

ARTICLE IV
PLAN REQUIREMENTS

§. 401 Sketch Plan Requirements

The Sketch Plan shall be drawn at a scale of not more than one hundred feet (100') to the inch. The sheet size shall be twenty-four inches by thirty-six inches (24" x 36"). The Sketch Plan shall be accompanied by an application for Subdivision and Land Development Approval and shall show the following information:

- a) Name and address of developer, name of municipality, title, north arrow and date.
- b) Tract boundaries.
- c) Number of acres in tract, average lot size, approximate number of lots, anticipated type of development.
- d) Existing and proposed streets, highways, rights-of-way.
- e) Proposed general lot layout.
- f) All public reservations such as schools, parks, etc.
- g) Predominant natural features such as wooded areas, streams, wetlands, etc.
- h) A location map for the purpose of locating other streets, developments, recreation areas and rights-of-way to better plan the proper locations of the same. This location map should be at a scale of 1" (inch) to eight hundred (800) feet.

A land development sketch plan shall be drawn to the above scale, however, precise dimensions are not required.

§. 402 Preliminary Plan Requirements

The Preliminary Plan shall be submitted with an Application for Subdivision and Land Development Approval.

The Preliminary Plan shall be drawn on linen or mylar material and at a scale of not more than one hundred (100) feet to the inch. Sheet size shall be 24" x 36". The Preliminary Plan shall show the following information:

- a) Proposed land development name or identifying title.
- b) Municipality in which the land development is located.
- c) North point, scale and date.
- d) Name and address of the owner of the property or of his authorized agent.

- e) Name, seal, and signature of the Registered Engineer or Registered Surveyor responsible for the plan.
- f) Total acreage of the tract.
- g) Number of lots, proposed density and minimum lot size.
- h) Signature block for approval by the Board of Commissioners.
- i) Length of new street proposed.
- j) Type and location of water supply and sewage disposal facilities proposed, i.e., on-lot or public. For on-lot systems the location of perc tests must be shown.
- k) Proposed use of land and existing zoning classification and proof of any variances or special exceptions which may have been granted.
- l) A location map for the purpose of locating the site in relation to the surrounding neighborhood and community. The location map should be at a scale of not less than two thousand (2,000) feet to the inch.
- m) Tract boundaries showing bearings and distances.
- n) Proposed contours at vertical intervals of five (5) feet where the slope is equal to or greater than ten (10) percent or intervals of two (2) feet where the slope is less than ten (10) percent.
- o) Datum to which contour elevations refer. Where reasonably practicable, data shall refer to U.S. Coast and Geodetic Survey datum.
- p) The names of owners of immediately adjacent unplatted land; the names of proposed or existing land developments immediately adjacent, and the locations and dimensions of any streets or easements shown thereon which abut the land to be developed.
- q) All existing watercourses, tree masses and other significant natural features, such as rock outcrops, springs and wetlands.
- r) All existing buildings, sewers, water mains, culverts, petroleum lines, telephone and electric lines, gas lines, fire hydrants and other significant man-made features.
- s) All existing streets on, adjacent to or within four hundred (400) feet of any part of the tract, including name, right-of-way width and cartway width.
- t) All existing property lines, easements and rights-of-way and the purpose for which the easements or rights-of-way have been established.
- u) Lots within the land development shall be numbered.

- v) Location of all proposed buildings.
- w) Location and width of all proposed streets, alleys, rights-of-way and easements; proposed lot lines with approximate dimensions; driveway access points on all lots where proposed; proposed minimum building setback line for each street; playgrounds, public buildings, public areas and parcels of land proposed to be dedicated or reserved for public use.
- x) Where the Preliminary Plan covers only a part of the developer's entire holding, a sketch may be required of the prospective street layout for the remainder.
- y) A notarized statement/to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the Preliminary Plan is made with his or their free consent.
- z) Recreation Areas shall be shown on a separate drawing with topos to a scale in increments of five (5) feet where the slope is equal to or greater than ten (10) percent or two (2) feet where the slope is less than 10 (percent).

The Preliminary Plan shall include thereon or be accompanied by:

- a) Feasibility Study on sewer and water facilities for the tract (§.403) and for land developments of 2 or more lots or dwelling units, a Plan Revision Module for Land Development along with recommendations from the local office of the Pennsylvania Department of Environmental Resources.
- b) Environmental Impact Study in accordance with Section 404 for all residential subdivisions which exceed twenty-five (25) lots or units in whole or in part, non-residential uses that require more than twenty-five (25) parking spaces, or upon a determination of need by the Board of Commissioners.
- c) Typical cross-sections and centerline profiles for each proposed street intersection for a distance of fifty (50) feet past the end of each radii.
- d) Preliminary engineering designs of any new bridges or culverts proposed in the tract.
- e) A drawing of all present and, proposed grades and facilities for storm water drainage and supporting calculations.
- f) Application for Subdivision and Land Development Approval.

§. 403 Feasibility Report on Sewer and Water Facilities

The developer shall submit a Feasibility Report in duplicate concerning the availability and/or adaptability of sewer and water facilities in or near a proposed land development. Said report

shall be prepared by a Registered Professional Engineer if requested by the Township and be submitted in conjunction with the Preliminary Plan for review and recommendations by the local office of the Pennsylvania Department of Environmental Resources.

The Feasibility Report shall consist of an examination of possible connection to an existing sewerage system and water supply system.

The study shall include the distance from the nearest public sewer and public water and the capacity of the existing system to accommodate the proposed land development.

If the above method of sewerage disposal is found to be feasible, formal application shall be made to the Commonwealth of Pennsylvania, Department of Environmental Resources and a permit obtained from the Sanitary Water Board prior to the construction of sewers or treatment facilities.

The Board of Commissioners will approve on-lot sewage disposal systems only when the Township Sewage Enforcement Officer and/or a sanitarian of the Department of Environmental Resources shall certify that both an initial location and a replacement location for the on-lot sewage disposal system are present on each lot and the Feasibility Report indicates:

- Justification of the project necessitates consideration of this method.
- The soil absorption areas are satisfactory for the type of system proposed.
- Such systems will not endanger groundwater supplies below the level of the absorption system.
- The replacement location shall be of a size and capacity to allow complete abandonment of the initial system in the event of failure.
- The replacement location shall be protected from traffic and no filling nor excavation shall be allowed within its boundary.
- The standards for installation of the replacement system shall be as required by the Department of Environmental Resources at the time of its construction.

The soil absorption tests called for above shall be performed in accordance with the regulations of the Pennsylvania Department of Environmental Resources and shall be certified by the sewage enforcement officer and/or a sanitarian of the Pennsylvania Department of Environmental Resources.

If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the Board of Commissioners or Planning Commission, as the case may be, that the subdivision or development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners or by a municipal corporation, authority or utility. A

copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.

The Board of Commissioners will approve individual on-lot water supply systems only when the Feasibility Study indicates and the Township Engineer certifies that:

- Justification of the project necessitates consideration of this method.
- The water supply yield is adequate for the type of development proposed.
- The installation of such systems will not endanger or decrease groundwater supplies of properties adjacent to the land development.

In the case of land developments of five (5) or fewer dwellings existing or proposed the water supply feasibility study is not required.

§. 404 Environmental Impact Studies

Environmental Impact Studies shall include statements for each of the following topics:

- Steep Slopes: All plans involving lands that possess slopes exceeding fifteen (15) percent shall require the preparation of a statement by a Commonwealth-registered engineer or landscape architect which includes the following minimum considerations:
 - A topographic map of the site which highlights those areas that possess slopes exceeding fifteen (15) percent. Also reflected on this map should be all existing and proposed site improvements (e.g. buildings, roads, sewer systems, driveways and etc.);
 - A detailed description of the methods that are being used to:
 - protect and stabilize areas that have a high potential for soil erosion;
 - prevent the construction of structures and other site improvements on areas with slopes exceeding fifteen (15) percent, or a description of the specific design and construction techniques used to assure structural safety and minimize harm to the environment associated with development on steep slopes;
 - minimize grading throughout the site;
 - protect and preserve any valuable natural wildlife and/or

plant habitats and coincide with the steep-slope areas of the site;

- protect water quality on and around the site from the adverse effects of the proposed use;
- protect any steep slopes on adjoining properties; and,

In those instances where buildings and/or other structures are being placed on slopes exceeding fifteen (15) percent, a description of the methods used to assure adequate foundations, shall be provided.

- Wetlands: All plans shall have a wetlands delineation performed in concurrence with methodologies outlined in the 1989 "Federal Manual for Identifying and Delineating Wetlands" and a report summarizing the findings of the delineation shall be attached to the preliminary plan.

A letter from the PA DER and/or U.S. Army Corps of Engineers verifying the wetlands boundaries shall also be attached to the preliminary plan. The verified boundaries shall be shown on the preliminary plan map.

A letter from the Pennsylvania Natural Diversity Inventory identifying any threatened or endangered species and their habitats on or near the site shall be included. If such species or areas are identified, a statement of proposed measures to protect the species or areas shall be included. This statement shall be supplemented by correspondence from appropriate state or federal agencies regarding the adequacy of the proposed protective measures.

The applicant shall also verify that all required permits from both the U.S. Army Corps of Engineers and PA DER have been obtained. If no permit is required, a statement to this effect from these agencies shall be submitted.

In addition, a detailed description of the methods proposed to do the following shall be submitted:

- avoid the disturbance of any wetlands and/or other important wildlife habitats during and following construction on the site;
- assure that the proposed use is compatible with these important habitats;
- mitigate the loss of existing habitats;
- replace and/or create additional land areas that will be characterized by similar environmental traits as the site's important habitats; and
- assure that those activities associated with the proposed use will remain compatible with the site's important habitats, over time.

- Hydrogeology: Those plans proposing the use of on-lot sewage disposal systems in areas underlain by the Conestoga and/or the Vintage geologic formations shall require the preparation of a preliminary hydrogeologic study. Such preliminary hydrogeologic study shall be conducted by a qualified hydrogeologist and consist of the following minimum considerations:

A map showing the topographic location of the site, any proposed on-site sewage disposal systems and wells. Narrative descriptions of the types of these systems shall also be furnished.

A description of the geologic conditions on and around the site that would affect the groundwater recharge rate and the degree of groundwater renovation. Such conditions can include, but need not be limited to, closed depressions, sinkholes, high water table conditions, springs, lineaments, faults, outcrops of bedrock, soil mottling, surface drainage into the ground, ghost lakes, and etc.

A map and narrative description of the area that will be impacted from the proposed use of on-lot sewage disposal systems. Such analysis will consider and identify the systems; dispersion plumes and mixing zones to be calculated from the surface topography and known geologic conditions. The analysis will then describe anticipated water quality/quantity impacts to areas located down gradient and/or along any geologic strike or fault. These anticipated impacts should also consider existing and potential land uses located within the affected area.

Should it be determined that the proposed use(s) would result in a degradation of groundwater quality, or eliminate the potential use of nearby properties, the study should present measures that can be employed to mitigate these adverse impacts.

- Historic Resources: Those plans involving properties of, or ones adjacent to, a site listed with the National Register of Historic Places and/or a site listed on the Pennsylvania Register of Historic Places shall require the preparation of a statement by a Commonwealth registered architect or landscape architect which includes the following minimum considerations:

A topographic map of the site and adjoining historic sites that highlights existing historic sites and depicts the proposed use;

A description of the site's historic features and their historic significance at the local, state and national level;

A letter from the Historical Society of York County commenting on the proposed development's impact on the

historic sites contained on or around the site. This letter should also contain any additional design and/or use recommendations that would further protect nearby historic resources.

Architectural renderings of the proposed structures and descriptions of any architectural treatments that are intended to complement any important architectural features of nearby historic resources.

A description of any non-structural site improvements (buffering, landscaping and screening) that will be used to protect the integrity of the existing historic resources.

- Archaeological Resources: A plan involving lands identified by the Pennsylvania Historical and Museum Commission (PAHMC) as containing a known site of archaeological significance shall require the preparation of a statement by a professional archaeologist which includes the following minimum considerations:

A detailed account of a survey of archaeological resources conducted on the site and its findings. Such survey shall be conducted only after notification of the Pennsylvania Historical and Museum Commission (PAHMC) and undertaken in a manner specifically prescribed by the PAHMC;

A letter from the PAHMC discussing the archaeological significance of the site. This letter should also suggest whether or not further study is warranted. If further study is warranted, a description of the level of investigation needed, should also be explained.

Should the PAHMC determine that certain portions of the site can accommodate the proposed use without risking the loss of archaeological resources contained elsewhere on the site, a detailed description of the methods that are being used to:

- prevent the disturbance of archaeologically significant areas of the site during and following construction of the proposed use;
- prohibit grading in the vicinity of archaeologically-significant areas of the site; and
- orient improvements and activities of the proposed use away from the archaeologically significant areas that adjoin the site; and

A detailed description of the plans for disposition of any archaeologically-significant artifacts found or, to be found, on the site.

- Traffic: When establishing the study area boundaries,

sufficient area shall be included to ensure that key corridors that afford access to the site and critical intersections that may be affected by the site generated traffic are taken into account. The exact limits of the study area shall be based on engineering judgement and an understanding of existing traffic conditions at and in the vicinity of the proposed site. In all instances, however, the study limits must be mutually agreed upon by the applicant and the Township prior to preparation of the traffic impact study.

Existing and Proposed Site Uses. The existing and proposed uses of the site shall be identified in terms of the various zoning categories in the jurisdiction. In addition, the specific use on which the request is made shall be identified. In the case where a current land use is being upgraded or modified, a description of the proposed improvements with respect to density changes shall be included. Such a density change may necessitate replacing existing traffic volumes generated by the current land use with increased volumes resulting from a change in land use and density.

Existing and Proposed Nearby Uses. A complete description of the existing land uses in the vicinity of the site as well as their current zoning shall be included. The proposed uses for adjacent land in terms of zoning categories shall be included. This latter item is especially important where large tracts of undeveloped land are in the vicinity of the site and within the defined study area.

Existing and Proposed Roadways and Intersections. The study shall describe existing roadways and intersections within the study area with respect to geometrics and traffic signal control as well as any planned and committed roadway and traffic operational improvements by government agencies. In addition to critical intersections, high volume driveways adjacent to, or across from the site shall be identified.

An analysis of existing traffic conditions shall be prepared so that the impacts of the proposed development can be superimposed. The section shall describe the results of the volume studies and capacity analysis to be completed for the roadways, intersections and driveways in the vicinity of the site under existing conditions as well as any data collection efforts that are required. The source and/or method of computation for all traffic volumes and capacity analysis shall be included. This portion of the study shall include:

- Daily and Peak Hour(s) Traffic Volumes. Schematic diagrams depicting daily and peak hour(s) traffic volumes shall be presented for roadways within the study area. Mainline volumes and turning movement volumes at critical intersections in the study area shall be presented for the three peak hour conditions: AM, PM, and peak hour of the proposed facility. Only mainline volumes are required to reflect daily traffic volumes. If the peak hour(s) of the proposed facility coincides with the AM and PM peak hour(s), it need not be presented as a

separate condition.

- Capacity Analysis/Level of Service at Critical Locations. Utilizing the techniques described in the 1985 Highway Capacity Manual or derivative nomographs, an assessment of the relative balance between roadway volumes and capacity shall be described. The analysis shall be performed for existing conditions (roadway geometry and traffic signal control) for the appropriate peak hours. Based on the results obtained, levels of service shall be computed and presented. Included in this section shall also be a description of typical operating conditions at each level of service.
- Intersection Delay. The study shall evaluate the effectiveness of existing signal control at critical intersections in terms of vehicle stops and delays.
- Gap Studies. Where there is a heavy volume of traffic on the abutting major route, where a significant volume of left turns is expected from the site or where the exit would not be expected to qualify automatically for traffic signal control, gap studies shall be performed at potential access points. Where gap studies are taken at potential access points, the studies shall identify the access point, and the findings shall be documented.
- Queue Length Studies. Backups of traffic from nearby controlled intersections could affect the exit and/or entry movement at a potential access point of the development. In order to determine appropriate locations for access points, queue length studies shall be performed to evaluate alternate access points at various distance back from a controlled intersection.

The study shall also describe background traffic, the anticipated traffic volumes in the future, and the ability of the roadway network to accommodate this traffic without the proposed zoning or development request. Acceptable methods used to determine the non-site traffic volumes include the use of existing comprehensive transportation plan projections, typical annual growth rates, and estimates of site - specific development projects. The future years for which the projections are to be made will be a factor of the project buildout year and the project location, planned roadway improvements, etc. Planned roadway improvements by location and type shall be described in terms of the ability to handle the impact of the future traffic growth.

- Daily and Peak Hour(s) Traffic Volumes. This section shall clearly indicate the method and assumptions used to predict future traffic volumes in order that the Township can duplicate the calculations. Schematic diagrams depicting future traffic volumes shall be similar to those described in Section 611.01.2 (a) in terms of location and times (daily and peak hours)

- Capacity Analysis/Level of Service at Critical Locations. The ability of the existing roadway system to accommodate future traffic (without site development) shall be described in this section. If roadway improvements or modifications are committed for implementation, the capacity analysis shall be presented for those conditions. Based on the results, levels of service shall be determined.

The amount of traffic generated by the site shall be presented in this section for daily and the three peak hour conditions. Consideration must be given to pass-by trips. The final assumption shall be a function of the proposed land use project and its complexity. Trip generation rates may be adjusted due to variations in area characteristics. The trip generation rates used in this part of the analysis shall be justified and documented to the satisfaction of the Township.

The direction of approach for site generated traffic shall be presented for the appropriate time periods. Directional characteristics shall be used to estimate the turning movements at the various access points and at critical nearby intersections. The basic method and assumption used in this work must be clearly stated.

The utilization of study area roadways by site generated traffic shall be described. The proposed traffic volumes from the proposed development shall be combined with anticipated traffic volumes from the study area without the development to describe mainline and turning movement volumes for future conditions with the site developed as proposed.

This section shall describe the adequacy of the existing roadway system to accommodate future traffic with development of the site as described in accordance with the previous paragraph. The description shall include:

- Daily and Peak Hour(s) Traffic Volumes. Mainline and turning movement volumes shall be presented for the highway network in study area as well as the development access driveways and internal circulation roadways for the appropriate time periods.
- Capacity Analysis/Level of Service at Critical Locations. A capacity analysis shall be performed and the levels of service on the study area roadway system determined for the appropriate peak hours for future conditions with the site developed as proposed. The operating levels between the existing and the projected conditions shall be compared. If there is a critical change resulting from the proposed development, the applicant shall, at applicant's expense, make improvements to substantially eliminate the critical change or contribute funds to the Township to enable the Township to make such improvements.
- Intersection Delay. An intersection delay analysis shall

be performed. The results of this analysis shall service as a basis for assessing the effectiveness of various proposed improvements.

In the event the capacity analysis indicates unsatisfactory levels of service will be generated upon the study area roadways and or criteria intersections, then a description of proposed improvements by location and type to remedy deficiencies shall be included in this section. The study shall clearly delineate which of such improvement shall be the projects by the State or Local Townships.

- Proposed Improvements. This section shall provide details on the location, nature and extent of proposed improvements to assure sufficient roadway capacity and adequate operating levels. Preliminary cost estimates, timing and likelihood of implementation shall be included in this section.
- Capacity Analysis/Level of Service. Another iteration of the capacity analysis shall be described which demonstrates the anticipated results of making these improvements. The levels of service for the highway system with improvements shall be presented. The goal is to have all impacted intersections operating at a level of service which is not worse than that which existed under the existing conditions.
- Intersection Delay. The study shall evaluate the effectiveness of the proposed improvements with respect to vehicle stops and delay.

The study set forth an executive summary. The summary shall be a clear, concise description of the study findings, recommendations, and where applicable, proposed improvements.

- Parks and Recreation. All plans involving residential development shall require the preparation of a statement by a qualified recreation planner with the following minimum considerations:
 - A description of the total projected number of residents in their respective age groups;
 - A description of those existing public recreation facilities located within a 1/2 mile radius of the site;
 - A description of the adequacy of existing recreation facilities to serve the proposed residents, taking into consideration current usage and recommendations of the Penn Township Comprehensive Plan.
 - Discussion of potential for any recreation facilities to be provided by the developer to accomodate new residents and/or compensate for any anticipated deficiencies of the Township's recreational facilities.

- A description of any recreation facilities to be provided by the developer.
 - A description of responsibility for maintenance of any recreational facilities to be provided by the developer.
 - A description of accessibility of the proposed facilities to general Township residents.
 - A description of any contributions that the developer plans to make for Township recreation to compensate for expected impacts.
 - Source of standards used in the data presented.
- Public Facilities and Services. All plans shall require the preparation of a statement with the following minimum considerations:
- A description of the effect of proposed use on the delivery of fire protection. This description shall include a letter from the respective fire chief describing the adequacy/inadequacy of existing facilities and service to accommodate the proposal use, and any suggestion that might enhance fire protection service to the proposed use.
 - A description of the effect of the proposed use on the delivery of police protection. This description shall include a letter from the Township Police Chief describing the adequacy/inadequacy of existing facilities and service to accommodate the proposed use, and any suggestions that might enhance police protection to the proposed use.
 - A description of the effect of the proposed use on the delivery of ambulance service. This description shall include a letter from the agency responsible for ambulance service in the site's vicinity. Such letter shall describe the adequacy/inadequacy of existing facilities and services to accommodate the proposed use, and any suggestions that might enhance ambulance service.
 - A description of the effect of the proposed use on the delivery of public education. This description shall include a letter from the Southwestern School District describing the adequacy/inadequacy of existing or proposed facilities and services to accommodate the proposed use. In addition the letter should list any suggestions that could enhance the delivery of public education to residents of the proposed use.

§. 405 Final Plan Requirements

The Final Plan shall be submitted with an Application for Subdivision and Land Development Approval.

Final Plans shall conform in all important details with Preliminary Plans as previously approved, and any conditions specified in the

approval of Preliminary Plans shall be incorporated in the Final Plans.

The Final Plan shall be drawn on linen or mylar material (sheet size = 24" x 36") at a scale of either fifty (50) feet to the inch or one hundred (100) feet to the inch and shall include the following information:

- a) Land development name or identifying title.
- b) Municipality in which the land development is located.
- c) North point, scale and date.
- d) Name and address of the developer.
- e) Name and seal of the Registered Professional Engineer or Surveyor responsible for the Plan.
- f) Total acreage of the tract, number of lots, density and minimum lot size.
- g) Proposed use of land and existing zoning classification and proof of any variances or special exceptions which may have been granted.
- h) A location map for the purpose of locating the site to be developed in relation to the surrounding neighborhood and community. The location map should be at a scale of not less than 2000 feet to the inch. In addition, a complete street layout shall be provided at a scale of one inch equals eight hundred feet (1" = 800').
- i) The names of adjoining land developments, if any, and the names of owners of all adjacent unplatted land.
- j) Street lines, tract boundaries, lot lines, rights-of-way, easements, and areas dedicated or proposed to be dedicated to public use.
- k) Sufficient data to determine readily the location, bearing and length of every street, lot, and boundary line and to reproduce such lines upon the ground. Such data to be tied in to monuments as required.
- l) The length of all straight lines, radii, lengths of curves and tangent bearings for each street.
- m) All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use.
- n) All dimensions shall be shown in feet and hundredths of a foot.
- o) The proposed building setback line for each street. The proposed placement of each building may be required.

- p) The point of access of all driveways.
- q) Location, size and invert elevation of all sanitary, storm and combined sewers and location of all manholes, inlets and culverts.
- r) Lots within the land development shall be numbered by projected house numbers.
- s) Names of streets within and adjacent to the land development shall be shown.
- t) The location of permanent reference monuments shall be shown on the Plan.
- u) A notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the Final Plan is made with his or their free consent and that it is desired to record the same.
- v) Signature block for approval by the Board of Commissioners.

The Final Plan shall include thereon or be accompanied by:

- a) A copy of such private deed restrictions, as may be imposed upon the property as a condition of sale by the present owner.
- b) Typical cross-section and street profiles for all proposed streets. Such profiles shall show at least the following: existing (natural) and proposed grades along the proposed street center line; culvert locations, invert elevations and sizes.
- c) Certification that the method of sewage disposal and water supply have been approved by the Pennsylvania Department of Environmental Resources.
- d) Certification from a Registered Professional Engineer employed by the Township that the developer has installed all improvements to the specifications of this Ordinance and any conditions attached by the Board of Commissioners; or that the developer has posted an improvement bond or other accepted security in amount sufficient to assure completion of all required improvements.
- e) Other State and County certificates as may be required.
- f) Any plat which will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall not be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law" before driveway access to a State highway is permitted.

APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Name of Development _____

Sketch Plan _____ Preliminary Plan _____ Final Plan _____
Land Development Plan _____

General Information

Owner _____

Address _____ Telephone No. _____

Applicant _____

Address _____ Telephone No. _____

Engineer or Surveyor _____

Address _____ Telephone No. _____

Development Data

Location _____

Existing Zoning _____

Proposed Use _____

Number of Lots _____

Total Acreage _____

Minimum Lot Size _____

Lineal Feet of New Streets _____

Water Supply: Public System _____ On Lot System _____

Sewerage System: Public System _____ On Lot System _____

Flood Plain Area: Yes _____ No _____

SIGNATURE: _____

- | Date Received | Preliminary |
|---------------|---|
| ___ | 1. Application |
| ___ | 2. 1 Mylar and 10 Paper Copies of the Plan |
| ___ | 3. Storm Water Management Plans and Calculations |
| ___ | 4. Street Cross Sections and Profiles |
| ___ | 5. Plan Revision Module for Land Development (Sewer Module) |
| ___ | 6. Sewer and Water Feasibility Study |
| ___ | 7. Agreement with Hanover Water Company Where Applicable |
| ___ | 8. Sewer Module Proof of Submission |
| ___ | 9. Engineering Designs for Bridges, Culverts |
| ___ | 10. Stream & Wetland Joint Permit |
| ___ | 11. Separate Drawing of Rec Area Showing:
A. Scale of 1" = 20' Showing 2' Contours |
| ___ | 12. Street Lighting Plan |
| ___ | 13. Meeting With Township Officials to Address Review Comments |
| ___ | 14. Fees |
| | Final Plan |
| ___ | 1. Application |
| ___ | 2. 1 Mylar and 10 Paper Copies of the Plan |
| ___ | 3. Street Cross Sections and Profiles |
| ___ | 4. Approved Sanitary Sewer Extension |
| ___ | 5. Approved Water Supply |
| ___ | 6. Copy of Deed Restrictions |
| ___ | 7. Right-of-Way Agreements |
| ___ | 8. PennDOT Highway Occupancy Permits for Curb, Sidewalk, Storm Drainage and
Sanitary Sewer Construction Whenever PennDOT Rights-of-way are Involved and
Notation on Plan Verifying that a Highway Occupancy Permit is Required Before
Driveway Access is Permitted |
| ___ | 9. Improvements Certified by Engineer or Bonded |
| ___ | 10. Plan with Required Revisions and:
A. Location of All Utilities (Sewer, Water, Gas, Telephone, Etc.)
B. Location of Fire Hydrants, Street Lights and Design Certification
C. Location of All Driveway Openings
D. Location of All Appropriate Street Signs
E. Location of Curbs/Sidewalks
F. Rec Area Improvements |
| ___ | 11. Fees |
| | Building Permit Stage |
| ___ | 1. PennDOT Driveway Permits |
| ___ | 2. Driveway Bonding |
| ___ | 3. Plumbing Permits Issued |
| ___ | 4. Maintenance Bond |
| ___ | 5. Storm Water Management |
| | Subdivision With Proposed On-Lot Sewage Disposal System |
| ___ | 1. Planning Module for DER |
| ___ | 2. Plan Showing:
A. Contours on Two-Foot Intervals and Soil Boundary Lines
B. Location of Perc Test and Deep Probes
C. Location of Private Water Supply if Applicable
D. All Other Typical Requirements of Penn Township Subdivision Ordinance |
| | Township Acceptance |
| ___ | 1. Final Engineers Inspection |
| ___ | 2. Sewer Lateral Cutsheets |
| ___ | 3. Maintenance Securities |
| ___ | 4. Streets Dedicated |
| ___ | 5. Sewers Dedicated |
| ___ | 6. Rec Area Dedicated |