



**TOWNSHIP OF PLAINSBORO**  
Department of Planning and Zoning  
641 Plainsboro Road  
Plainsboro, NJ 08536  
609-799-0909 ext. 1502

**Form No. 11**

**CONCEPT PLAN, MINOR SUBDIVISION,  
OR PRELIMINARY SUBDIVISION CHECKLIST**

Mark each item below with an  (X) Information is provided on site plan or  
 (W) Waiver is requested for this item (attach a list identifying, briefly  
explaining and justifying each requested waiver)

- Key map – scale not less than 1" = 2000' for subdivision and surrounding areas of 500' on all sides
- Scale of plat no small than 1" = 400'
- Sheet size 8½x11, 15x21, 24x36, or 30x42 inches
- Dimensions shown as are on tax map
- Contours at 2 foot intervals
- All existing structures within tract and 200 feet adjoining
- Shortest distance from any existing structure to proposed or existing lot lines
- Existing wells and sanitary sewer systems on tract
- Streets
- Roads
- Drainage R.O.W.
- Streams
- Existing Utility lines in tract and within 500 feet of tract
- Flood hazard areas, including floodway and floodfringe
- R.O.W. for road as shown on County and Township master plans
- Proposed lot lines & street
- Lot dimensions
- Lot areas
- Set back, front, side and rear yard lines
- Title of map
- Name of development or subdivision
- Tax map sheet, block and lot numbers
- NA Location of existing buildings to remain or to be removed
- Traffic statement, including present and anticipated Volumes, roadway capacity, network problems, and needed improvements
- Environmental impact assessment per §20-10 of Township Code – minor subdivision only

- Acreage of tract to be subdivided or developed
- Date original plan and all revisions
- Names and addresses of owner and applicant
- North arrow
- Written and graphic scales
- Zoning classification statement
- Zoning classification of adjacent properties
- Signature and seal of land surveyor, licensed engineer or professional planner
- Corner lot sight triangle easement
- Soil types
- Proposed and existing signs (detail)
- Proposed and existing culverts, bridges, drainpipes and driveways
- NA Architectural or historic significance of any existing buildings to remain or to be removed
- Wetlands, buffer zones, and heavily wooded areas
- NA Major aquifer outcrop areas
- Subject property owner's consent
- Board Chairman and Secretary approval signature blocks
- NA Photographs of any unusual topographic environmental, historic or physical aspect
- X Indicate improvement coverage and land area
  - number of units
  - square feet of construction
  - density and building coverage
  - number of employees
  - number of residents
- X Schedule of desired development time frame from Township review to completion and occupancy
- X 200 foot property search list – obtained

**CHECKLIST WAIVER REQUEST**

1. EXISTING UTILITY LINES WITHIN TRACT AND WITHIN 500 FEET OF TRACT: The applicant is requesting a checklist waiver to provide utilities within the tract and within 100 feet, since the project is not anticipate to affect off-site utilities greater than 100 feet from tract.



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**Form No. 12**

**FINAL SUBDIVISION CHECK LIST**

Mark each item below with an  (X) Information is provided on site plan or  
 (W) Waiver is requested for this item (attach a list identifying,  
briefly explaining and justifying each requested waiver)

- drawn to include preliminary plat check list items
- tract boundary lines
- exterior lines or streets
- easements
- delineation of right-of-way
- existing facilities
- watercourses
- street names
- public lands
- lot lines and site lines - dimensions, bearing or deflection angles, arcs, radii and central angles all curves based on actual survey
- one corner of subdivision tied to Township topo map
- block and lot numbers
- cross sections  profiles  established grades of all streets
- plans and profiles of storm and sanitary sewer
- plans and profiles of water mains
- all taxes paid
- section or staging plan
- detailed soil erosion and sediment control plan
- detailed architectural and engineering data
- architect's ground floor or other floor plans
- illustrative building elevations and intended materials
- 200 foot property search list – obtain from Tax Assessor's Office

Application of IWRV Scudders Road, LLC

**Preliminary and Final Major Subdivision  
and  
Preliminary and Final Major Site Plan**

**700 Scudders Mill Road (Block 1601, Lot 50)  
Plainsboro Township, Middlesex County, New Jersey**

**Fusion Mixed-Use Development Project**

**Request for Waiver from the Township of Plainsboro  
Preliminary Subdivision Checklist**

The following is provided in support of IWRV Scudders Road, LLC's ("IWRV") preliminary and final major site plan and preliminary and final major subdivision application request for subdivision checklist/submission waiver relief.

1. IWRV requests a waiver from the requirement to show existing utility lines in tract and within 500 feet of tract. IWRV proposes to provide utility information within 100 feet of the tract boundary. The Fusion project is not anticipated to affect off-site utilities located more than 100 feet away.