

SOUTH HARRISON TOWNSHIP  
DEVELOPMENT CHECKLIST

FORM C

MAJOR SUBDIVISION PRELIMINARY PLAT

Applicant Please Check		Verification Township Use Only
<input type="checkbox"/>	1. All items on Form A.	<input type="checkbox"/>
<input type="checkbox"/>	2. Source and date of current property survey prepared and sealed by a New Jersey licensed land surveyor.	<input type="checkbox"/>
<input type="checkbox"/>	3. Proposed lot lines and metes and bounds dimensions.	<input type="checkbox"/>
<input type="checkbox"/>	4. List of existing, required and proposed zone requirements.	<input type="checkbox"/>
<input type="checkbox"/>	5. Proposed roadway design (layout) with center line metes and bounds dimensions.	<input type="checkbox"/>
<input type="checkbox"/>	6. Roadway profiles indicating existing and proposed grades.	<input type="checkbox"/>
<input type="checkbox"/>	7. Typical road right-of-way cross section.	<input type="checkbox"/>
<input type="checkbox"/>	8. Proposed road widening (cartway and right-of-way).	<input type="checkbox"/>
<input type="checkbox"/>	9. Location of existing and proposed sight triangles.	<input type="checkbox"/>
<input type="checkbox"/>	10. Requirements of Ordinance § 90-4.23C.	<input type="checkbox"/>
	10.1. Topographic base map extending 200 feet beyond the development site	
	10.2. Environmental site analysis	
	10.3. Project description	
	10.4. Land use and source control plan	
	10.5. Stormwater management facilities map	
	10.6. Calculations	
	10.7. Inspection, maintenance and repair plan	
	10.8. Exception(s) from submission requirements, with justification	
<input type="checkbox"/>	11. Location and details of all existing and proposed drainage structures.	<input type="checkbox"/>
<input type="checkbox"/>	12. Existing and proposed contour lines based on USGS datum.	<input type="checkbox"/>
<input type="checkbox"/>	13. Elevation benchmark used for the topographic survey indicated on the plan. Local (site) benchmark indicated on plans.	<input type="checkbox"/>
<input type="checkbox"/>	14. Delineation and survey of freshwater wetlands and buffers.	<input type="checkbox"/>

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[ ] 15. Metes and bounds and monumentation of wetlands buffer line.	[ ]
[ ] 16. NJDEP Freshwater Wetlands LOI Application.	[ ]
[ ] 17. Lots consisting of both wetlands and uplands are to show the total lot area and the area of the uplands exclusive of wetlands buffers (i.e., useable lot area).	[ ]
[ ] 18. Location of the existing and proposed one-hundred-year floodplain within or adjacent to proposed development and method for establishment.	[ ]
[ ] 19. Drainage calculations to substantiate the design of all existing and proposed drainage facilities (stormwater collection system, basins or other stormwater management facilities, rip-rap, etc.) within the project, including the calculation of all off-site flows onto the project site.	[ ]
[ ] 20. Soil borings and soil testing indicating the depth to groundwater, seasonal high ground water and soil permeability rates within each stormwater management facility area. [See § 90-4.36.2C(3).]	[ ]
[ ] 21. Analysis and condition of nearest downstream drainage structure substantiating its capacity and integrity.	[ ]
[ ] 22. Method of disposing of sanitary sewage.	[ ]
[ ] 23. Location of wells and septic systems on adjoining lots, as appropriate.	[ ]
[ ] 24. Results of test borings and permeability tests indicating soil suitability for septic systems. A minimum of one boring/test per proposed building lot shall be submitted. Proposed site grading must account for mounded systems if test results warrant.	[ ]
[ ] 25. Location of existing and proposed underground utilities.	[ ]
[ ] 26. Landscaping plan, schedule and details.	[ ]
[ ] 27. Landscape berms and buffers.	[ ]
[ ] 28. Street lighting plan and details.	[ ]
[ ] 29. Agricultural buffers.	[ ]
[ ] 30. Construction details of proposed improvements.	[ ]
[ ] 31. Recreational facilities.	[ ]
[ ] 32. Identification of lands to be dedicated or reserved for open space or public use.	[ ]
[ ] 33. Location and purpose of all existing and proposed easements.	[ ]
[ ] 34. Soil erosion and sediment control plan.	[ ]
[ ] 35. Name and license number of person preparing plan.	[ ]
[ ] 36. Plan certifications.	[ ]

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<input type="checkbox"/> 37. Legend restricting issuance of construction permits and certificates of occupancy until certain on-tract and off-tract improvements are completed, as required by §§ 90-2.04 and 90-2.13C(19).	<input type="checkbox"/>
<input type="checkbox"/> 38. Soil testing and test results for historic pesticide residuals performed in accordance with the NJDEP Findings and Recommendations for the Remediation of Historic Pesticide Contamination - Final Report, March 1999.	<input type="checkbox"/>
<input type="checkbox"/> 39. Location and details of minimum ten-thousand-gallon underground water storage tank for fire protection or fire protection standpipe and associated easement(s).	<input type="checkbox"/>
<input type="checkbox"/> 40. Traffic impact study addressing the impact of the proposed development on existing roadways. [See § 90-2.13C(22)]	<input type="checkbox"/>
<input type="checkbox"/> 41. Copy and/or delineation of any existing or proposed deed restrictions or covenants.	<input type="checkbox"/>
<input type="checkbox"/> 42. Environmental impact report.	<input type="checkbox"/>
<input type="checkbox"/> 43. Location and details of proposed identification sign(s).	<input type="checkbox"/>
<input type="checkbox"/> 44. An affordable housing production plan providing a calculation of the affordable housing obligation for the development based on the proposed development and COAHs third round rules; the manner in which the affordable housing obligation is to be addressed; a floor plan indicating the location of all proposed affordable units where units are to be provided on site and the manner in which they shall comply with the Growth Share Ordinance, and applicable COAH regulations.	<input type="checkbox"/>