

55-166. LOCATION AND ASBUILT PLAN REQUIREMENTS. [Added 5-1-00 by Ord. No. 2000-12 and Ord. No. 2000-13]

Application for building permits for new construction shall be on the form provided by the Barnegat Township Construction Department. Such application shall be supported by the following documents or material:

Proposed Location Plans:

- A. Two (2) sets of the proposed location plans and specifications for the structure to be erected. Such plans and specifications shall be under the seal of a Professional Engineer or Land Surveyor licensed by the State of New Jersey or, if not prepared by such Engineer or Land Surveyor, accompanied by the appropriate affidavit of the owner in those cases which such practice is permitted. Three (3) sets of architectural plans signed and sealed by an Architect licensed in the State of New

Jersey or where permitted under the New Jersey Uniform Construction Code by the owner of the property.

The map prepared shall contain the following:

- (1) Drawn to a scale of not more than one inch equals ten feet (1"=10') or less than one inch equals fifty feet (<1"=50').
- (2) Show the location of all new construction and all existing structures on the site and properties immediately adjacent.
- (3) Distances from lot lines to existing structures and proposed improvements.
- (4) Zoning setback lines to establish buildable area available for development. Property information, Block, Lot and address.
- (5) Property lines and dimensions based upon a current outbound survey (within the last two (2) years) prepared by a Licensed Professional Land Surveyor. A copy of the survey plan shall be submitted.
- (6) Building dimensions of existing and proposed building and/or additions.
- (7) Total area of the tract and the total upland buildable area.
- (8) The existing and proposed percentage of lot coverage of all structures.
- (9) All driveway, sidewalk, curb and existing fences including the type or materials to be used for construction.
- (10) The location and identification of Flood Zones, Conservation Easements, and Wetland Areas. Compliance with Chapter 46B of the Township Code for all development within areas of special

flood hazard. Submission of a certified FEMA Elevation Certificate in areas of special flood hazard based on actual construction, not on drawings.

- (11) Location of all existing utilities and connections thereto.
- (12) In the case where a septic system and/or well is proposed, the plat plan shall include the following information:
 - (a) Description and location of all components of the disposal system and/or well.
 - (b) Distances from structures.
 - (c) Distances from property lines.
 - (d) Separation distances from each other and other septic disposal systems and/or wells within a one hundred (100) foot radius of the lot in question.
 - (e) Grade elevations and inverts required by the component installation.
 - (f) Results of soil borings and permeability tests, including depth to the actual or estimated seasonal high water table and groundwater observation.

All systems shall comply with NJAC 7:9A "Standards for Individual Subsurface Sewage Disposal Systems." Any waivers required from the Ocean County Health Department of the Township Code must be obtained prior to the issuance of a zoning permit, building permit, or grading plan approval.

- (13) A North arrow shall be shown with datum reference.

- (14) Delineate limits of lot clearing in accordance with a tree removal permit and in the case of an approved development by the Township of Barnegat for conformance with the approved plans.
 - (15) Schedule showing zoning of property zoning requirements and existing and proposed conditions in relation to each zoning requirement.
- B. Foundation Location Plan.* Prior to backfilling or obtaining a foundation inspection and commencing framing, placing the modular units or pre-fab units on the foundation as constructed, the New Jersey Professional Land Surveyor shall submit to the Zoning Officer one (1) copy of a plan showing the setbacks and elevations as to said asbuilt foundation and specifically showing the top of block elevation and any other critical floor elevation.

In a flood zone area, submission of a certified flood elevation certificate executed by a Licensed Engineer, Surveyor, or Architect in the State of New Jersey, or other person as stipulated and authorized in accordance with the Federal Emergency Management Act National Flood Insurance Plan, showing that the lowest habitable floor elevation is at or above the base flood elevation as shown on the approved FEMA FIRM map based on actual construction, not on plans.

- C. Final Asbuilt Plan.* Prior to the issuance of a Certificate of Occupancy, the Zoning Officer shall require four (4) copies of a certified Asbuilt Plan to be submitted, signed and sealed by a New Jersey Professional Land Surveyor. No fax submissions will be accepted in lieu of required plan. For all site plans and major subdivisions, the plans submitted for a request for Certificate of Occupancy shall be reviewed by the Township Engineer, who will, in addition to said review, cause an on-site inspection and submit a written report to the Zoning Officer and/or Construction Code Official as to the

status of all improvements required and asbuilt conditions that conform satisfactorily to the approved plans and a recommendation regarding whether or not a Certificate of Occupancy may be issued.

The applicant shall submit to the Zoning Officer, unless herein excepted, two (2) copies of a detailed plan prepared by a Licensed Professional Land Surveyor. The plan shall be accompanied by a certification from a New Jersey Licensed Professional Land Surveyor certifying the plan has been prepared by him or herself and includes all the hereinafter-listed items. No fax submissions will be accepted in lieu of a plan.

Said certification shall further set forth that the proposed grading and floor elevation that are proposed will not impact detrimentally upon any adjoining owner. If applicable that said plan conforms to an approved site grading plan or, if not, that the changes are not significant to the approval and will in no way further impact adjoining properties and, further, that the plan provides for the proper on-site runoff and grading is adequate to prevent ponding, severe erosion, and positive drainage away from the building construction. This plan shall be reviewed and approved by the Township Engineer prior to issuance of Certificate of Occupancy. The map prepared shall contain the following:

- (1) Drawn to a scale of not more than one inch equals ten feet (1"=10') or less than one inch equals fifty feet (<1"= 50').
- (2) Show the location of all new construction and all existing structures on the site and properties immediately adjacent.
- (3) Distances from lot lines to existing structures and proposed improvements.

- (4) Zoning setback lines to establish buildable area available for development. Property information, Block, Lot and address.
- (5) Property lines and dimensions based upon a current outbound survey (within the last two (2) years) prepared by a Licensed Professional Land Surveyor. A copy of the survey plan shall be submitted.
- (6) Spot Elevations and/or Contour Lines at one (1) foot intervals, with reference datum to National Geodetic Vertical Datum (NGVD 1929), for the tract upon which the dwelling or other structure is to be constructed and to provide a sufficient amount of topographical information along all property lines and properties immediately adjacent in order to show direction of runoff and impact on adjacent properties. Spot elevations at all property corners, at all building corners and additional spot elevations throughout the site as required to clearly define surface flow and demonstrate conformance with the Township's Grading Ordinance. At a minimum, spot elevations are required at the following locations:
 - (a) At all building corners.
 - (b) Five (5) feet off of all building corners or additions to show compliance with ordinance.
 - (c) At all property lines, provide elevations at property corners and adjacent to all building corners to show compliance with ordinance.
- (7) In the case of an approved subdivision, surveys and existing topographical information must be referenced to a Final Major Subdivision/Site Plan or Minor Subdivision/Site Plan certified by a Licensed Professional Land Surveyor and shall bear his or her signature and seal.

- (8) Spot elevations shall be provided at all the corners of the structures or structural appurtenances including additions, patios, etc., finished floor elevations for dwellings and garages, driveways, sidewalks, curbing, swales and graded areas. Where applicable, sufficient information to show any impact on adjoining properties, if any.
- (9) Total area of the tract and the total upland buildable area.
- (10) Finish floor grades of house and garage and description of house style (ranch, bi-level, two-story), and type of foundation (e.g. basement, crawl space, slab, etc.). Gross floor area of the structure.
- (11) All driveway, sidewalk, curb and fence locations including the type of materials to be used for construction. Driveway spot elevations at:
 - (a) Garage or House
 - (b) Five (5) feet from the dwelling
 - (c) At the sidewalk
- (12) The location and identification of Flood Zones, Conservation Easements, and Wetland Areas. Compliance with Chapter 46B of the Township Code for all development within areas of special flood hazard. Submission of a certified FEMA Elevation Certificate in areas of special flood hazard based on actual construction, not on drawings.
- (13) Location of all existing utilities and connections thereto.
- (14) Stormwater flow direction arrows must be provided for both on-site and off-site conditions.

- (15) The width of street right-of-ways; the width of street pavements.
- (16) A North arrow shall be shown with datum reference.
- (17) Delineate limits of lot clearing in accordance with a tree removal permit and in the case of an approved development by the Township of Barnegat for conformance with the approved plans.
- (18) The land shall be graded so that the stormwater from each lot shall drain directly to the street or other approved, constructed drainage facility so as not to adversely impact adjacent properties. No sump conditions shall be created. No grading on adjacent lots shall be permitted unless said adjacent lots are being concurrently developed as part of a subdivision by the same developer/ builder or unless permission has been granted by the owner of said adjoining lot.
- (19) The minimum slope of the yard surface shall be three quarters (3/4%) percent away from the structure toward the lots property lines for a distance of at least ten (10) feet from the structure or the distance of the required setback when less than ten (<10) feet.
- (20) The maximum grade for lawns and disturbed areas within five (5) feet of a building shall be ten (10%) percent and, for lawns more than five (5) feet from a building twenty-five (25%) percent, except for the front yard area which includes the driveway area, the grade shall be fifteen (15%) percent.
- (21) Schedule showing zoning of property zoning requirements and existing and proposed conditions in relation to each zoning requirement.

The final asbuilt plan shall be accompanied by a certificate from the preparer that final construction is substantially in conformance with the plan previously submitted for initial review for a building permit. If alterations have been made, they should be explained by notes or attachments with an explanation of how the changes are different from the approval and that there are no significant impacts to adjoining properties

For construction of new one and two family dwellings or additions that are not part of subdivision or site plans, prior to the issuance of a Certificate of Occupancy, the Zoning Officer shall require four (4) copies of a Certified, As-Built Plan to be submitted, signed and sealed by New Jersey Licensed Professional Land Surveyor. In lieu of review, on-set inspection and report by the Township Engineer, a Certification, signed and sealed by an Engineer Licensed in the State of New Jersey may be added to the As-Built Plan certifying that the finish grading complies with all drainage and grading ordinances of Barnegat Township and further, that there will not be any adverse impact on surrounding properties.

D. Fees.

- (1) Subdivision and Site Plan Reviews. The costs associated with said review, inspection, reinspection, report preparation and any other associated costs for both the grading and asbuilt plans, as required for a Certificate of Occupancy, shall be paid for from the Developer's Escrow Account in accordance with the Municipal Land Use Law N.J.S.A. 40:55D-53.2 et seq.
- (2) Individual Lot Grading and Asbuilt Plan. In certain conditions, when specifically requested by the Building Inspector, the costs associated with the Township Engineer's review, inspection, reinspection, report preparation and any other

associated costs for both the grading and asbuilt plans, as required for a Certificate of Occupancy, shall be paid for by the applicant.

E. *Exceptions.*

- (1) Accessory structures up to one hundred eighty (180) square feet in area.
- (2) Additions or alterations that do not increase the roofed area by more than one hundred and eighty (180) square feet.
- (3) Above-ground swimming pools only if the existing grading, swales or other site conditions affecting drainage have not been altered and will not create any adverse water or drainage conditions.

For the above exceptions, the following certification shall be required from the property owner, "Any adverse drainage impacts on adjacent properties shall be the sole responsibility of the property owner."

- F. *Certifications.* In addition to any Certifications by Licensed Professional Engineers or Surveyors that may be required herein above, the owner of a property applying for a building permit involving any disturbance of land (including footings and foundations) or, claiming exemption from grading plan review shall submit a notarized certification to the Zoning Officer on the applicable certification form (See Exhibits A, B and C).