

REVIEW CHECK LIST: FINAL APPLICATION OF A

MAJOR SITE PLAN

Block _____ Lot _____ Name _____

Below is a list of required information which must be submitted with an application for a Final Application of a Major Site Plan. For more information, refer to Article 9, entitled "Site Plan Review", in the Development Regulations Ordinance

<u>Required Information</u>	<u>Status of Compliance</u>
<p>9-9.3 Final Application of a Major Site Plan. The Final Site Plan application shall include the following:</p>	
<p>a. The approved Preliminary Site Plan together with all proposed additions, changes or departures therefrom, if applicable.</p>	
<p>b. Submission of certification of completion of the following required improvements:</p> <ul style="list-style-type: none"> Proposed public streets; Private roads; Curbs, shoulders, and guard rails; Water, sanitary sewers, drainage, and other roadbed utilities; Individual lot utility connections to a minimum of 10 feet beyond the curb line; On-tract drainage facilities; Off-tract improvements; Electric, telephone and other non-roadbed utilities, unless exceptions as permitted in 10-8.3k of this Article apply; All other improvements required by the Planning Board. 	
<p>c. Secondary Improvements. In addition to the above, prior to consideration by the Planning Board of a Final Plat of a major site plan for Final Approval, the applicant shall have installed or shall have filed Performance Guarantees, in accordance with Article 11 of this ordinance, for the ultimate installation of the following secondary improvements as required:</p> <ul style="list-style-type: none"> Street Signs Shade Trees Sidewalks Monuments Seepage Pits <p>All other secondary improvements required by the Planning Board.</p>	

<p>d. As Built Drawings for Completed Improvements indicating the following:</p>	
<p>1. Location Data.</p>	
<p>a. Buildings.</p>	
<p>b. Parking lots including number of spaces.</p>	
<p>c. Drainage structures.</p>	
<p>d. Landscaping.</p>	
<p>e. Walls.</p>	
<p>f. Fencing, guard rails, lighting.</p>	
<p>g. Appurtenant structures.</p>	
<p>h. Streets and private roads (horizontal alignment).</p>	
<p>2. Final Grading and Elevations.</p>	
<p>a. 2' contour intervals for entire tract.</p>	
<p>b. Top and bottom of curbs and walls.</p>	
<p>c. Finished first floor of principal and accessory building.</p>	
<p>d. Drainage systems and retention structures or ponds.</p>	
<p>e. Sewage systems.</p>	
<p>f. Final cross sections of streets at 50' intervals and vertical alignment.</p>	
<p>3. Other Data. Complete as-built details of all sewage ejectors or pumping stations, to include piping, materials, elevations of wet well, dry well, high and low water cutoffs, pump performance curves, maintenance manuals, manufacturers' guarantees, wiring diagrams, etc.</p>	
<p>e. Final construction documents for uncompleted improvements illustrating:</p>	
<p>1. The Final Plans for Site Development and Site Improvement, including those construction details as may be specified at the time of Preliminary Approval.</p>	
<p>2. The ground floor or other floor plans sufficient to show pedestrian, vehicular or other access as it relates to the Final Site Plan.</p>	
<p>3. The as built building elevation or typical elevations including size, structure, materials, colors and textures.</p>	
<p>4. Elevations or typical illustrations of any accessory structures, sign or area visible to the general public.</p>	
<p>f. Certification from the Tax Collector that no taxes or assessments for local improvements are due or delinquent.</p>	
<p>In Addition, the zoning requirements, building set back lines, and variances required should be shown. A list of variances should also be shown on the "cover sheet".</p>	
<p><u>Sidewalks</u> - (Check Master Plan)</p>	
<p>Approval from Somerset County Planning Board, by Applicant.</p>	
<p>Approval from Somerset-Union Soil Conservation District, by Applicant.</p>	