

EDGMONT TOWNSHIP

PRELIMINARY (MINOR) PLAN CHECKLIST

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

_____ Name of Subdivision and/or Land Development	Application No. _____
_____ Name of Applicant	Date of Filing _____

Plan Requirements	Concurrence			Comments
	Yes	No	NA	

SECTION 700 - PURPOSE

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.

SECTION 701 - CONDITIONS OF ELIGIBILITY

The following shall constitute a minor subdivision and/or land development:

- A. A subdivision of a tract of land or a land development for residential purposes only in a residential zoning district provided:
 - 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. During any five (5) year period, no more than four (4) lots 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.
 - 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.

SECTION 702 - GENERAL REQUIREMENTS

- 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:
 - 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.
- 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.

SECTION 703 - PLAN REQUIREMENTS

- A. Preliminary Plan.
 - 1. Drafting Standards:

Plan Requirements	Concurrence			Comments
	Yes	No	NA	
<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>				
<p>Completed by: _____ Date: _____ Sheet <u>2</u> of <u>3</u></p>				

Plan Requirements	Concurrence			Comments
	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.</p>				