

TOWNSHIP OF WALL
C-5 PLAT & PLAN DETAILS

Part A: GENERAL: All Plans.

- _____ 1) Tract Description. The required Tract Description mapping shall be supplemented with a certification that all dimensions both linear and angular of the exterior boundaries of the tract balance and their descriptions close within a limit of error of not more than one (1) part in ten thousand (10,000).
- _____ 2) Streets. The basic information required for Streets shall be supplemented with centerline profiles, cross-sections and final design grades of all proposed street improvements and abutting streets. The maximum intervals shall be 100 feet for new streets and 50 feet for existing streets. At intersections the radius of curb lines shall be clearly indicated.
- _____ 3) Utilities. The basic information required for Utilities shall be supplemented with detailed plans and profiles of all underground utility lines, controls and other structures showing elevations and slopes between structures and connections to existing facilities.
- _____ 4) Grading and Drainage Plan. A Grading and Drainage Plan shall be provided following the requirements of C-7. Such plans shall provide a certification prepared by the project engineer certifying compliance with NJAC 7:8 et seq. Five (5) copies of calculations shall be provided.
- _____ 5) Environmental. The basic information required for Environmental conditions shall be expanded into an Environmental Impact Statement following the requirements of C-6. Five (5) copies of the Statement shall be supplied.
- _____ 6) Landscaping. The basic information required for landscaping shall be expanded into a Landscape Plan following the requirements of C-6.
- _____ 7) Timing Schedule. A note shall be placed on the plan indicating that all improvements shall be constructed as one (1) phase. In the alternative, a phasing plan shall be provided which shall ensure that all sections are capable of being developed and of functioning independently of any section. Five (5) copies of the schedule shall be supplied unless it is incorporated into the development plan.
- _____ 8) Construction Specifications. A written report prepared by a licensed engineer shall be provided which indicates the methods and materials to be used for the construction of all site improvements. Five (5) copies of the Specifications shall be supplied.

Part B: SITE PLANS: All site plans shall be prepared following the requirements of the checklist items set forth below in addition to those listed in Part A of this document.

- _____ 1) Structure. The basic information required for Structures shall be supplemented with detailed plans for above ground site improvements as noted: Proposed paved areas including roadways, parking areas, loading areas, fire zones, and refuse and recycling area; the location and layout, dimensions and setbacks for existing and proposed appurtenances such as walkways, fences, signs; the plans, profiles and dimensions for existing and proposed outdoor lighting, mounting height, type of fixture, type and intensity of illumination, ground level light intensity in foot candles and details of fixtures, poles and shielding.
- _____ 2) In the case where less than 15 percent of a tract of land of 20 acres or more located in a non-residential zone, is proposed for development, the applicant may submit the following in lieu of a site plan of the entire tract.
 - a) A map of the entire tract, such as a deed plotting or tax maps with a minimum scale of one inch equals 400 feet showing thereon the existing and proposed traffic circulation, the overall development concept for the entire tract in schematic land use and traffic patterns and all major natural features such as streams, wooded areas and steep slopes.
 - b) A full site plan containing all of the site plan requirements as set forth herein but limited to the areas to be developed and within 200 feet from the perimeter thereof.

Part C: SUBDIVISION PLATS. All subdivision plats shall be prepared following the requirements of the checklist items set forth below in addition to those listed in Part A of this document.

- _____ 1) Recording Plat. A Recording Plat drawn in conformity with the Map Filing Act, NJSA 46:23 shall be provided.
- _____ 2) All plats shall provide a sealed certification by the preparer certifying compliance with the Residential Site Improvement Standards, NJAC 5:21 et seq.