



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)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Key map – scale not less than 1" = 2000' for subdivision and surrounding areas of 500' on all sides | <input checked="" type="checkbox"/> Acreage of tract to be subdivided or developed |
| <input checked="" type="checkbox"/> Scale of plat no small than 1" = 400' | <input checked="" type="checkbox"/> Date original plan and all revisions |
| <input checked="" type="checkbox"/> Sheet size 8½x11, 15x21, 24x36, or 30x42 inches | <input checked="" type="checkbox"/> Names and addresses of owner and applicant |
| <input checked="" type="checkbox"/> Dimensions shown as are on tax map | <input checked="" type="checkbox"/> North arrow |
| <input checked="" type="checkbox"/> Contours at 2 foot intervals | <input checked="" type="checkbox"/> Written and graphic scales |
| <input checked="" type="checkbox"/> All existing structures within tract and 200 feet adjoining | <input checked="" type="checkbox"/> Zoning classification statement |
| <input checked="" type="checkbox"/> Shortest distance from any existing structure to proposed or existing lot lines | <input checked="" type="checkbox"/> Zoning classification of adjacent properties |
| <input checked="" type="checkbox"/> Existing wells and sanitary sewer systems on tract | <input checked="" type="checkbox"/> Signature and seal of land surveyor, licensed engineer or professional planner |
| <input checked="" type="checkbox"/> Streets | <input checked="" type="checkbox"/> Corner lot sight triangle easement |
| <input checked="" type="checkbox"/> Roads | <input checked="" type="checkbox"/> Soil types |
| <input checked="" type="checkbox"/> Drainage R.O.W. | <input checked="" type="checkbox"/> Proposed and existing signs (detail) |
| <input checked="" type="checkbox"/> Streams | <input checked="" type="checkbox"/> Proposed and existing culverts, bridges, drainpipes and driveways |
| <input checked="" type="checkbox"/> Existing Utility lines in tract and within 500 feet of tract | <input checked="" type="checkbox"/> NA Architectural or historic significance of any existing buildings to remain or to be removed |
| <input checked="" type="checkbox"/> Flood hazard areas, including floodway and floodfringe | <input checked="" type="checkbox"/> Wetlands, buffer zones, and heavily wooded areas |
| <input checked="" type="checkbox"/> R.O.W. for road as shown on County and Township master plans | <input checked="" type="checkbox"/> Major aquifer outcrop areas |
| <input checked="" type="checkbox"/> Proposed lot lines & street | <input checked="" type="checkbox"/> Subject property owner's consent |
| <input checked="" type="checkbox"/> Lot dimensions | <input checked="" type="checkbox"/> Board Chairman and Secretary approval signature blocks |
| <input checked="" type="checkbox"/> Lot areas | <input checked="" type="checkbox"/> NA Photographs of any unusual topographic environmental, historic or physical aspect |
| <input checked="" type="checkbox"/> Set back, front, side and rear yard lines | <input checked="" type="checkbox"/> Indicate improvement coverage and land area |
| <input checked="" type="checkbox"/> Title of map | <input checked="" type="checkbox"/> number of units |
| <input checked="" type="checkbox"/> Name of development or subdivision | <input checked="" type="checkbox"/> square feet of construction |
| <input checked="" type="checkbox"/> Tax map sheet, block and lot numbers | <input checked="" type="checkbox"/> density and building coverage |
| <input checked="" type="checkbox"/> NA Location of existing buildings to remain or to be removed | <input checked="" type="checkbox"/> number of employees |
| <input checked="" type="checkbox"/> Traffic statement, including present and anticipated Volumes, roadway capacity, network problems, and needed improvements | <input checked="" type="checkbox"/> number of residents |
| <input checked="" type="checkbox"/> Environmental impact assessment per §20-10 of Township Code – minor subdivision only | <input checked="" type="checkbox"/> Schedule of desired development time frame from Township review to completion and occupancy |
| | <input checked="" type="checkbox"/> 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.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

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.