

LAND USE AND DEVELOPMENT

195 Attachment 6

Borough of Westwood

Appendix A

Form 5

Preliminary Major Site Plan

Details and Requirements

[Amended 11-9-2021 by Ord. No. 21-24]

Applicant's Name _____

Application # _____ Date Received _____

All applications for site plan approval shall be prepared, signed and sealed by a professional engineer. They shall bear the signature and the seal of a licensed land surveyor as to topographic and boundary survey data. A signed and sealed copy of the survey on which the site plan is based shall be submitted to the reviewing board with the site plan submission.

PLAN ACCURACY AND LEGIBILITY

SUFFICIENT FOR REVIEW: Yes () No ()

PREPARED BY P.E. OR L.S.: Yes () No ()

Yes	No	
()	()	1. A key map showing location of tract to be considered in relation to the surrounding area, within at least 200 feet of the subject site.
()	()	2. Title block containing name of applicant and owner, preparer, lot and block numbers, date prepared and date of last amendment.
()	()	3. Space for signatures of Chairman and Secretary of the Board and the Borough Engineer.
()	()	4. Scale of map, both written and graphic. The scale shall contain no more than 50 feet to the inch.
()	()	5. North arrow.
()	()	6. Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating all setbacks, lot areas, lot widths, lot coverage, floor area ratios, density, number of parking spaces, and slope disturbance, both as to required and proposed, for the subject property.
()	()	7. The boundaries of the tract in question, with dimensions of same. Where it is physically impossible to show the entire property on the required sheet, a key map is permitted.
()	()	8. Location of existing easements or rights-of-way, including power lines.

WESTWOOD CODE

Yes	No	
()	()	9. Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas with base flood elevation and rock outcrops. If such features are located on adjacent property, but have the potential to affect the site development, they shall be shown.
()	()	10. Existing and proposed topographic contours of the site and adjacent areas affecting the site. Contour intervals shall be no greater than: 10% slope or less – 2 feet; over 10% slope – 5 feet.
()	()	11. Proposed spot elevations at the corners of all buildings and in appropriate pavement locations if new buildings or paved areas are proposed, or if regrading near existing buildings is proposed.
()	()	12. Location of existing buildings and their setbacks from property lines, plus the location of existing buildings and paved areas on adjacent properties.
()	()	13. Floor plans for existing and proposed buildings, showing the use and layout of internal space, and front, rear and side building facade elevations, both at a scale not exceeding eight feet per inch. Building elevation and floor plans shall be prepared by a New Jersey licensed architect.
()	()	14. Location and design of existing and proposed parking, loading, access and circulation improvements, showing dimensions of same.
()	()	15. Existing and proposed signs, including the size, materials, nature of construction, location and illumination of same.
()	()	16. The location and design of fences, walls, sidewalks and similar improvements to be constructed.
()	()	17. Existing and proposed utility service, including septic systems with test hole locations and soil log information, connections to sanitary sewers, wells, connections to water mains, fire hydrants, etc.
()	()	18. Existing and proposed storm drainage design and improvements, including a map showing the entire drainage area, the drainage area contributing to each pertinent drainage structure and drainage tabulation sheets showing calculations for each drainage area. Provisions for rooftop drainage shall also be shown.
()	()	19. Existing and proposed site illumination, including height and location of fixture, type of fixture and bulb, pole material, and manufacturer's isocandela diagram superimposed upon the site plan.
()	()	20. Location and description of existing and proposed landscaping. Information for proposed landscaping shall include common and botanical names, number of plants, planted size and root specifications. All portions of the property not utilized by buildings or paved surfaces shall be landscaped.
()	()	21. Soil erosion and sedimentation control plan, if required pursuant to P.L. 1975, c. 251.

LAND USE AND DEVELOPMENT

Yes	No	
()	()	22. Location of any required dedication or reservation for streets or any area shown on the Official Map.
()	()	23. The location and design of solid waste disposal containers, recycling containers and monitoring wells, if such wells are required by this chapter or the Board.
()	()	24. Construction details and specifications sufficient to illustrate the nature of site improvements, including but not necessarily limited to the following, when appropriate: paving, curbing, walls, fences, utility and storm drainage structures, soil erosion control structures, tree protection devices, light fixtures and standards, signs, planting and staking details, and barrier-free access design.
()	()	25. A written description of the proposed use(s) of nonresidential buildings, including the number of employees or members, the proposed number of shifts to be worked and the maximum number of employees on each shift, expected truck and tractor-trailer traffic, emission of noise, glare, vibration, heat, odor, air and water pollution, safety hazards and anticipated expansion plans incorporated in the building design. In apartment and townhouse projects, the number of dwelling units, by type, shall be provided. All architectural drawings shall be prepared by a licensed New Jersey architect.
()	()	26. Temporary contractor's construction structures and storage areas. The location of all proposed trailers, warehousing, storage facilities and temporary contractor's offices shall be shown giving consideration to the proximity of residential development and located so that they are not an eyesore to adjoining landowners and the passing public. The landscaping plan shall show how these facilities will be screened or buffered and how they will be maintained during construction by the developer. The Construction Official or Borough Engineer shall be authorized to grant temporary permits and exceptions to this subsection when the trailers or storage facilities are of a small size and are not to be in a location for more than 60 days.
()	()	27. Traffic study (where required by Board).
()	()	28. Environmental impact study (where required by Board).
()	()	29. Submission of site photographs of existing conditions, including, but not limited to, existing structures, site frontage and relationship to adjacent properties.