

EDGMONT TOWNSHIP

FINAL (MAJOR) PLAN CHECKLIST

For Subdivision and/or Land Development Plans - Processing and Review

<p>_____ Name of Subdivision and/or Land Development</p> <p>_____ Name of Applicant</p>	<p>Application No. _____</p> <p>Date of Filing _____</p>							
<p>Plan Requirements</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3">Concurrence</th> <th rowspan="2">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
Concurrence			Comments					
Yes	No	NA						
<p>SECTION 600 - PURPOSE</p> <p>The purposes of the Final Plan requirements are: to require formal approval by the Board of Supervisors for all subdivisions and land developments prior to the recording of plans as required by Section 305 of this Ordinance; and to protect the health, safety and welfare of the Township.</p> <p>SECTION 601 - GENERAL REQUIREMENTS</p> <p>The Final Subdivision and/or Land Development Plan and all plans forming a part thereof required by this Ordinance shall be submitted on clear and legible black line or blue line paper prints. The Final Plan shall reflect conformance with Article 3 Section 303. and Section 602. regarding Final Plan procedure and, in particular:</p> <ol style="list-style-type: none"> 1. Copies of the Major Subdivision and/or Land Development Checklist, filled out and signed by the Engineer or other design professional who prepared the plan. 2. The submission of seventeen (17) copies of the plans forming a part of the Final Plan as well as seventeen (17) copies of all other required documents and submissions. 3. Evidence of notification of the Final Plan submission to the abutting owners. 4. The filing with the Township at least twenty-four (24) days prior to the regularly scheduled public meeting of the Planning Commission. 5. Upon submission of a Final Plan, the landowner or developer shall authorize the Township and its representatives to enter the site for the purpose of site visualization <p>SECTION 602 - FINAL PLAN REQUIREMENTS</p> <p>A. A Final Plan shall reflect the following drafting standards:</p> <ol style="list-style-type: none"> 1. The plan shall be drawn at a scale of no less than 1"=50' and shall be legible. 2. Each sheet shall be numbered and shall show its relationship to the total number of sheets. 3. Where any revision is made, or when the plan is a revision of a previously approved plan, three copies shall have all revisions highlighted in yellow. Descriptions and notations of revisions shall be clearly marked and dated. 4. The plan shall be drafted to clearly indicate which features are existing and which are proposed. A legend shall be provided to serve as a Key to various graphic symbols. (Half-tones or screens are recommended to simplify the readability of the plan(s).) 5. The boundary line of the property shall be shown as a solid, heavy line. 6. All dimensions shall be shown and noted in feet and hundredths of a foot. 	<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>							

Plan Requirements	Concurrence			Comments
	Yes	No	NA	
SECTION 602 - Cont'd.				
<p>B. Illustrations and notes including the following:</p> <ol style="list-style-type: none"> 1. A location map which highlights the location of the tract within the Township and depicts properties of abutting owners and adjoining and nearby roads within 1000' feet. The location map shall be drawn at a scale not smaller than 1"=800'. 2. If two (2) or more sheets are required for the submission, a Key map shall be shown on each sheet indicating the relationship of each sheet to the overall lot. In addition, an overall index of sheets shall appear on sheet 1. 3. Proposed subdivision or land development name or identifying title. 4. North arrow, date, and written and graphic scales. 5. Name, address and telephone number of the applicant, landowner, developer, and the authorized agent, if any. 6. Name, signature and seal of Engineer, Surveyor, Landscape Architect, Land Planner or Architect responsible for having prepared the plans forming a part of the Final Plan and any other documents or submissions forming a part of the Final Plan. 7. Tract boundaries and individual lot boundaries with dimensions, bearings and distances, closing with an error of not more than one (1) foot in ten thousand (10,000) feet, and the source of boundary information such as deed, survey or existing recorded plans. 8. When the Final Plan includes only a portion of a landowner or developer's entire tract or such portion is contiguous to another tract of the landowner or developer, the dimensions, bearings and distances of the balance of such entire tract or other tract, shall also be shown. 9. Names and mailing addresses of abutting owners and tax parcel numbers. 10. Zoning on and adjacent to the tract, including notes regarding the relevant area and bulk regulations for each zoning district that pertains to the tract, with an indication of conformance to same, such as the percent of any lot covered by impervious surfaces and the percent of any lot covered by buildings. 11. If the Flood Hazard District overlays the tract, flood hazard areas and flood fringe areas shall be accurately and conspicuously delineated, depicted and noted in accordance with same as described in the Zoning Ordinance and shown on the Flood Hazard District Map. Such delineation and notation shall be made by a qualified person and shall include: graphic symbolism to distinguish flood hazard area and the flood fringe area. 12. All existing surface water resources, such as watercourses, wetlands, ponds and springs; and, other natural drainage features. The existence and extent of wetlands on a site shall be determined and delineated by a qualified expert. The individual and/or firm conducting such field investigation must be noted on the plans. 13. Existing contours at vertical intervals of two (2) feet based on contour information derived from an actual topographic survey of the property, consistent with National Mapping Accuracy Standards, due evidence of which may be required by the Planning Commission. Steep and Very Steep Slopes shall be accurately and conspicuously depicted as follows: <ol style="list-style-type: none"> a. Very steep slopes (25%+) and steep slopes (15 to 25%) shall be shown for all portions of the tract. b. Steep and Very Steep Slopes as regulated by the Steep Slope Conservation District must be clearly indicated. The plan shall also include a legend which clearly differentiates between Steep and Very Steep Slopes as defined in Article 2 and regulated by Section 1601.C.5. of the Zoning Ordinance. 				
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Plan Requirements	Concurrence			Comments
	Yes	No	NA	
SECTION 602 - Cont'd.				
14. Datum to which contour elevations refer and reference to known, established benchmarks and elevations.				
15. Existing tree masses, hedgerows and free standing trees of up to eight (8) inches in caliper, eight (8) to twenty-four (24) inches in caliper, and twenty-four (24) inches or greater in caliper, indicating which may be removed and which will remain. The edge of the woodland to remain shall be shown as a scalloped line.				
16. Soil types as identified in the <u>Soil Survey of Chester and Delaware Counties, 1963</u> , including a listing of the soil characteristics pertaining to slope, depth to seasonal high watertable and depth to bedrock.				
17. Approximate location of existing man-made features such as: buildings and their uses, driveways, wells, sewer lines, septic tanks and other on-lot sewage disposal systems, storm drains, culverts, bridges, utility easements, utility poles, water lines and mains, fire hydrants and other significant man-made features within two hundred (200) feet of, and within the lot (this includes properties across streets). (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.)				
18. All existing streets, on or adjacent to the tract, including name, right-of-way width and cartway width. Show State Route names and numbers and Township road names and numbers (refer to Appendix E).				
19. All existing property lines, easements and rights-of-way, and dimensions, bearings and distances for same, and the purpose for which such easements or rights-of-way have been established.				
20. Total gross and net acreage of the tract and the gross and net acreage of the individual lots proposed therein; and, the number of lots, dwelling units, buildings, other structures, and all uses proposed.				
21. Proposed lot lines with dimensions, lot numbers in consecutive numerical order, proposed minimum setback areas, the proposed buildable area (using a dashed line to reflect the minimum yard and setback requirements). Where a buildable area is shown on a plan as extending into a Flood Hazard District, a Steep Slope Conservation District or any other area which may involve a Conditional Use or Special Exception, those portions of the buildable area extending into any such areas shall be delineated, depicted, and otherwise noted on all plans in an accurate and conspicuous manner to disclose the specific uses which may occur in such areas.				
22. The use(s) proposed in the Edgmont Township Comprehensive Plan which pertain to the tract.				
23. In the case of a land development, the following additional requirements shall apply:				
a. Location, alignment and width of all proposed streets, driveways, rights-of-way and easements, the identification of street names (as provided in Section 802) and the purpose for which private rights-of-way or other easements are proposed.				
b. Building locations and, when applicable, preliminary provisions for parking areas, traffic control, loading areas and docks, lighting, signage, curbing and other proposed site structures.				
c. A Final Grading Plan depicting proposed contours at two (2) foot intervals, illustrating trees to remain as per Section 602.B.15, and including Tree Protection Details and Notes, in accordance with Appendix A.				
d. A Final Landscaping Plan depicting proposed street trees, buffer area plantings, replacement trees and other plantings as required, in accordance with the landscaping design standards of Article 8, Section 811, and Appendix A.				
e. A schematic layout of storm drainage system and stormwater management structures.				

Plan Requirements	Concurrence			Comments
	Yes	No	NA	
SECTION 602 - Cont'd.				
<p>f. Proposed method of water supply and sanitary sewage disposal for each lot and a schematic layout of water lines, sewer lines and capped sewers when applicable.</p> <p>g. A plan depicting recreational and open space areas with acreages.</p> <p>h. Location and description of all off-site improvements.</p> <p>24. The functional classification of the street(s), road(s), or highway(s) adjoining the tract as defined on the map for same contained in the Comprehensive Plan.</p> <p>25. Any Improvement(s) to be offered for Dedication.</p> <p>C. The Final Plan shall also be accompanied by the following:</p> <p>1. A copy of a current Title Report for the subject tract.</p> <p>2. A statement on the plan of the types of buildings, other structures and/or dwelling units proposed to be constructed, indicating whether same will be of uniform construction or different in design, and whether same will be custom or production styled.</p> <p>3. An updated and satisfactory Environmental Impact Assessment (EIA) report as set forth in Article 10, Section 1007.</p> <p>4. A final phasing schedule for the proposed sequence of the subdivision and/or land development. The phasing schedule shall indicate the order in which construction activities will occur. In the case where development is projected over a number of years, Section 306.D. will be addressed. Phases shall be shown on the Conservation Plan.</p> <p>5. A written report indicating the feasibility for water supply and sanitary sewage disposal. Whenever on-lot systems are proposed, the feasibility report shall reflect the following:</p> <p>a. With regard to sanitary sewage disposal, there shall be an objective description of the ability of achieving a successful system for the disposal of sewage. The description shall make reference to soils data relative to limitations for septic tank filter fields or alternative systems, and indicate various indices of suitability for such a system, such as permeability and depth to seasonal high water table.</p> <p>b. With regard to water supply, there shall be an objective description of the ability of achieving a successful system for an individual or community well, whenever such well is proposed. The description shall reference geologic and hydrogeologic data relative to groundwater conditions and potential yields. In addition to such information regarding water supply, the description shall indicate the demand for water from the proposed subdivision and/or land development and its related uses and users.</p> <p>6. The location of soil percolation test pits, whenever on-lot sewage disposal is proposed, and the location of the proposed on-lot sewage systems.</p> <p>7. The location of the proposed well(s) for on-lot water supply.</p> <p>8. When connection to public water and/or public sewer facilities is proposed, assurance of the availability of such service is required. 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 502.C.4., and statements found on page C-3 of Appendix C.</p> <p>9. A final Title Plan, reflecting in final form, the information required in the definition, at the same scale as the Final Plan.</p> <p>10. A final Conservation Plan reflecting, in final form, the information required under Section 603.</p>				
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Plan Requirements	Concurrence			Comments
	Yes	No	NA	
SECTION 602 - Cont'd.				
11. Whenever improvements are to be constructed or installed, a final Improvements Construction and Profile Plan, reflecting in final form, the information required under Section 604.				
12. Whenever improvements are to be constructed or installed, a final profile(s) plan, reflecting in final form the information required under Section 604.C.				
13. A final Construction Detail Plan which includes all additional detail information required.				
14. Final documents for any proposed covenants or restrictions upon the property subject to the approval of the Township Solicitor and the final legal descriptions for all lots.				
15. A final Landscape Plan indicating precise types, quantities and sizes of proposed trees, shrubs, and groundcovers and other landscaping elements, in accordance with the Design Standards in Article 8.				
16. A lighting plan where required indicating the location, height and type of fixtures; and a letter from the Electric Company indicating approval of any street lights.				
17. A final grading plan with existing and proposed contour lines at two (2) foot intervals indicating lot and driveway grading, driveway slopes, the maximum anticipated house size and all easements.				
18. When the proposed tract involves a gas pipeline, petroleum products transmission line, electric power transmission line or any other pipeline or cable located thereon, the owner or authorized agent of such facility must be notified and a letter from the owner or authorized agent of such facility shall be submitted, indicating minimum coverage and setback distance requirements. In addition, a true and correct copy of the easement or grant of record shall be submitted.				
19. A final draft of all other plans, documents and submissions which by terms of any Township ordinance, code or regulation may be required by the Board of Supervisors for Final Plan approval.				
20. Any plans, documents and other submissions covering any matters not part of the Preliminary Plan but which represent promises, commitments and the like made by the Applicant.				
21. A completed copy of the Preliminary Plan Checklist (which appears in the Appendix).				
22. Location of existing and proposed permanent reference monuments and markers and a note indicating the materials and size of same.				
23. Pedestrian ways including all sidewalks, walkways, and pedestrian rights-of-way and other improvements to be used for general public use.				
24. Signature blocks used for signing the Final Plan in accordance with Section 305.				
25. The location of test pits where stormwater is to be disposed and a listing of absorption rates, whenever seepage pits are proposed.				
26. The following shall also be noted on the Final Plan:				
a. The seal and signature of the Engineer or other design professional responsible for having prepared the plans forming a part of the Final Plan.				
b. A certification indicating the intent to make an offer of dedication of the streets and other improvements.				
c. A certification indicating who is responsible for the maintenance of the site improvements.				

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Plan Requirements	Concurrence			Comments
	Yes	No	NA	
<p>SECTION 602 - Cont'd.</p> <p>d. 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>D. In addition, the following shall apply:</p> <ol style="list-style-type: none"> 1. An approved Planning Module for Land Development as required by Act 537, the Pennsylvania Sewage Facilities Act, together with the report of a licensed Sewage Enforcement Officer or Engineer describing the ability to create a successful system for on-site sewage disposal whenever such a system is proposed. 2. 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 obtain access to a State road. 3. A plan of the proposed streets and lots at a scale of 1"=800'. In the case of a project that is not a subdivision, the Plan shall depict the proposed buildings. 4. Legal descriptions for each proposed lot based on net acreages shall be filed with the Final Plan. <p>SECTION 603 - CONSERVATION PLAN</p> <p>A. The Conservation Plan shall be in complete conformance with the design standards of Article 8. The Conservation Plan shall indicate measures to be taken to protect surface and groundwater resources, topography, vegetation and other natural features through the control of grading, soil erosion and sedimentation and stormwater management.</p> <p>B. The plan, map, report, calculation and computation requirements for the control of grading, soil erosion and sedimentation and stormwater management shall be in accordance with Article 8 and the following:</p> <ol style="list-style-type: none"> 1. A map depicting the total watershed. A USGS Quadrangle Map is suitable as the source for such map. However, the watershed area must be highlighted or otherwise distinguished from other areas outside the watershed. 2. Maps and drawings showing all existing and proposed drainage facilities on and within two hundred (200) feet of the subject property. 3. A plan of the site at a scale of one inch equals fifty feet (1"=50'), prepared by a registered engineer including the following: <ol style="list-style-type: none"> a. All existing topographic features with a contour interval of at least two (2) feet, as per Section 602.B.13. b. Boundary survey information, as per Section 602.B.19. c. Location and description of all vegetative characteristics as per Section 602.B.15. plus all other land cover characteristics. d. All existing utilities, as per Section 602.B.17. e. Soil types, as per Section 602.B.16. f. All proposed buildings, driveways, the schematic locations for stormwater management facilities, grading, soil erosion and sedimentation control facilities. <p>C. In addition, the following shall be submitted:</p> <ol style="list-style-type: none"> 1. Profiles of all proposed sewers, including elevation, sizes, slopes and materials, at a scale of one inch equals fifty feet (1"=50') horizontal and one inch equals five feet (1"=5') vertical, as per Section 604. 				
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Plan Requirements	Concurrence			Comments
	Yes	No	NA	
<p>SECTION 603 - Cont'd.</p> <ol style="list-style-type: none"> 2. Staging of earthmoving activities and program of operation. 3. Locations, dimensions and design details required for the construction of all such facilities, as per Section 604.E.3. 4. All soil erosion and sedimentation control measures, temporary as well as permanent, and sufficient detail in order to clearly indicate effectiveness of the plan. 5. Project specifications relative to stormwater control, soil erosion and sedimentation. 6. When facilities such as detention/retention basins are planned, all such facilities shall be designed in accordance with Section 801.H.1.c.(13). 7. The design computations for the stormwater drainage systems including storm drain pipes and inlets, run-off control measures and culverts and drainage channels and stormwater management systems, including basins and/or underground detention/retention systems. 8. A narrative report of the project stating the purpose and engineering assumptions and calculations for stormwater and soil control measures and facilities. The following information shall be included: <ol style="list-style-type: none"> a. General description of the project. b. General description of accelerated runoff control plan. c. General description of the soil erosion and sedimentation control plan. d. Expected project time schedule, including anticipated start and completion dates. e. The stormwater characteristics of the project as related to its location within the watershed(s). f. On-site detention methods. g. Methodology and basis of design computations. h. Brief description of soils and their characteristics. 9. Stormwater Drainage Plan <ol style="list-style-type: none"> a. A complete plan of the stormwater drainage system showing all pipes, swales, channels, structures, and detention basins shall be submitted as part of the stormwater management plan. The drainage areas and the design flow into each inlet or structure shall be delineated on a copy of the stormwater management plan. b. Pre and post flows to stormwater systems and drainage areas must be delineated on the Stormwater Management Plan, per Section 810.H.2.a. <p>SECTION 604 - IMPROVEMENTS CONSTRUCTION PLAN, AND PROFILE(S) PLAN</p> <ol style="list-style-type: none"> A. On all plans, profiles and other sheets which depict the information required in this Section, the following shall be provided: <ol style="list-style-type: none"> 1. Proposed Subdivision and/or Land Development name or identifying title; and name of the landowner, developer and the authorized agent, if any. 2. North arrow, scale and date. 				

Plan Requirements	Concurrence			Comments
	Yes	No	NA	
SECTION 604 - Cont'd.				
<p>3. Name of the Engineer responsible for having prepared the plan(s), profile(s), cross-section(s), documents and/or other submissions forming the Improvement Construction Plan.</p> <p>B. The horizontal plan shall show details of the horizontal layout of streets, sanitary and storm sewers including:</p> <ol style="list-style-type: none"> 1. Centerlines, preliminary curve data and stations corresponding to the profile. 2. Right-of-way and curb lines with radii at intersection. 3. Location of all proposed monuments with references thereto. 4. Property lines and ownership of abutting properties. 5. Proposed lot lines. 6. Location, length, material and size of line with stations corresponding to the profile. 7. Proposed storm and sanitary sewer, water and other utility lines within the street right-of-way. 8. Tie-ins by bearing and distances to intersections of all public streets, with the names and widths thereof. 9. Locations of manholes and/or inlets with grade between and elevation of flow line and top of each manhole or inlet. 10. Property lines and properties of abutting owners, with details of easements. 11. Beginning and end of proposed construction. 12. Location of sanitary laterals. 13. Location and size of all drainage structures, public utilities, sidewalks, lighting standards, street name signs and other improvements. 14. Location of all other drainage facilities and utilities in the vicinity of storm and/or sanitary sewer lines. 15. Hydraulic design data for culverts and/or bridge structures and details of proposed handling of surface and/or subsurface drainage problems. <p>C. The Profile Plan shall be a vertical section of streets, sanitary and storm sewers with details of vertical alignment including:</p> <ol style="list-style-type: none"> 1. Profiles and elevations at fifty (50) foot stations along the centerline of the existing ground surface and along both right-of-way lines as well as the profile of the nearest connecting streets for a distance of one hundred (100) feet beyond the boundary of the subdivision and/or land development. 2. Profiles and percentage of grade along the proposed centerline, and elevations at fifty (50) foot intervals. 3. The length of vertical curves, and elevations at twenty-five (25) foot intervals. 4. Profile of existing and proposed ground surface with elevations at the top of manholes or inlets. 5. Profile of storm or sanitary sewer showing the type and size of pipe, grade, cradle (if any), manhole or inlet locations with the length and slope of the pipe between structures shown, and elevations at the flow line. 				
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Plan Requirements	Concurrence			Comments
	Yes	No	NA	
<p>SECTION 604 - Cont'd.</p> <p>D. The Improvements Construction Plan shall show the cross section of streets prepared in accordance with the Design Standards and Requirements in Article 8, including:</p> <ol style="list-style-type: none"> 1. Right-of-way width and location and width of paving within the right-of-way. 2. Type, thickness and crown of paving. 3. Type and size of curb, with detail of concrete curb. 4. Grading of sidewalk areas. 5. Location, width, type and thickness of sidewalk, if required. <p>E. In addition, the following shall be submitted:</p> <ol style="list-style-type: none"> 1. Plans and details of bridges, street trees, retaining walls, stormwater management structures, erosion and sedimentation control structures and all other proposed improvements, containing sufficient information which would customarily be included in working drawings and specifications for the proposed construction and which would enable the Township Engineer to perform an effective evaluation of the proposed improvements, and with specific detail which would allow the Contractor to build the same. 2. Structural calculations for items such as all retaining walls and bridges. <p>SECTION 605 - AS BUILT PLAN</p> <p>The As Built Plan shall be reproducible and drawn to the same scale as the Final Plan, Conservation Plan, Improvements Construction Plan and Profile Plan and shall be certified to by the Engineer of the landowner or developer and approved by the Township Engineer.</p> <p>A. Said Plan shall indicate the actual location, dimensions and/or elevations of all completed improvements, including but not limited to:</p> <ol style="list-style-type: none"> 1. Monuments. 2. The location of the cartway and curb, for both sides of each street. 3. Sanitary sewer main, manholes, rim and invert elevations and laterals. 4. Storm sewers, inlets, rim and invert elevations and culverts. 5. Water mains and fire hydrants. 6. Street lights. 7. Landscaping and screen planting. 8. Berms. 9. Permanent sedimentation, erosion control and stormwater management structures with as-built storage volume and outlet structure elevations and as-built elevations for the basin. 10. All easements. <p>B. The As Built Plan shall be submitted in complete and accurate form prior to the final release of funds being withheld, as provided in Section 903.</p> <p>SECTION 606 - SUBDIVISION AND LAND DEVELOPMENT AGREEMENT</p> <p>A Subdivision and Land Development Agreement shall be executed in accordance with Section 304.</p>				