

REQUIREMENTS FOR AS-BUILT PLAN

An "As Built Plan" is required prior to the issuance of a Certificate of Occupancy to be prepared by a Professional Engineer or Licensed Land Surveyor of the State of New Jersey at same scale as subdivision/site plans, either on a single drawing or on a number of sheets. The As-Built Plan(s) shall include the following:

		YES	NO	WAIVER
1.	All bondable improvements, including but not limited to			
	a. The location(s) of all sanitary sewer lines, storm drainage lines, including yard underdrain systems installed by the developer, inverts and rims or grate elevations of all structures i.e., catch basins, manholes, yard drains and headwalls. The horizontal runs of storm and sanitary lines should be identified as to the percentage of slope, size, distance between structures and type of material, i.e, RCP, PVC, etc. All areas of riprap and berms should be shown but dimensions are not necessary. Water lines should be shown as to pipe size and material with valve, tee, reducer, etc. and hydrant locations, but invert are not required.			
	b. All curbs, roadways, sidewalks and driveway aprons must be shown.			
	c. The current block and lot numbers and lot layout should be reflected on the plan as well as property lines, right-of-way lines and easements. The plans should also include all street names.			
	d. Center-line and curb line grades of all roadways must be shown with spot elevations at least every 50 feet, including existing streets that were improved by widening or overlay. Site plans should include curb grades along all curb returns and corners of all parking areas.			
	e. Typical right-of-way cross section locating sidewalk, curbs and pavement must be shown. Right-of-way dimension and horizontal distances are required; no vertical dimensions are required.			
	f. Street signs and traffic safety devices must be shown.			
	g. Driveways must be shown.			
	h. Ground slope elevations need not be shown but directional arrows to show overland flow of surface water are required.			
	i. If a detention basin was part of the improvements, the top of the slop perimeter should be shown as well as maximum water depth. Also, low flow channels, underdrains and the actual volume of the basin should be indicated.			
2.	All homes, including porches, patios, pools, walks and chimneys, should be shown in general outline, with the type of structure including basement, crawl space or slab construction and number of stories, as well as the post office house number designation. Each location need not have setback and offset dimensions but should be drawn so as to be able to graphically ascertain this information within two-to three-foot accuracy.			