

ARTICLE VIII, Site Plan Details

CODE OF THE TOWNSHIP IRVINGTON, NEW JERSEY, v65 Updated 02-01-2010 / PART II GENERAL LEGISLATION / Chapter 174, SUBDIVISION AND SITE PLAN REVIEW / ARTICLE VIII, Site Plan Details / § 174-44. Site plan requirements.

§ 174-44. Site plan requirements.

A. The site plan shall be clearly and legibly drawn and shall be signed and sealed by an engineer, land surveyor or architect licensed in the State of New Jersey and shall be at a scale of not less than one (1) inch equals thirty (30) feet. The site plan shall be designed in compliance with the provisions on design standards of this chapterEN(10) and shall show or be accompanied by the following information:

(1) Date. All revisions shall be noted and dated.

(2) Key map showing the location of the subject property with reference to surrounding areas and existing street intersections, at a scale of not smaller than one hundred (100) feet to the inch.

(3) Title of development, North arrow, graphic scale, block and lot numbers, name and address of record owner, name and address of applicant, name and address and license number and seal of person preparing the site plan. If the owner of the premises is a corporation, the names and addresses of the president, secretary and registered agent shall be submitted with the application.

(4) All distances in feet and decimals of a foot to the nearest hundredth of a foot and all bearings given to the nearest ten (10) seconds.

(5) The names, as shown on the current tax records of the Town of Irvington, of all owners of property within two hundred (200) feet of the parcel, together with the block and lot

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numbers of said property.

(6) The zoning district in which the parcel is located, together with zone boundaries included within the boundaries of the parcel and within two hundred (200) feet therefrom.

(7) Survey data showing boundaries of the property, building or setback lines, and lines of existing and proposed streets, lots, reservations, easements and areas dedicated to public use, including grants, restrictions and right-of-way.

(8) Reference to any existing or proposed covenants, deed restrictions or exceptions covering all or any part of the parcel. A copy of such covenants, deed restrictions or exceptions shall be submitted with the application.

(9) The distances, measured along the right-of-way lines of existing streets abutting the property, to the nearest intersections with other public streets.

(10) Location of any existing buildings on the site and all other structures, including walls, fences, culverts and bridges, with spot elevations of such buildings and structures.

Structures to be removed shall be indicated by dashed lines; structures to remain shall be indicated by solid lines.

(11) Location, height and first-floor elevation of all proposed buildings or other structures; also the elevation of the finished grade at each corner of each structure. At the time of application for preliminary site plan approval, preliminary architectural plans and elevations shall be sufficient.

(12) Location of all existing and proposed storm drainage structures and utility lines whether publicly or privately owned, with pipe size, grades and direction of flow. If any existing utility lines are underground, the estimated location of said utility lines shall be shown.

(13) Existing and proposed contours, referred to United States Coast and Geodetic datum, with a contour interval of one (1) foot for slopes of three percent (3%) or less, and an interval of two (2) feet for slopes of more than three percent (3%) but less than fifteen percent (15%), and an interval of five (5) feet for slopes of fifteen percent (15%) or more. Existing contours are to be indicated by dashed lines and proposed contours are to be indicated by solid lines. Contours and elevations shall be shown within two hundred (200) feet of the site.

(14) Location of existing rock outcrops, high points, watercourses, high- and low-tide levels, depressions, ponds, wooded areas, existing trees and other significant existing features, including previous flood elevations of watercourse, ponds and marsh areas as determined by survey.

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(15) All proposed streets, with profiles, indicating grading; and cross sections showing width of roadway, location and width of sidewalk and location and size of utility lines.

(16) The proposed use or uses of land and buildings, together with the floor space of all buildings and the estimated number of employees. If the precise use of the building is unknown at the time of application, an amended plan showing the proposed use shall be required prior to issuance of a certificate of occupancy.

(17) The means of vehicular access for ingress and egress, showing in particular the size and location of driveways and curb cuts; walkways; the proposed traffic channels, if any; acceleration and deceleration lanes, if any; additional width, if any; and any other means of controlling vehicular and pedestrian traffic.

(18) The location and design of any off-street parking areas or loading areas, showing size and location of bays, aisles and barriers.

(19) The location of all existing and proposed water lines, valves and hydrants and all sanitary sewer lines or alternative means of water supply or sewage disposal and treatment, as well as storm drains and appurtenances.

(20) The location, direction of illumination, power and hours of operation of existing and proposed outdoor lighting.

(21) The location and elevation plan of existing and proposed signs.

(22) The proposed screening, landscaping and planting plan, including schedule and number and variety of plants, shrubs and trees.

(23) The location and use of all existing structures within two hundred (200) feet of the boundaries of the site.

(24) Evidence of compliance with any state requirements which may be applicable.

(25) Location and type of refuse disposal facilities, including maneuvering areas.

(26) The location and treatment of open space.

(27) The following information where applicable:

(a) Number of employees.

(b) Narrative describing nature of operation or activities to occur on the site.

(c) Narrative describing trucking on the site; number and size of trucks used in

applicant's operation; number, size and frequency of trucks making deliveries; time

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of loading and unloading operation.

(28) Such other information or data as may reasonably be required by the Planning Board for determination that the details of the site plan are in accordance with the standards of this chapter.