

317-31 Contents of Proposed Site Plan

The proposed site plan shall contain the following:

- A. There shall be a key map showing the location of the subject property with reference to surrounding areas and existing street intersections.
- B. The proposed site plan shall show, in scale, the property lines of the entire parcel of land for which site plan approval is sought and indicate the dimensions of said property.
- C. The proposed site plan shall include the name of the applicant, the date the proposed site plan was prepared, a North arrow, the scale to which the proposed site plan is drawn, the name and seal of the person who prepared the proposed site plan, the block and lot numbers of the lands for which the site plan approval is sought as shown on the most current tax assessment maps of the City of Passaic and the names of all streets abutting such lot and block.
- D. The proposed site plan shall include the names of all owners of adjacent property, together with block and lot numbers of such property.
- E. The site plan shall show the zoning district in which the parcel is located, together with zone boundaries within one hundred (100) feet therefrom.
- F. The location of all existing and proposed buildings and structures of the lands for which site plan approval is sought, together with the distances of said buildings and structures from the property lines of said lands and from each other.
- G. The right-of-way and pavement widths of all public streets upon which the lands for which the site plan approval is sought front to a distance of one hundred (100) feet beyond such lands. State highways and county road requirements shall be adhered to in all cases.
- H. A statement by the owner of whether any property adjoining the lands for which site plan approval is sought is or is not owned by said owner.
- I. The location and dimensions of all existing and proposed driveways, curb cuts, private access roads, curbing, parking areas, parking stalls, loading areas and loading bays and the location of all existing driveways within two hundred (200) feet of the lot.
- J. The proposed landscaping, screening and exterior lighting, including the location, number, size and type of existing landscaping and trees to remain; the location, number, size and type of trees, shrubs and landscaping to be installed; and the location, type, height, intensity and illumination area of any lighting to be installed.
- K. Arrows which indicate the direction of traffic on all driveways, interior drives and parking areas.
- L. The location of any existing and proposed railroad sidings, streams, drainage rights-of-way, water or other utility rights-of-way or easements.
- M. Existing and proposed drainage facilities and drainage calculations.
- N. Existing and proposed contour lines at two-foot intervals or a sufficient number of spot elevations.
- O. The proposed use or uses of land and buildings, together with floor space of all buildings. If the precise use of the building is unknown at the time of application, an amended plan showing the proposed use shall be required prior to issuance of a certificate of occupancy.
- P. The site plan shall show the location and design of any off-street parking areas or loading areas, showing size and location of bays, aisles and barriers. Parking stalls shall be numbered for identification.
- Q. The site plan shall show the location and type of garbage and refuse disposal facilities, including maneuvering areas.
- R. Where applicable, the site plan shall show the location and treatment of open space.
- S. Front, rear and side building elevations drawn to scale.
- T. Where applicable, the following information shall be provided:
 - 1) The number of employees.
 - 2) A narrative describing nature of operation or activities to occur on the site.
 - 3) A narrative describing trucking on the site; number and size of trucks used in the applicant's operation; number, size and frequency of trucks making deliveries; and time

of loading and unloading operations.

- U. The existing and proposed sanitary sewerage.
- V. The location of fire hydrants within two hundred (200) feet of site.
- W. A place for the signatures of the Chairman and Secretary of the reviewing board.
- X. The location of storage space for recyclables.
 - 1) In residential uses, including mixed uses, the plan should show both the area within the dwelling units and the central collection area.
 - 2) In commercial or industrial uses, in addition to showing the actual location on the site plan, the applicant must submit documentation of recyclables to be generated and the calculations which determined the floor area required.
- Y. Such other data or information that reasonably may be necessary for the Planning Board to meet the objectives of site plan approval in acting on a particular application.