

EDGMONT TOWNSHIP

PRELIMINARY (MAJOR) PLAN CHECKLIST

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

Name of Subdivision and/or Land Development _____ Name of Applicant _____	Application No. _____ Date of Filing _____				
Plan Requirements	Concurrence	Comments			
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%; padding: 2px;">Yes</td> <td style="width:33%; padding: 2px;">No</td> <td style="width:33%; padding: 2px;">NA</td> </tr> </table>	Yes	No	NA	
Yes	No	NA			
<p>SECTION 500 - PURPOSE</p> <p>The purpose of the Preliminary Plan is to obtain formal approval proceeding with the preparation of detailed final plans. The Preliminary Plan submitted shall reflect any changes recommended during a Sketch Plan review. All information and procedures relating to the Preliminary Plan shall comply with this Ordinance except where variations therefrom may be specifically recommended by the Township Planning Commission and approved by the Board of Supervisors pursuant to the requirements of Sections 102 and 1006.</p> <p>SECTION 501 - GENERAL REQUIREMENTS</p> <p>A. The Preliminary 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 Preliminary Plan shall reflect the following:</p> <ol style="list-style-type: none"> 1. Conformance with Section 302 regarding Preliminary Plan procedure. 2. All Preliminary Plans shall meet the requirements of this Section and Section 502. <p>B. Upon submission of a Preliminary Plan, the landowner or developer shall authorize the Township and its representatives to enter the site for the purpose of site visualization.</p> <p>SECTION 502 - PRELIMINARY PLAN REQUIREMENTS</p> <p>A. A Preliminary 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 to the satisfaction of the Township Engineer. A legend shall be provided to serve as a Key to various graphic symbols. (Half-tones or screens are recommended to simplify readability of the plan(s).) 5. The boundary line of the property shall be shown as a solid, heavy line. <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'. 					

Plan Requirements	Concurrence			Comments
	Yes	No	NA	
SECTION 502 - Cont'd.				
<p>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.</p> <p>3. Proposed subdivision or land development name or identifying title.</p> <p>4. North arrow, date, and written and graphic scale.</p> <p>5. Name, address and telephone number of the Applicant, landowner, developer, and the authorized agent, if any.</p> <p>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 Preliminary Plan and any other documents or submissions forming a part of the Preliminary Plan.</p> <p>7. Tract boundaries, with bearings and distances, and the source of boundary information such as deed, survey or existing recorded plans.</p> <p>8. When the Preliminary 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.</p> <p>9. Names and mailing addresses of abutting owners and tax parcel numbers.</p> <p>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 area covered by impervious surfaces and the percent of any lot covered by buildings.</p> <p>11. Any variances, special exceptions, conditional uses, or waivers requested or required.</p> <p>12. 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 include: graphic symbolism to distinguish the flood hazard area and the flood fringe area.</p> <p>13. 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.</p> <p>14. Existing contours at vertical intervals of two (2) feet based on contour information derived from an actual topographic survey for 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:</p> <p>a. Very Steep Slopes (25%+) and Steep Slopes (15-25%) shall be shown for all portions of the tract.</p> <p>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.</p> <p>15. Datum to which contour elevations refer and reference to known, established benchmarks and elevations.</p>				
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Plan Requirements	Concurrence			Comments
	Yes	No	NA	
SECTION 502 - Cont'd.				
<p>16. 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 are to remain. The edge of the woodland to remain shall be shown as a scalloped line.</p> <p>17. 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.</p> <p>18. 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 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>19. 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 (Appendix E).</p> <p>20. 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.</p> <p>21. Total 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.</p> <p>22. 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.</p> <p>23. The use(s) proposed in the Edgmont Township Comprehensive Plan which pertain to the tract.</p> <p>24. In the case of land development, the following additional requirements shall apply:</p> <p>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.</p> <p>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.</p> <p>c. A Preliminary Grading Plan depicting proposed contours at two (2) foot intervals, illustrating trees to remain as per Section 502.B.16, and including Tree Protection Details and Notes, in accordance with Appendix A.</p> <p>d. A Preliminary Landscaping Plan depicting proposed street trees, buffer area plantings, replacement trees and other plantings as required, in accordance with the landscape design standards of Article 8, Section 811, and Appendix A.</p>				
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Plan Requirements	Concurrence			Comments
	Yes	No	NA	
SECTION 502 - Cont'd.				
<p>e. A schematic layout of storm drainage system and stormwater management structures.</p> <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>25. 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>26. Any Improvement(s) to be offered for Dedication.</p> <p>C. The Preliminary Plan shall also be accompanied by the following:</p> <p>1. A copy of the 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 Environmental Impact Assessment (EIA) report as set forth in Article 10, Section 1007.</p> <p>4. A preliminary 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. 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 reference to soils data relative to limitations for septic tank filter fields or other systems, and indicate various indices of suitability for such a system, such as permeability and depth to seasonal high water table. A Planning Module for Land Development may be submitted to fulfill this requirement.</p> <p>b. With regard to water supply, there shall be an objective description of the ability of achieving a reliable, safe and adequate water supply for an individual or community well, whenever such well is proposed, within the capacity of available resources. 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. 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 502.C.4.</p> <p>7. A Preliminary Conservation Plan, in accordance with Section 503.</p> <p>8. Whenever road improvements are to be constructed or installed, a Preliminary Improvements Construction Plan in accordance with Section 504.</p> <p>9. A preliminary construction detail plan including such items as cross-sections, planting details, inlets, and manholes and the like, as per Section 300.C.4.</p>				
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Plan Requirements	Concurrence			Comments	
	Yes	No	NA		
SECTION 502 - Cont'd.					
<p>10. A draft of any proposed covenants or restrictions upon or against the property, subject to the approval of the Township Solicitor. If covenants or restrictions are not proposed, same shall be noted on the plan.</p> <p>11. 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 a 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 correct copy of the easement or grant of record shall be submitted.</p> <p>12. A 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, shall be required in preliminary form and shall accompany and form a part of any Preliminary Plan when the application form for approval thereof is filed.</p> <p>13. 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.</p> <p>14. A completed copy of the Preliminary Plan Checklist (which appears in the Appendix).</p> <p>15. 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. When the Preliminary Plan includes only a portion of the entire tract or a contiguous tract owned by the Applicant, a Conceptual Plan depicting a future street system and other improvements of the remaining land shall be submitted when required by the Board of Supervisors.</p>					
<p>SECTION 503 - CONSERVATION PLAN</p> <p>A Conservation Plan, which shall accompany and become a part of the Preliminary and Final Subdivision and/or Land Development Plan, shall be drawn at the same scale as that of other plans forming a part of the Preliminary Plan and the Final Plan. The Conservation Plan shall be filed as a separate sheet or drawing in addition to that submitted in accordance with Section 502. However, the information contained in said plan shall be added so as to overlay with plans required by Section 502, whereby the attributes of the proposal such as tract boundaries, existing and proposed contours, existing natural features, proposed subdivision and land development layout, and the like are reflected. In addition, the Conservation Plan shall reflect the following:</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> <p>1. A map depicting the upstream areas draining onto the tract. A U.S.G.S. 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.</p> <p>2. Maps and drawings showing all existing and proposed drainage facilities on and within two hundred (200) feet of the subject property.</p> <p>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:</p> <p>a. All existing topographic features with a contour interval of at least two (2) feet, as per Section 502.B.14.</p>					
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Plan Requirements	Concurrence			Comments
	Yes	No	NA	
SECTION 503 - Cont'd.				
<ul style="list-style-type: none"> b. Boundary survey information, as per Section 502.B.20. c. Location and description of all vegetative characteristics as per Section 502.B.16. plus all other land cover characteristics. d. All existing utilities, as per Section 502.B.18. e. Soil types, as per Section 502.B.17. f. All proposed buildings, driveways, the schematic locations for stormwater management facilities, grading, soil erosion and sedimentation control facilities. 				
<p>SECTION 504 - IMPROVEMENTS CONSTRUCTION PLAN, AND PROFILE(S) PLAN</p> <p>Whenever improvements are proposed such as a new street or the upgrading of an existing street, the Improvements Construction Plan shall accompany and become a part of the Preliminary and Final Subdivision and/or Land Development Plans. Said Plan shall be drawn at a ten to one (10:1) ratio of horizontal to vertical scale, whereby the horizontal scale shall be fifty (50) feet to the inch and the vertical scale shall be five (5) feet. Said Plans shall be prepared by an Engineer, and shall be subject to the following requirements:</p> <ul 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: <ul 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. 3. Name of the Engineer responsible for having prepared the plan(s), profile(s), cross-section(s), documents and/or other submissions forming the Improvements Construction Plan. B. The horizontal plan shall show details of the horizontal layout of streets, including: <ul style="list-style-type: none"> 1. Centerline, preliminary curve data and stations corresponding to the profile. 2. Right-of-way and curb lines with radii at intersections. 3. Location of all proposed monuments with reference thereto. 4. Property lines and ownership of abutting properties. 5. Proposed lot lines. C. The Profile Plan shall be a vertical section of streets, with details of vertical alignment including: <ul style="list-style-type: none"> 1. Profiles and percentage of grade along the proposed centerline. 2. The length of vertical curves. D. The cross section of streets prepared in accordance with the Design Standards and Requirements in Article 8, including: <ul 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. 				
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