

Chapter 425. Land Use

Article VI. Subdivision and Site Plan Review and Approval

§ 425-61. Site plan details and other required data.

A. Minor site plans shall show the proposed improvements, alterations or change of use on a site. The minor site plan shall:
[Amended 4-10-2007 by Ord. No. 2007-24]

- (1) Be drawn to standard engineering scale, not less than one inch equals 50 feet and not more than one inch equals 10 feet. Sheet size shall be 24 inches by 36 inches or 11 inches by 17 inches. In the event that the overall site does not fit onto a standard sheet size, an additional site plan sheet shall be provided which shows the entire site development at a reasonable standard scale.
- (2) Provide the name and address of the licensed engineer, architect and/or surveyor who prepared the data.
- (3) Be signed and sealed by a licensed engineer, architect and/or land surveyor.
- (4) Reserve space on the plan for approval stamps and signatures.
- (5) Show an appropriate title by including the words "Site Plan for _____," indicating the intended use of the site.
- (6) Show a key map, locating streets and streams within 2,000 feet of the site.
- (7) Give the date the plan was completed and revision dates, if any.
- (8) Indicate the zone or zones, including any zone lines which are within or along the property boundaries.
- (9) Include a zoning schedule chart, which shall indicate all bulk standards and conformance with the standards for the existing and proposed conditions.
- (10) Provide the name and address of the applicant and all property owners of all lots involved in the application.
- (11) Indicate the proposed addition or modification, showing the dimensions and gross floor areas of proposed buildings and structures, the location of parking areas and the number of existing and proposed parking spaces, all dimensioned and referenced to lot lines and center lines of streets.
- (12) Show existing on-site structures, their use, and dimensions to property lines. Also show all structures within 150 feet of the land to be developed. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, and valves.

[Amended 4-10-2007 by Ord. No. 2007-26; 6-24-2008 by Ord. No. 2008-39]

- (13) Note current use of application property and that of properties within 200 feet of the subject parcel. Include names of businesses where appropriate.
- (14) Indicate the existing and proposed type of paving.
- (15) Indicate the block, lot and Tax Map sheet numbers as per the Assessor's records.
- (16) Indicate the north designation, by arrow. The North arrow shall be oriented on the sheet(s) towards the top or to the right, consistently on all sheets.
- (17) Note the names and widths of all abutting streets.
- (18) Indicate the on-site accessways and sight triangles, existing and proposed, with referenced dimensions.
- (19) Indicate the driveway openings, existing and proposed, with referenced location and width at the curblin and at the property line.
- (20) Indicate the location of the nearest stormwater inlets.
- (21) Clearly depict site bench marks and elevation datum as applicable.
- (22) Show types of vehicles that will be used for deliveries and trash removal, and other large vehicles likely to enter the site on a regular basis. Provide circulation patterns of these vehicles using AASHTO Minimum Turning Path for said vehicle.
- (23) Include a note indicating, "Existing City of Vineland monuments shall be preserved to the greatest extent practicable. Should the monumentation be damaged or destroyed, the responsible party shall reimburse the City of Vineland for the replacement of said monumentation."
- (24) Include a note indicating, "Per N.J.S.A. 40A:11-18, only manufactured products of the United States, wherever available, shall be used for work which the City of Vineland or any other governmental agency shall ultimately own and maintain."
- (25) Show the existing and proposed buffer areas (dimensioned from improved surfaces to the property line), the existing and proposed screening materials, landscaping, fencing and trees.
- (26) Show existing and proposed utility lines and the location of poles.
- (27) Show existing and proposed on-site lighting type and location. Provide a site lighting plan showing the location, height above grade, type of illumination, type of fixture, the source lumens, and the luminous area for each source of light proposed.
[Amended 4-10-2007 by Ord. No. 2007-26; 6-24-2008 by Ord. No. 2008-39]
- (28) Show contiguous lands owned by the applicant.
- (29) Show all easements and purpose of easements, located and dimensioned.
- (30) Show lands to be dedicated to public use, dimensioned on the plan, and provide two paper copies of the written descriptions.
- (31) Include, as applicable, any and all NJDEP application/permit numbers on the plan sheet.
- (32) Include such other details as may apply to the proposed improvements or change of use. Details shall only be shown on designated detail sheets.
- (33) Show drainage improvements as needed, at the discretion of the City Engineer, where the development will change drainage patterns, negatively impact neighboring properties or streets, where there are existing drainage problems on the subject property, or where circumstances generally would require drainage improvements.
- (34) Show any stream corridors.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

- (35) Show any wellhead protection area and provide an environmental impact statement to identify the best management practices proposed for wellhead protection, if applicable.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

- (36) Show any area of special flood hazard and any floodway.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

- (37) Show any wetlands or wetland transition areas.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

- (38) Show the developable land area of each lot.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

- (39) Provide copies of any existing or proposed deed restrictions or covenants.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

- (40) Show such other details as may apply to the proposed improvements or change of use.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

B. Major site plans shall:

[Amended 2-12-2002 by Ord. No. 2002-2; 4-10-2007 by Ord. No. 2007-24]

- (1) Provide the data listed in Subsection **A** of this section.
- (2) Show finished floor, top of block, garage floor, basement floor/crawl space and exterior corner elevations for all buildings and structures. Basement floor/crawl space elevation shall be not less than two feet higher than the seasonal high groundwater level.
- (3) Show contour lines based on United States Coast and Geodetic Survey data or bench marks approved by the City Engineer.
- (4) Show proposed grading at maximum one-foot intervals, for sufficient distance to define runoff paths.
- (5) Provide a stormwater system designed to sufficiently convey the design storm as described in § 425-72 of this chapter. The stormwater conveyance system shall be accompanied by design computations and details.
- (6) Provide an on-site disposal system or details of connection to the sewer main.
- (7) Provide approximate location of water well(s) and/or lateral(s).
- (8) Provide street improvements, including, but not limited to, concrete vertical curb, concrete driveway, and street restoration, showing the location, type and size, and typical construction details.
- (9) Provide existing and proposed outdoor trash areas, screened as required, with location dimensioned.
- (10) Show retaining walls and walkways, indicating dimensions of the structures, with locations dimensioned. Details of any retaining walls shall be provided.
- (11) Show the center-line elevations of the existing streets.
- (12) Show future street extensions, as indicated on the Master Plan of Street Extensions.
- (13) Provide hydrologic soil group (HSG) and soil boring log information, including, but not limited to, soil profile, permeability rate, existing ground elevation, elevation of seasonal high water groundwater depicted on drainage/grading sheets.
- (14) Lighting and landscaping plans prepared by licensed professionals.

- (15) Show basin cross sections, when applicable, indicating all relevant elevations and topographic features. The limit of the cross section shall be 50 feet from where the one-foot freeboard elevation intersects the inner bank of the basin.
- (16) Show storm sewer, existing and proposed, in plan and profile.
- (17) Provide other data which may pertain to the particular site and use, including traffic and environmental studies or impact analyses.
- (18) Provide a landscaping plan showing any proposed landscape areas, including buffer areas; the number, location, size, species and location of proposed plantings; planting details; and proposed means of irrigation.
[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]
- (19) Provide preliminary architectural plans and elevations in designated redevelopment areas.
[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]
- (20) Provide a list of any design waivers or exceptions requested from City development regulations.
[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]
- (21) Identify the forest acreage to be removed and provide a forest retention and tree replacement plan, where applicable.
[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]
- (22) For residential development subject to the New Jersey Residential Site Improvement Standards (RSIS), provide a certification of the design engineer, architect, planner, surveyor, as applicable, of conformance of plan and details to RSIS: identify any requested design waivers from RSIS: identify any requested de minimis exceptions from RSIS, and identify any improvements proposed to exceed RSIS.
[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]