

Name of Subdivision and/or Land Development _____ Name of Applicant _____	Application No. _____ Date of Filing _____							
Plan Requirements	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: center;">Concurrence</th> <th rowspan="2" style="text-align: center;">Comments</th> </tr> <tr> <th style="width:33%;">Yes</th> <th style="width:33%;">No</th> <th style="width:33%;">NA</th> </tr> </table>	Concurrence			Comments	Yes	No	NA
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Yes	No	NA						
<p>SECTION 700 - PURPOSE</p> <p>The purposes of this Article is to set forth a streamlined set of Plan Requirements for minor subdivision and/or land development related only to residential lots and dwellings that meet the conditions of eligibility set forth in Section 701.</p> <p>SECTION 701 - CONDITIONS OF ELIGIBILITY</p> <p>The following shall constitute a minor subdivision and/or land development:</p> <p>A. A subdivision of a tract of land or a land development for residential purposes only in a residential zoning district provided:</p> <ol style="list-style-type: none"> 1. The residential use is a Principal Permitted Use and does not involve any Variance, Special Exception, or Conditional Use approval of any type, and no development is proposed in the Flood Hazard District or the Steep Slope Conservation District, unless approved otherwise by the Board of Supervisors. 2. The total number of lots shall not exceed four (4). (If there is only one (1) existing dwelling unit on a tract, this means that only three (3) additional lots could be created under the plan requirements set forth in Section 703.) 3. No more than a six (6) acre tract may be subdivided by an Applicant for a single tract through the Minor Subdivision or Land Development process, otherwise the subdivision shall be considered a Major subdivision, unless approved otherwise by the Board of Supervisors. 4. Such subdivision and/or land development does not involve any new streets, and does not involve any public water lines, sanitary sewer lines or storm sewer lines. <p>SECTION 702 - GENERAL REQUIREMENTS</p> <p>A. The Minor Subdivision and/or Land Development Plan and all plans forming a part thereof required by this Ordinance shall be drawn to a scale of not more than one (1) inch equals 50 feet and shall be submitted on clear and legible black line or blue line paper prints. (While the Township will accept a maximum sheet size of 30"x42", please note that the Recorder of Deeds of Delaware County will not accept prints larger than 24"x36" for recording purposes.) The Plan shall reflect the following:</p> <ol style="list-style-type: none"> 1. Conformance with Section 302 regarding Preliminary Plan procedure and/or Section 303 regarding Final Plan Procedure. 2. All Minor Subdivision and/or Land Development Plans shall meet the requirements of this Section and Section 703. <p>B. Upon submission of a Preliminary Plan, the landowner or developer shall authorize the Township and its representative to enter the site for the purpose of site visualization.</p> <p>SECTION 703 - PLAN REQUIREMENTS</p> <p>A. Preliminary Plan.</p> <ol style="list-style-type: none"> 1. Drafting Standards: 	<table border="1" style="width:100%; height: 600px; border-collapse: collapse;"> <tr> <td style="width:33%;"></td> <td style="width:33%;"></td> <td style="width:33%;"></td> <td style="width:33%;"></td> </tr> </table>							

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<p>SECTION 703 - Cont'd.</p> <p>a. The plan shall be drawn at a scale of 1"=50'.</p> <p>b. Plans shall be legible; half tone or screening shall be used as necessary.</p> <p>c. Bearings shall be in degrees, minutes and seconds and distances shall be in feet and decimal parts thereof.</p> <p>d. The boundary line of the subdivision shall be shown as a solid heavy line.</p> <p>2. The plan shall depict, note, or be accompanied by the following information:</p> <p>a. Name of subdivision or land development.</p> <p>b. Name and address of the owner of record and applicant.</p> <p>c. Name and address of the Engineer or Surveyor who prepared the plan.</p> <p>d. Zoning requirements, including:</p> <p>(1) Applicable district, including overlay district.</p> <p>(2) Lot area and yard requirements (area and bulk requirements).</p> <p>(3) The percentage of the lot(s) allowed to be covered by impervious surfaces and buildings.</p> <p>e. A location map highlighting the location of the tract within the Township and depicting properties of abutting owners and adjoining nearby roads within 1000 feet. The location map shall be drawn at a scale not smaller than 1"=800'.</p> <p>f. North arrow.</p> <p>g. Date of original drawings and any revisions.</p> <p>h. Written and graphic scales.</p> <p>i. Gross and net acreage of lots.</p> <p>j. Tract boundaries.</p> <p>k. Contiguous boundaries of all adjoining properties, and names of owners of such properties.</p> <p>l. Existing streets on or adjacent to the site with existing and future rights-of-way, names and cartway widths.</p> <p>m. Location of existing man-made features such as: buildings and their uses, any historical accessory structures such as spring houses, barns, silos, or other out buildings, driveways, fences, walls, wells, storm drains, sewer lines, septic tanks, and other on-lot sewage disposal features, culverts, bridges, utility easements, utility poles, water lines and mains, fire hydrants and other significant man-made features within the lot, and the approximate location of such features within two hundred (200) feet of the lot (this includes properties across streets).</p> <p>(The Applicant is urged to use existing aerial photography available from the Delaware County Planning Department, existing community facilities, and utilities data from the Comprehensive Plan; data from the U.S. Geological Survey Quadrangle maps; and other available information.)</p> <p>n. Existing contours at two (2) foot intervals. The USGS topography may be used to fulfill this requirement. If the property does contain land within the Steep Slope Conservation District or the Flood Hazard District (in which case an actual field surveyed topographical depiction would be required), then the requirements for a major subdivision and/or land development application shall apply and the application shall not be entitled to a review under this Article.</p>				
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	Yes	No	NA	
<p>SECTION 703 - Cont'd.</p> <p>o. Existing natural features including:</p> <p>(i) Streams, ponds and springs.</p> <p>(ii) Soil types and description.</p> <p>(iii) Tree masses and notable trees, indicating which are to be removed and which are to remain.</p> <p>(iv) Wetlands, including the name of the individual or firm who delineated the wetlands.</p> <p>p. Proposed lot boundaries, lot layout and building setback lines.</p> <p>q. Lot areas for each lot.</p> <p>r. Proposed driveway location(s).</p> <p>s. Any areas within the Flood Hazard District or Steep Slope Conservation District.</p> <p>t. Copies of the title report for the tract.</p> <p>u. Certification as to the accuracy of the plan and details of such plans shall be prepared in accordance with Act 367, known as the Professional Engineers Registration Law, (P.L. 913, No. 367), (63 P.S. Section 151), as amended.</p> <p>v. Proposed locations for Street Trees/Shade Trees along any existing street where there are no Street Trees/Shade Trees in accordance with Section 811, and Appendix A.</p> <p>B. Final Plan</p> <p>1. All drafting standards and plan requirements as set forth in Section 702.A. shall apply to the Final Plan, as well as the following:</p> <p>a. A Grading Plan indicating proposed contour and final grades and two (2) foot intervals and all proposed improvements, and depicting trees to remain as per Section 703.A.2.o.(iii), and including Tree Protection Details and Notes, in accordance with Appendix A.</p> <p>b. A soil erosion and sedimentation control plan, and a stormwater management plan.</p> <p>c. Tract and lot boundaries with dimensions, bearing and distances, closing with an error of not more than one (1) foot in ten thousand (10,000) feet.</p> <p>d. Location of existing and proposed permanent reference monuments and corner markers.</p> <p>e. When connection to public water and/or public sewer facilities is proposed, assurance of the availability of such service. This assurance shall be in the form of a letter signed by an officer of the company or authority concerned, indicating their ability and willingness to make such service available within the timetable cited under Section 402.C.4.</p> <p>f. When the proposed tract involves a gas pipeline, petroleum product transmission line, electric power transmission line, or any other pipeline or cable located thereon, a letter from the owner or authorized agent of such a facility indicating minimum setback distance requirements or a true and correct copy of the easement or grant of record shall be filed.</p> <p>g. Location of percolation test pits and proposed on-lot sewage disposal system.</p> <p>h. A Planning Module for Land Development shall be prepared and submitted to the Sewage Enforcement Officer as required by Chapter 71 of the Pennsylvania Sewage Facilities Act.</p>				

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<p>SECTION 703 - Cont'd.</p> <p>i. Location of proposed wells for on-site water supply.</p> <p>j. A graphic depiction and a list of all easements shall be shown on the Plan and, if appearing on record, the book and page numbers.</p> <p>k. A development schedule indicating the approximate date when construction can be expected to begin and be completed.</p> <p>l. Such private deed restrictions, including building setback lines, as may be imposed upon the property as a condition to sale, together with a statement of any restrictions previously imposed which may affect the title to the land being subdivided. The plans must clearly differentiate between existing and proposed deed restrictions. If there are no deed restrictions, a note to that effect must be placed on the Plan.</p> <p>m. A written Agreement, pursuant to Section 304, when improvements are proposed.</p> <p>n. Copies of the proposed legal description for each lot, based on net acreage.</p> <p>o. If the proposed lot(s) abuts on a street under the jurisdiction of the State, a note shall be added to the Final Plan to indicate that a Highway Occupancy Permit is required before a driveway or street can access a State highway.</p> <p>p. A list of permits, agreements, approvals, clearances and the like required to be obtained in connection with the proposed subdivision and/or land development and the governmental agencies, authorities and companies from which are due to be obtained shall be submitted to the Township. Sections 303.N. and 810.J.1. must also be addressed.</p> <p>SECTION 704 - <u>RECORDING OF FINAL PLAN</u> The recording of an approved Final Minor Subdivision Plan shall be as prescribed in Section 305.</p> <p>SECTION 705 - <u>SUBDIVISION AND LAND DEVELOPMENT AGREEMENT</u> The requirements for a Subdivision and Land Development Agreement of an approved Final Minor Subdivision shall be as prescribed in Section 304.</p>				
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