

SCHEDULE A CHECKLIST  
 PRELIMINARY MAJOR SUBDIVISION  
 TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

<b>CASE NUMBER:</b>		<b>DATE:</b>	
<b>PREPARED BY:</b>			
<b>PROJECT NAME:</b>			
ITEM NO.	PRELIMINARY SUBDIVISION REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
1.	Plans drawn, signed, and sealed by appropriate New Jersey licensed professional persons(s) pursuant to N.J.A.C. 13:40-7 et. seq.		
2.	Scale to be not smaller than 1"=100'		
3.	Key map showing the subject property and all lands within 500' thereof with existing streets and zone boundaries		
4.	Map sizes permitted: 8-1/2" x 11", 8-1/2" x 14", 11" x 17", 15" x 21", 24" x 36"		
5.	Zone data box showing zone district, applicable bulk requirements of the zone, and showing how each proposed lot conforms with the bulk requirements of the zone		
6.	Survey of the entire tract or property prepared by a NJ licensed surveyor conforming to all requirements of N.J.A.C. 13:40-5.1		
7.	A list of all property owners within 200' of the limits of any lot or lots included as part of the subdivision as disclosed by the most recent tax records		
8.	Any municipal limits within 200' of the development and the names of the adjoining municipalities		
9.	Area of existing and proposed lots		
10.	Existing and proposed streets, both public and private, showing the right-of-way width and width of the traveled way		
11.	Existing improvements on each proposed lot with a note as to whether the improvements are to remain		
12.	Location, use, and width of all existing and proposed easements and a note on the plan as to whether each is public or private		
13.	Existing physical features both on-site and within 50' of the tract including streams, wetlands, floodplains, railroads, bridges, drainage, trees, and utilities		
14.	Sufficient elevations or contours on-site and up to 50' beyond the property lines. Contours are to be shown at a two-foot interval for slopes up to 20% and can be shown at a 10 foot interval for slopes in excess of 20%		
15.	Location of all structures and driveways within 50' of the development		
16.	Wetlands areas and proposed transition areas delineated by a qualified professional or a statement indicating no wetlands or wetlands transition areas exist on the property		



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17.	Setback lines for each proposed lot based on zone requirements		
18.	Plans shall include the following signature box: Approved by the Hardyston Planning (Zoning) Board Planning (Zoning) Board Chairman _____ Date _____ Planning (Zoning) Board Secretary _____ Date _____ Planning (Zoning) Board Engineer _____ Date _____		
19.	A Stormwater Management Plan in accordance with Residential Site Improvement Standards and/or municipal ordinances		
20.	Erosion and Sediment Control Plan		
21.	A written estimate of construction costs for all site improvements excluding buildings		
22.	Percolation or permeability test results including soil logs for each proposed lot. Soil logs shall be witnessed by the municipal health officer		
23.	Sketch of proposed layout or disposition of any remaining lands within the project limits		
24.	For plats involving any corner lots, the required site easement shall be shown and described with metes & bounds		
25.	Location of existing utilities onsite and within 50' of the site including but not limited to sanitary sewers, septic systems, storm sewers, water lines or wells, existing gas, telephone, electric and cable television		
26.	Landscaping Plan showing proposed shade trees and other landscaping including species and size of plant materials. Buffer element showing berms, vegetation, and fences including all appropriate construction details		
27.	Lighting Plan showing location of street lights including the height of the proposed lights. Details of the proposed lights should be provided		
28.	Location and use of all property to be reserved by covenant in the deed for the common use of all property owners or otherwise		
29.	Plans and profiles for existing and proposed storm sewers, sanitary sewers, and water mains.		
30.	Public improvements and construction plans for all new streets and improvements to existing streets including centerline geometry, road profiles, road cross sections 50' on-center; and grading plan showing existing and proposed contours		
31.	Construction details for all site improvements		



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32.	Sign Plan showing location of existing and proposed traffic control signs, street signs, and any development signs. Details showing size, height, materials, and lighting to be provided		
33.	All public property and property in the tract proposed to be dedicated to the municipality, accurately outlined and described with existing or proposed uses designated		
34.	Environmental Impact Assessment including the following: a.) Plan and description of the proposed development b.) Inventory of existing natural resources c.) Assessment of environmental impacts d.) Unavoidable adverse environmental impacts e.) Steps to minimize adverse environmental impacts f.) Additional issues to be evaluated and addressed include sewage facilities, water supply, storm water, stream encroachments, flood plains, wetlands, solid waste disposal, air pollution, traffic, social and economic impacts, aesthetics, and licenses, permits, etc.		
35.	For sites located within the Highlands Preservation Area, an exemption letter, waiver, or a permit from the NJ Department of Environmental Protection or the Highlands Council for the proposed activity		
36.	A copy of all existing and proposed protective covenants or deed restrictions affecting the subject property including a statement as to whether such deeds or covenants are of record		
37.	All public property and property proposed to be dedicated in the tract, accurately outlined and described with existing or proposed uses designated		
38.	Proposed conceptual grading plan for each proposed lot in any MIDD district to show how the lot can be developed in accordance with the requirements of the zone		
39.	For sites in any MIDD District, the delineation of the limit of disturbance on each proposed lot including the area of disturbance on each		
40.	For sites in any MIDD District, a Preliminary Design Assessment Report in accordance with Section 185-21A		
41.	For sites within any MIDD District with an area in excess of 100 acres, a Wildlife Management Plan in accordance with 185-21B		
42.	For sites in any MIDD District that include a lake or pond of five acres or more, a Lake Management Plan in accordance with 185 -21C		
43.	Location and use of all property to be reserved by covenant in the deed for the common use of all property owners or otherwise		
44.	Location of temporary construction or sales office and storage trailers, including temporary facilities for parking, landscaping, drainage, fencing, lighting, and signs		

