floodways and flood areas within the proposed site and within two hundred (200) feet of the boundaries thereof, both the width of the paving and the width of the right-of-way of each street, existing public easements and Township borders within two hundred (200) feet of the site.

- (6) All existing structures and an indication of those which are to be destroyed or removed and the front, rear and side yard dimensions of those to remain. Structures to be removed shall be indicated by dashed lines; structures to remain shall be indicated by solid lines.
- (7) The boundaries, nature and extent of wooded areas and other important physical features, including swamps, bogs and ponds, within the proposed site and within two hundred (200) feet thereof.
- (8) All proposed public easements or rights-of-way and the purposes thereof and proposed streets within the proposed site. The proposed streets shall show the right-of-way and proposed pavement width.
- (9) The existing system of drainage of the site and of any larger tract of which it is a part, together with information on how it is proposed to dispose of surface drainage.
- (10) The acreage of the drainage area or areas of each natural or man-made watercourse traversing the site, including the area within the site and the area upstream from the site.
- (11) North arrow; written and graphic scales.
- (12) A copy of any existing or proposed covenants or deed restrictions applying to the site or certification that none exists.
- (13) Utility layouts showing methods of connection and sources of service.
- (14) The proposed location and area, in acres or square feet, of all required or proposed open space areas.
- (15) Such other information or data as may be required by the Board in order to determine that the details of the site plan are in accordance with the

standards of the ordinances of the Township and all other general laws.

(16) On-site grading and drainage plan.

- (a) The plat shall show or be accompanied by a grading and drainage plan which shall show locations of all existing and proposed drainage swales and channels, retention-recharge basins, the scheme of surface drainage and other items pertinent to drainage, including the approximate proposed grading contours at one (1) foot intervals, except that if slopes exceed five percent (5%), a two (2) foot interval may be used.
- (b) The plan shall outline the approximate area contributing to each inlet.
- (c) All proposed drainage shall be shown with pipe type and sizes, invert elevations, grades and direction of flow. The direction of flow of all surface waters and of all watercourses shall be shown.
- (d) The grading and drainage plan shall be accompanied by drainage calculations made in accordance with standards set forth herein.

(17) Off-site drainage plan. The plat shall also be accompanied by an off-site drainage plan prepared in accordance with the following standards:

- (a) The plan shall consist of an outline of the entire drainage basin in which the property is located. The terminus of the basin and existing ground contours or other basins for determining basin limits shall be shown.
- (b) Pertinent off-site existing drainage, which receives or discharges runoff from or onto the site, shall be shown with elevations of

inverts, pipe types and sizes or other appropriate physical data for open or nonpipe conduits.

- (18) Profiles showing all proposed drainage, all existing and proposed finished roadway grades; channel section details, pipe sizes, type, inverts; road crowns and slopes; all other proposed drainage structures and connections.
- (19) Sectionalization and staging plan. The plat shall be accompanied by a sectionalization and staging plan, if applicable, showing the following:
 - (a) If the site is proposed to be constructed in sections, the plan shall show each such section. The staging of the various sections shall be such that if development were to be discontinued after the completion of any section the developed portion would be provided with adequate street drainage and utility systems. The size and staging of each section shall be established to promote orderly development and shall be subject to the approval of the Board.
 - (b) During construction of the development, the developer shall fully comply with the sectionalization and staging plan in accordance with the preliminary approval. If for any reason the developer does not fully comply with the approved sectionalization and staging plan, no building permits shall be issued until such time as the developer makes application to and receives approval from the Board for a revised staging and sectionalization plan. The Board may modify the plan and pose time restrictions or require the developer to construct the development in accordance with the approved staging and

sectionalization plan. The developer shall be required, at the time of filing the revised plan with the Board, to pay a nonrefundable application fee in the amount of three hundred (\$300.00) dollars.

- (20) The map must include certification for the signatures of the Chairman, Secretary and the Board Engineer.
- (21) Required documentation:
 - (a) Sewerage Authority approval.
 - (b) Ocean County Planning Board approval, where required.
 - (c) Final site and/or municipal wetlands approval, where required.
 - (d) Soil disturbance permit.
 - (e) Final site floodplain approval, where required.
 - (f) Proof of payment of real estate taxes.
 - (g) Evidence of a comprehensive general liability insurance policy in an amount not less than three hundred thousand (\$300,000.00) dollars per occurrence, identifying and saving harmless the Township of Barnegat and its agencies, employees and agents from any liability for any acts of the developer or his agents, contractors or employees in the implementing of the approved plan. The developer, at his option, may provide a statement that such evidence will be provided simultaneously with the provision of bonds and fees, but in no event will any signatures be affixed to the final plat until such evidence is provided. The insurance policy shall

provide for ten (10) days' notice to the Township prior to cancellation.

- (h) An affidavit setting forth the names and addresses of all the record title owners of the lands proposed to be subdivided by said map and the consent in writing of all such owners to the approval of such map shall accompany the final plat or be shown thereon.
- (i) Where applicable, a copy of the permit issued or, if the permit has not been issued, the application filed with the New Jersey Department of Environmental Protection under the Coastal Area Facility Review Act and copies of the environmental impact statement and any attachments thereto filed in accordance with the provisions of the Act, or, in the alternate, a statement issued by the Department of Environmental Protection that the proposed development is exempt from the Act.
- (j) Such other submittals as may be required by State or local law. Unless other specific provisions are made in this chapter or by statute, all approvals required of Federal, State, county and local agencies or officials shall be obtained and evidence thereof filed with the Board prior to approval of a final site plan. This shall include, but is not limited to:
 - [1] Riparian grants and licenses.
 - [2] Construction permits.
 - [3] Highway drainage and access permits.
- (k) A written description of the proposed operations in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, fire

hazards or safety hazards; in addition, a description of the proposed number of shifts, if shift-work operation is contemplated, together with a projection of the maximum number of employees per shift or, where shift work is not contemplated, then a projection of the proposed hours of operation for commercial use.

- (22) Proposed spot or finished elevations at all property corners, curb, corners of all proposed structures, first-floor elevation of all proposed structures and those to remain, and drainage arrows designating direction of overland drainage flow; and the proposed use or uses of land and all structures.
- (23) Complete construction details for all structures, including but not limited to manholes, inlets, headwalls, yard drains, culverts, bridges and pumping stations.
- (24) Detailed utility layouts and cross sections (sewers, water, gas, electric, telephone, etc.) showing feasible connections to any existing or proposed utility systems; provided, however, that detailed layouts of gas, electric and telephone lines are not required. Layouts shall include proposed location of fire hydrants. If private utilities are proposed, they shall comply with all local, county and State regulations.
- (25) The limits of all areas of proposed cuts and fills, exclusive of excavations for basements, shall be clearly designated.
- (26) The method of sewage and solid waste disposal shall be described, with percolation tests and soil borings to a depth of four (4) feet below the septic facility where septic tanks and leaching fields are proposed.

- (27) The distances measured along the right-of-way line of existing streets abutting the property, to the nearest intersections with other public streets.
- (28) The vehicular circulation pattern on site and the means of ingress and egress of the development, showing, in particular, the size and location of driveways and curb cuts, walkways, the proposed traffic channels, acceleration and deceleration lanes, if any, and any other means of controlling vehicular and pedestrian traffic.
- (29) The location and design of any on-site parking areas or loading areas, showing size and location of spaces, bays, aisles and barriers.
- (30) The location, direction and illumination, height, intensity and hours of operation of the existing or proposed outdoor lighting, to be expressed in average horizontal footcandles.
- (31) The location, size, type and height of directional, regulatory or advisory signs or pavement markings.
- (32) The location and use of existing structures within one hundred (100) feet of the tract boundaries.
- (33) The location, size and type of existing natural features, including trees and shrubs. The location, size and type of proposed landscaping improvements, including seeded or sodded areas, planting areas of trees and shrubs and natural features to be preserved.
- (34) The location of driveways within one hundred (100) feet of the site boundaries.
- (35) The location and type of garbage and refuse disposal facilities.
- (36) Soil erosion and sedimentation control plans shall be submitted pursuant to P.L. 1975, c. 251, the Soil Erosion and Sedimentation Control Act.

- (37) Preliminary architectural plans and elevations shall accompany the site plan submission.
- (38) Locations and type of the nearest and/or proposed fire hydrants and sprinkler connections.
- (39) Sight triangles shall be provided and shown on the plat as required by this chapter.

D. The Board may waive any of the requirements of this Article or details specified to be shown on the site plan in any given application if the Board determines that strict adherence to said requirements or details would be superfluous or unduly burdensome to the applicant and not in the best interest of the Township. The Board, in its discretion, may permit an applicant to use alternative types of improvements where good cause is shown and where the proposed type of improvement would at least be the equivalent of the improvement standards in this chapter.

E *Environmental Review*. **[Added 9-21-87 by Ord. No. 1987-14; Ord. No. 1987-29; Amended 9-21-87 by Res. No. 1987-334]**

- (1) Composite Environmental Constraints map at same scale as the preliminary plat or site plan. The applicant shall, utilizing map sources, present a plan indicating:
 - (a) The features for preservation.
 - (b) Features which represent any constraints for development.
 - [1] Generally indicating the area most suitable for development.
 - [2] The areas least suitable for development.
 - [3] Various degrees of suitability between these two (2) extremes.

- (2) An Environmental Impact Statement containing data reflecting:
- (a) A statement describing and explaining the impact and effect of proposed subdivision or site plan upon the ecological systems and environment of Barnegat Township's land and waters giving consideration to the applicable natural processes and social values of:
- [1] Geology;
 - [2] Aquifers;
 - [3] Hydrology;
 - [4] Depth of seasonal high water table;
 - [5] Storm water runoff;
 - [6] Soils;
 - [7] Potential soil loss;
 - [8] Soil nutrient retention;
 - [9] Vegetation;
 - [10] Wetland and coastal vegetation;
 - [11] Recreation value of vegetation;
 - [12] Historic value;
 - [13] Scenic features;
 - [14] Wildlife - high value areas;
 - [15] Wildlife - rare and beneficial species;
 - [16] Water quality;
 - [17] Air quality.
- (b) Specific plans proposed by the subdivider or developer to alter, preserve, or enhance and mitigate or minimize adverse impacts on the

natural resources and natural features of the land within the proposed subdivision or site.

- (3) Test boring, percolation rates, water levels and ground water samples shall be submitted by a licensed engineer in accordance with the following standards:

(a)	To a 2-acre site	1 test hole
(b)	2-acre site	3 test holes
(c)	3-acre site	6 test holes
(d)	5-10 acre site	8 test holes
(e)	11-40 acre site	10 test holes
(f)	41-100 acre site	16 test holes
(g)	Over 100 acre site	20 test holes

These borings shall be distributed over the tract to adequately represent site conditions and shall be to a minimum depth of ten (10) feet.