

TOWNSHIP OF WALL
C-3 BASIC INFORMATION

BASIC INFORMATION:

- _____ 1) Tract Description. To identify the subject property and properties surrounding it, applications shall provide a mapping and schedule showing: Identification of all existing and proposed parcels within the tract by tax map sheet number and block and lot number. Metes and bounds descriptions of the tract and all lots, streets (with names), rights-of-way and other easements, tract area to the nearest hundredth acre and individual lot areas to the nearest square foot, all existing and proposed bodies of water, public facilities, and other natural features of landmarks within and immediately adjoining the tract; and the distance to the nearest street intersections as measured along the street center-line.

- _____ 2) Streets. To depict the street system, applications shall provide a mapping and schedules showing: All existing and proposed roadways, curbs, and sidewalks within 200 feet of the tract along with the widths of all rights-of-way, roadways and sidewalks; and details of the curb, gutter, sidewalks, driveways and grading within the rights-of way.

- _____ 3) Utilities. To depict the infrastructure network, applications shall provide a mapping and **schedule showing: Existing and proposed utilities including gas, oil, electric, water, sewer, telephone, street lighting and radio or television reception facilities by type, capacity and location above or below ground.**

- _____ 4) Structure. To depict important above/ground manmade objects, applications shall provide a mapping and **schedule showing:** The location, shape and layout of all existing buildings and paved areas on properties within two hundred (200') feet of the tract: the location, shape, and layout of existing buildings, roadways, parking areas, loading areas, fire zones, and refuse or recycling areas within the tract; and the height, **stories and floor areas of all existing or proposed buildings.** For proposed buildings and building additions, the following shall also be shown: location, layout, dimensions and setbacks along with floor plans and elevations for all sides including the proposed exterior materials, colors, roof lines, parapets and mechanical screening. Structures to be removed shall be shown by dashed lines.

- _____ 5) Zoning. To demonstrate conformity of the proposed development with local requirements and standards. Applications shall provide a mapping and **schedule showing: All zoning districts within two hundred (200) feet; all required setback lines; sight triangles; and bulk zoning requirements and design standards applicable to the property comparing the proposed characteristics with those required. The schedule shall include all items for which requirements are imposed including but not limited to, the number of lots, the dimensions of building setbacks, the number of parking and loading spaces, the amount of landscaped and buffer area, the quantity of street trees, percentage of impervious and building coverage and dimensions of sight triangles. All variances, waivers or exceptions proposed shall be prominently noted. See Checklist C-3(5)a.**

- _____ 6) Environmental. To portray all relevant environmental conditions, applications shall provide a mapping and schedule showing: The location, extent, **area and lot coverage of each of the following types of areas: hydric soils, freshwater wetlands and transition areas, tidal wetlands, areas with slopes in excess of ten (10) percent over a 100 foot baseline (100) baseline, and 100 year floodplains.**

- _____ 7) Land Use. To depict the overall land use and development concept, applications shall provide a mapping and schedule showing: A generalized land use plan for the entire tract in schematic fashion; **a schedule of development intensity characteristics for each use including the land area, floor area, dwelling units, and residential density; areas proposed for residential, commercial, industrial and open space land uses; and improved and unimproved areas; and the land use of adjoining properties.**

- _____ 8) Landscaping. To illustrate landscape treatment, applications shall provide a mapping and schedule showing: Existing and proposed screening and buffer areas; and heavily wooded areas; and if proposed to be removed, isolated trees requiring a tree removal permit.

- _____ 9) Traffic Impact Overview. To describe in writing the impact of traffic that will be generated from the proposed development including but not limited to estimated traffic generation, impact on the traffic patterns of the immediate area including surrounding intersections within 200 feet, and any traffic mitigation proposed. The Overview shall be prepared by a traffic engineer or planner or other suitable professional as permitted by the approving authority.