



6 PROSPECT STREET, FAR HILLS, NJ 07931
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CHECKLIST

Details Required for Preliminary Major Subdivision Plats and Preliminary Major Site Plans

Note: See Section 406 of the Far Hills Borough Land Management ordinance for further details of submission requirements and procedures.

X = Information submitted

W = Waiver requested (to be identified by applicant)

Column (1) - To be filled out by applicant

Column (2) - To be filled out by reviewing agency

- | (1) | (2) | |
|-------|-------|---|
| _____ | _____ | 1. Application form (20 completed copies) |
| _____ | _____ | 2. Plats or Plans (20 folded copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required. |
| _____ | _____ | 3. Checklist (3 copies) |
| _____ | _____ | 4. Protective covenants, deed restrictions and easements applying to the land (3 copies). |
| _____ | _____ | 5. Drainage calculations (3 copies) |
| _____ | _____ | 6. Applicable fees (application and escrow) |
| _____ | _____ | 7. Certification by the Tax Collector that all taxes are paid to date. |
| _____ | _____ | 8. Scale of not less than 1" = 100' on one of the four following standard sheet sizes: (30" x 42 " ; 24" x 36"; 15" x 21"; or, 8½ x 13"). |

- _____ 9. Key map at 1" equals not more than 800'.
- _____ 10. Title block:
- _____ Name of subdivision or development, Far Hills Borough and Somerset county:
- _____ Name, title, address, and telephone number of subdivider or developer;
- _____ Name, title, address, and license number of the professional or professionals who prepared the plat or plan;
- _____ Name, title, and address of the owner or owners of record;
- _____ Scale (written and graphic); and
- _____ Date of original preparation and of each subsequent revision thereof and a list of the specific revisions entered on each sheet.
- _____ 11. North arrow;
- _____ 12. Certification of ownership or authorization to file application;
- _____ 13. Approval signature lines as required by ordinance.
- _____ 14. Acreage to the nearest tenth (10th) of an acre and a computation of the area of the tract to be disturbed;
- _____ 15. The names and lot and block numbers of all property owners within two hundred (200) feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Borough Tax Assessor;
- _____ 16. Existing tax sheet number (s) and existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Borough Tax Map, and proposed block

and lot numbers as provided by the Borough Tax Assessor upon written request;

- _____ 17. Tract boundary line (heavy solid line);
- _____ 18. Zoning districts, including district names and requirements, and a comparison to the application;
- _____ 19. Locations of all existing structures showing existing and proposed front, rear and side yard setback distances, an indication of whether the existing structure and uses will be retained or removed, and a specific identification of any family burial grounds, both within the tract and within two hundred (200) feet of its boundary.
- _____ 20. Size, height and location of all proposed buildings, structures, signs and lighting facilities.
- _____ 21. All dimensions necessary to confirm conformity to this ordinance such as the size of the tract and any proposed lot(s), structure setbacks, structure heights, yards, floor area ratios, and impervious coverage. All tract and lot sizes shall be expressed in acres and square feet and shall include bearings and distances.
- _____ 22. The location and design of any off-street parking area, showing size and location of bays, aisles and barriers.
- _____ 23. The proposed location, direction of illumination, power and type of proposed outdoor lighting including details of lighting poles and luminaries.
- _____ 24. All means of vehicular access and egress to and from the site onto public streets, showing the site and the location of driveways and curb cuts, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, sight triangle easements, additional width and other proposed devices necessary to prevent a difficult traffic situation.

- _____ 25. The locations and dimensions of existing and proposed bridges, paths and bridle trails, and the locations of natural features such as wooded areas, and any extensive rock formations, both within the tract and within two hundred (200) feet of its boundaries;
- _____ 26. The location and species associations of all existing individual trees or groups of trees having a caliper of eight (8) inches or more measured three (3) feet above the ground level shall be shown. The proposed location of all proposed plantings shall also be indicated and a legend provided listing the botanical and common names, the sizes and location of each plant keyed to the plan or plat.
- _____ 27. Existing and proposed contours with intervals of one (1) foot where slopes are less than two (2%) percent, and with intervals of two (2) feet where slopes exceed two (2%) percent. All contour information shall refer to a known datum. Existing contours shall be shown as a dashed line; finished grades shall be shown as a solid line.
- _____ 28. All existing and proposed watercourses (including lakes and ponds), with the information required by ordinance:
- _____ Status of stream encroachment permit;
- _____ Cross-sections of watercourses and/or drainage swales, at locations and showing information required by ordinance;
- _____ The total acreage of the drainage basin of any watercourse running through the tract;
- _____ The location and extent of drainage and conservation easements and stream encroachment lines;

- _____ _____ The location, extent and water level elevation of all existing or proposed lakes or ponds within the tract and within two hundred (200) feet of the tract.
- _____ _____ 29. Proposals for soil erosion and sediment control as required by N.J.S.A. § 4:24-39 *et seq.*
- _____ _____ 30. The proposed screening, buffering and landscaping, including a landscaping plan in accordance with the following:
- _____ _____ Buffer areas (Section 903).
- _____ _____ Landscaping in parking areas (Section 911).
- _____ _____ Street trees (subsection 917.E.) and on-tract landscaping (subsection 909.C.).
- _____ _____ 31. Plans and computations for any storm drainage system as required by ordinance.
- _____ _____ 32. The location of existing structures such as water and sewer lines, utility structures, gas transmission lines and high tension power lines on the tract and within two hundred (200) feet of its boundaries.
- _____ _____ 33. Plans of proposed improvements and utility layouts as required by ordinance.
- _____ _____ 34. Plans, typical cross-sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing streets abutting the tract as required by ordinance.
- _____ _____ 35. Any protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plat or plan.
- _____ _____ 36. The location and width of all existing and proposed utility easements, the use(s) for which they are intended to be limited; and the manner in which the easements will be controlled.

- _____ 37. The proposed permanent monuments shall be shown, in accordance with the Map Filing Law, N.J.S.A. § 46:23-9.9.

- _____ 38. In the case of any subdivision or site plan submission of a planned development, all of the required information for all of the properties comprising the planned development.

- _____ 39. Environmental Impact statement, as required (Section 904).

- _____ 40. Wetlands and wetland transition areas, including a letter of interpretation or a letter of exemption from the Department of Environmental Protection.

- _____ 41. Stream corridors, in accordance with Article VIII.

Signature of the applicant's agent and date

Signature of the municipal reviewer and date

Notes and comments: