



Dennis Levinson  
*County Executive*

# Atlantic County

## Department of Regional Planning and Development

Joseph M. Maher  
*Department Head*

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Office of GIS

### MEMORANDUM

DATE: MARCH 5, 2010

TO: ENGINEERING, SURVEYING AND PLANNING FIRMS, LAND USE  
ATTORNEYS & MUNICIPAL PLANNING BOARDS

FROM: ATLANTIC COUNTY DEPARTMENT OF REGIONAL PLANNING &  
DEVELOPMENT

RE: REVISED LAND DEVELOPMENT REVIEW FEES, AASHTO SIGHT TRIANGLES,  
APPENDIX D - COST ESTIMATE AND FIGURES 11 & 14.

On February 2, 2010 the Atlantic County Board of Chosen Freeholders adopted Ordinance #3-2010 which amended the Atlantic County Land Development Standards as follows:

- 1) revised the development review fees for the review of subdivision and site plan applications;
- 2) eliminates the current county site triangles. All sight triangles shall be in conformance with the standards set forth in the American Association of State Highway and Transportation Officials (AASHTO), Geometric Design of Highways and Streets;
- 3) provides for a sample cost estimate in Appendix D of the Atlantic County Land Development Standards; and
- 4) revises Appendix E of the Atlantic County Land Development Standards, Figures 11 & 14 to accommodate AASHTO sight triangles.

For your use we have attached a copy of Ordinance #3-2010 which became effective on February 23, 2010.



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ATLANTIC COUNTY ORDINANCE  3  - 2010

AN ORDINANCE AMENDING THE CODE OF THE COUNTY OF ATLANTIC,  
CHAPTER 86, LAND DEVELOPMENT AND SUBSTITUTING PORTIONS  
THEREOF, ENTITLED ATLANTIC COUNTY LAND DEVELOPMENT  
STANDARDS

PLANNING  
LAND DEVELOPMENT STANDARDS

WHEREAS, Chapter 86 of the Code of Atlantic County, as adopted by Ordinance 3 of 2002 provides the Land Development Standards which govern the review of site plans and subdivisions by Atlantic County pursuant to N.J.S.A. 40:27-1 et seq.; and

WHEREAS, the Atlantic County Department of Regional Planning and Development has made certain revisions to the Atlantic County Land Development Standards; and

WHEREAS, Chapter 73 of the Atlantic County Code authorizes and enumerates a Fee Schedule for furnishing various County services, including review of site plans and subdivisions; and

WHEREAS, there is a need to revise the fee schedules contained in the Code, inasmuch as the fee schedules therein have not been revised in over ten years.

NOW, THEREFORE, be it ordained by the Atlantic County Board of Chosen Freeholders as follows:

SECTION 1 – Fees:

The fees for subdivision application and site plan approvals, as set forth in Section 302 of the Atlantic County Land Development Standards are hereby revised as follows:

	<u>Fee</u>
A. Minor Subdivision (No County roads)	\$100.00
B. Minor Subdivision (Along a County Road)	\$200.00
1. With no proposed improvements along the County Road	\$100.00
2. With proposed improvements Along a County Road which will require a County Road Highway Occupancy Permit	\$200.00
C. Major Subdivision (No County Roads)	\$150.00+ \$8.00/Lot
D. Major Subdivision (Along a County Road)	\$300.00 + \$8.00/Lot

- |   |   |
|---|---|
| E. Site Plan (Along a County Road)            | \$ 300.00 +<br>10.00/1000 sf<br>and/or \$8.00/dwelling unit |
| F. Site Plan (No County Road)                 | \$75.00   |
| G. Major Subdivision Final Plat (Sign & Seal) | \$75.00   |
| H. Minor Subdivision Final Plat (Sign & Seal) | \$75.00   |
- I. Site Plan Fees:
1. Site Plan (along a County Road and/or impacting County Drainage) \$300.00 plus \$10.00/1,000 square feet of non-residential space and/or \$8.00/dwelling unit.
  2. Site Plan Jurisdiction Review (not along a County Road and/or no impact to County Drainage) \$75.00.
- J. Subdivision Fees
1. Minor Sub-division (along a County Road and/or impacting County Drainage):
    - i. With no proposed improvements along the county Road: \$100.00.
    - ii. With proposed improvements along the County Road which will require a County Road Opening Permit: \$200.00.
  2. Minor Exempt Sub-division (not along a County Road) \$100.00.
  3. Major Sub-division (not along a County Road and/or no impact to County Drainage) \$150.00 plus \$8.00/lot.
  4. Major Sub-division (along a County Road and/or impacting County Drainage) \$300.00 plus \$8.00/lot.
  5. Major Sub-division Final Plat (sign & seal) \$75.00.
  6. Minor Sub-division Final Plat (sign & seal) \$75.00

**SECTION 2 – General Land Development Regulations:**

Subsection 5 of the Land Development Standards entitled “Classification “ shall be revised so that County Planning shall review a development application for completeness and classify it into one of the following:

- A. Minor Sub-division (along a County Road and/or impacting County Drainage)
  1. With no proposed improvements along the County Road.
  2. With proposed improvements along the County Road which will require a County Road Opening Permit.
  3. Minor exempt Sub-division (not along a County Road).
  4. Major Sub-division (along a County Road and/or impacting County Drainage).
  5. Site Plan (along a County Road).
  6. Site Plan (not along a County Road and/or no impact to County Drainage).

**SECTION 3 – Cost Estimates and Performance Guarantees:**

A. Cost Estimates: Section 309 of the Atlantic County Land Development Standards is hereby revised, so that the applicant shall be responsible for identifying and determining the costs of all improvements necessary to accommodate the applicant's land development, including construction costs of any required improvements located in the County right-of-way or affecting County storm water drainage facilities as set forth in this Ordinance. A sample cost estimate has been provided in Appendix D.

**SECTION 4 – Clear Driveway Sight Area:**

A. Section 704 of the Atlantic County Land Development Standards is hereby revised, so that a clear driveway sight area, also known as a driveway sight triangle shall be provided at all driveways that intersect with a County Road. Driveways that provide access to a single family home are exempt from providing a sight triangle.

1. The driveway sight triangle shall be in conformance with the standards set forth in the American Association of State Highway and Transportation Officials (AASHTO), Geometric Design of Highways and Streets as revised from time to time.
2. The sight triangle shall be based on the posted speed along the County Road plus 5 miles per hour.

**SECTION 5 – Intersection Clear Sight Area:**

A. Section 705.3 of the Atlantic County Land Development Standards is hereby revised, so that an Intersection Clear Sight Area shall be provided at all intersections that intersect with a County Road.

1. The intersection sight triangle shall be in conformance with the standards set forth in the American Association of State Highway and Transportation Officials (AASHTO), Geometric Design of Highways and Streets, latest edition.
2. The sight triangle shall be based on the posted speed limit on the County Road plus 5 miles per hour

**Appendix D**

The attached form Appendix D Atlantic County Construction and Highway Occupancy Cost Estimate shall be used by an applicant.

**Appendix E**

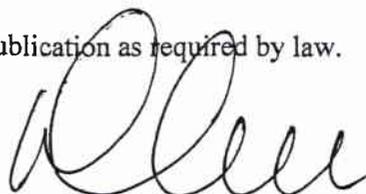
The attached Appendix E, Figures 11 and 14 shall be used by an applicant for purposes of providing a road and driveway detail respectively.

This ordinance shall take effect upon adoption and publication as required by law.



**SONYA G. HARRIS**, Clerk  
Board of Chosen Freeholders

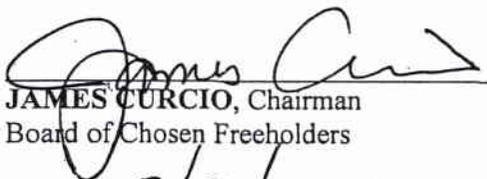
Dated: 2/8/10



**DENNIS LEVINSON**  
County Executive

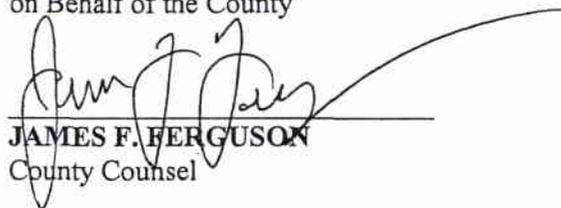
Dated: 2/4/10

Reviewed and Approved as to Form  
on Behalf of the County



**JAMES CURCIO**, Chairman  
Board of Chosen Freeholders

Dated: 2/2/2010

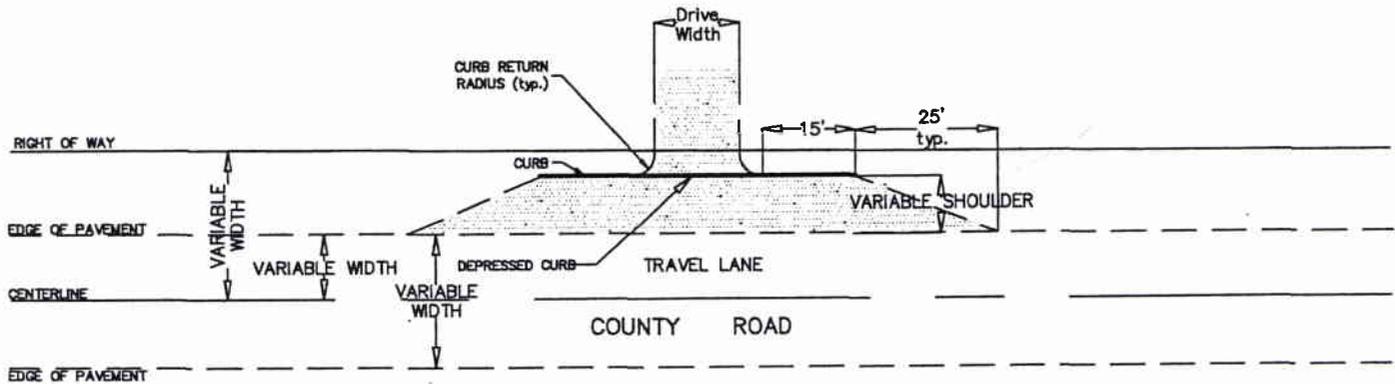


**JAMES F. FERGUSON**  
County Counsel

Dated: January 14 2010

**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was introduced and passed on first reading at the meeting of the Board of Chosen Freeholders of the County of Atlantic held on January 19, 2010 at the County Office Building, 1333 Atlantic Avenue, Atlantic City New Jersey , and said Ordinance will be further considered for passage and adoption at the public meeting of the Board of Chosen Freeholders to be held in Northfield on February 2, 2010.

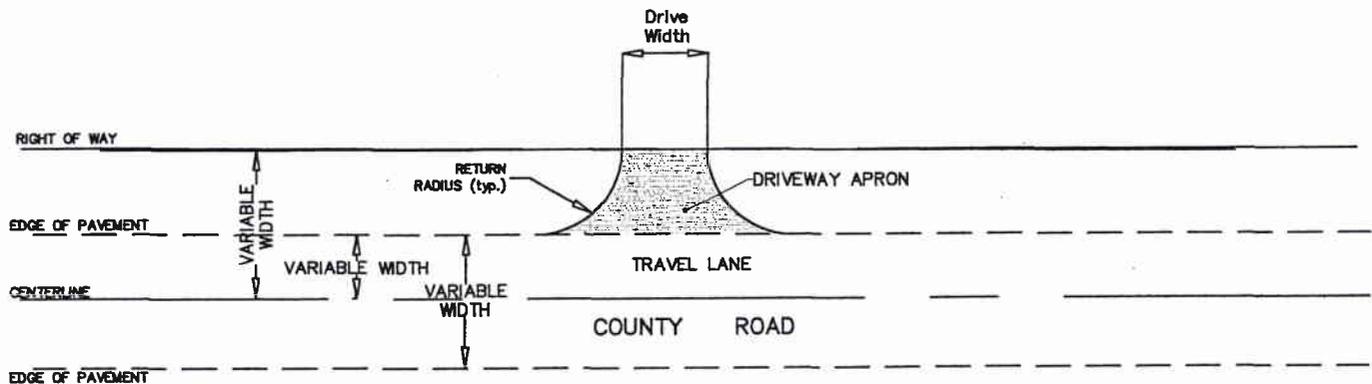
### DRIVEWAY - WITH CURBING



### DRIVEWAY DIMENSIONS

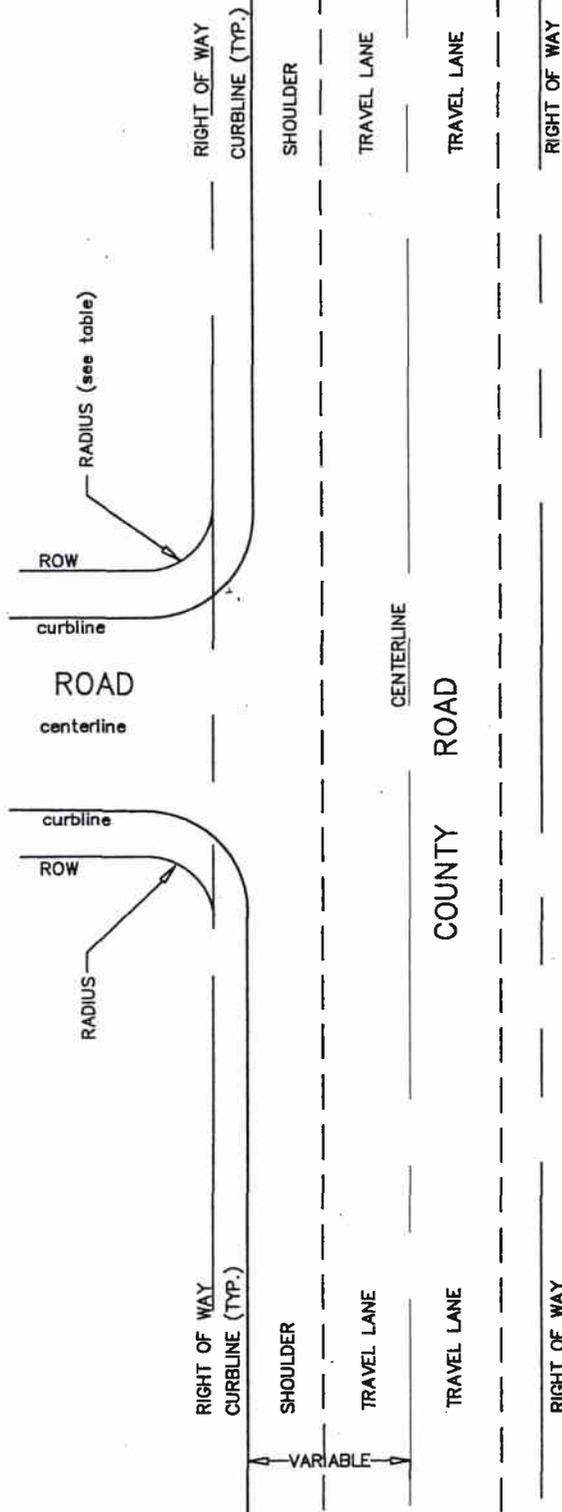
SITE ACCESS TYPE	One-Way Operation		Two-Way Operation	
	Driveway Width (ft.)	Curb Radius Return (ft.)	Driveway Width (ft.)	Curb Return (ft.)
Single family LOT	10-20	2 min.		
5-10 Residential Units	10-15	15 min.	24-28	15 min.
Over 10 Residential Units	10-18	15 min.	24-30	15 min.
Commercial	15-20	15 min.	24-36	15 min.
Industrial	15-24	25 min.	24-40	25 min.

### DRIVEWAY - NO CURBING



STANDARD DRIVEWAY DETAIL

FIG. # 14



COUNTY ROAD CLASSIFICATION	RIGHT OF WAY WIDTH	RIGHT OF WAY CORNER RADIUS	CURBLINE RADIUS
arterial	96'	40'	50'
collector	82'	35'	45'
minor collector	72'	25'	35'
local road	60'	15'	25'

NOTE:  
 Radius requirements on other than right angle intersections shall be in accordance with A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS and STREETS, AASHTO.

# ROAD INTERSECTION CONFIGURATION

FIG. # 11

## ATLANTIC COUNTY CONSTRUCTION & R.O.P. COST ESTIMATE

**PROJECT NAME & LOCATION:**

Date:					
No.	DRC FILE NO.				
ITEM	Description	UNIT	QTY.	Unit Price	Amount
1	TRAFFIC CONTROL	L.S.	0	\$0.00	\$0.00
2	CLEARING SITE	L.S.			\$0.00
3	EXCAVATION, UNCLASSIFIED	C.Y.			\$0.00
4	HMA MILLING, MORE THAN 3" TO 6"	S.Y.			\$0.00
5	HOT MIX ASPHALT BASE COURSE 19M64, 4" THICK	TON			\$0.00
6	HOT MIX ASPHALT SURFACE COURSE 12.5M64, 2" THICK	TON			\$0.00
7	HOT MIX ASPHALT DRIVEWAY, VARIABLE THK.	S.Y.			\$0.00
8	HOT MIX ASPHALT DRIVEWAY, 6" THICK	S.Y.			\$0.00
9	CONCRETE DRIVEWAY, 6" THICK	S.Y.			\$0.00
10	TRAFFIC MARKINGS, THERMOPLASTIC	S.F.			\$0.00
11	TRAFFIC STRIPES, LONG LIFE, EPOXY RESIN 4"	L.F.			\$0.00
12	TRAFFIC STRIPES, LONG LIFE, EPOXY RESIN 8"	L.F.			\$0.00
13	RPM BI-DIRECTIONAL, AMBER LENS	UNIT			\$0.00
14	RPM MONO-DIRECTIONAL, AMBER LENS	UNIT			\$0.00
15	RPM MONO-DIRECTIONAL, WHITE LENS	UNIT			\$0.00
16	RPM BI-DIRECTIONAL, BLUE LENS	UNIT			\$0.00
17	RESET EXISTING CASTING	UNIT			\$0.00
18	BICYCLE SAFE GRATE	UNIT			\$0.00
19	CURB PIECE	UNIT			\$0.00
20	INLETS, TYPE __	UNIT			\$0.00
21	SET INLET TYPE __, CASTING	UNIT			\$0.00
22	MANHOLES, 6' DIAMETER	UNIT			\$0.00
23	LEACHING, MANHOLE, 6' DIAMETER	UNIT			\$0.00
24	9"x18" WHITE CONCRETE VERTICAL CURB	L.F.			\$0.00
25	9"x6" HOT MIX ASPHALT CURB	L.F.			\$0.00
26	12"x13" CONCRETE SLOPING CURB	L.F.			\$0.00
27	CONCRETE SIDEWALK, 4" THICK	S.Y.			\$0.00
28	DETECTABLE WARNING SURFACE	S.F.			\$0.00
29	CONCRETE ISLAND, 4" THICK	S.Y.			\$0.00
30	CONCRETE HEADWALL	C.Y.			\$0.00
31	15" CAST IRON CULVERT PIPE	L.F.			\$0.00
32	18" REINFORCED CONCRETE CULVERT PIPE, CLASS IV	L.F.			\$0.00
33	TOPSOILING, 4" THICK	S.Y.			\$0.00
34	FERTILIZING & SEEDING, TYPE A-3	S.Y.			\$0.00
35	STRAW MULCHING	S.Y.			\$0.00
36	TURF REPAIR STRIP	L.F.			\$0.00
37	SILT FENCE	L.F.			\$0.00
38	BEAM GUIDE RAIL	L.F.			\$0.00
39	REMOVAL OF BEAM GUIDE RAIL	L.F.			\$0.00
40	CONTROLLED RELEASE TERMINAL	UNIT			\$0.00
41	CONTROLLED RELEASE TERMINAL ANCHORAGES	UNIT			\$0.00
42	FLARED GUIDE RAIL TERMINAL	UNIT			\$0.00
43	TANGENT GUIDE RAIL TERMINAL	UNIT			\$0.00
44	BEAM GUIDE RAIL POST, 8' LONG	UNIT			\$0.00
45	NON-VEGETATIVE SURFACE, HOT MIX ASPHALT	S.Y.			\$0.00
46	TREE REMOVAL, __" DIA. TO __" DIA.	L.S.			\$0.00
47	SIGNS	S.F.			\$0.00
<b>A</b>	<b>CONSTRUCTION COST ESTIMATE</b>			<b>TOTAL=</b>	<b>\$0.00</b>
<b>B</b>	<b>ROAD OPENING PERMIT COSTS = 3% OF TOTAL COST OF CONSTRUCTION COST ESTIMATE ABOVE (A x .03)</b>			<b>x 3% =</b>	<b>\$ -</b>
<b>C</b>	<b>UTILITY RELOCATION COST ESTIMATE (Estimate to be obtained from Appropriate Utility Company)</b>				
<b>D</b>	<b>SUBTOTAL PROJECT CONSTRUCTION (Construction Cost + Utility Relocation A + C )</b>				<b>\$ -</b>
<b>E</b>	<b>10% PROJECT CONTINGENCIES (D * .10)</b>				<b>\$ -</b>
<b>F</b>	<b>TOTAL PROJECT CONSTRUCTION COST ESTIMATE (A + C * E)</b>				<b>\$ -</b>