

ARTICLE IV

PLAN REQUIREMENTS

SECTION 400 SKETCH PLAN REQUIREMENTS

The Sketch Plan 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, right-of-ways.
- 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 right-of-ways to better plan the proper locations of the same.

A land development Sketch Plan shall be drawn to any graphic scale, however, precise dimensions are not required.

SECTION 401 PRELIMINARY PLAN REQUIREMENTS

The Planning Commission may require that the following materials be submitted with an application for review and approval of Preliminary Plans drawn to a graphic scale on a sheet size indicated in Section 303 of this Ordinance:

- A. Proposed land development name or identifying title.
- B. Municipality in which the land development is located.
- C. North point, graphic scale and date of plan preparation and subsequent revisions.
- D. Name, address and signature of the owner of the property or of his authorized agent verifying ownership and acceptance of the plan to include certified statement offering land for dedication for public use.

- E. Name, seal and signature of the Registered Engineer or Registered Surveyor responsible for the plan preparation and accuracy.
- F. Total acreage of tract.
- G. Number of lots, proposed density and minimum lot size.
- H. Signature block for approval by the Borough Council.
- I. Length of new street proposed.
- J. Type and location of water supply and sewage disposal facilities proposed.
- 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 rights-of-way 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. The location of all existing and proposed 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 and setback lines.
- 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. Deed reference or source of title to property limits shown on the plan.

The Preliminary Plan shall include thereon or be accompanied by:

- A. Cross-section and profiles of all proposed water and sewer lines.
- B. Cross-section and centerline profiles for each proposed street intersection.
- C. Preliminary engineering designs of any new bridges or culverts proposed on the tract.
- D. A drawing of all present and proposed grades and facilities for stormwater drainage and supporting calculations.
- E. Application for Subdivision and Land Development Approval.
- F. Four (4) copies of a completed Planning Module Component Form available from the Pennsylvania Department of Environmental Protection to revise or supplement the Official Act 537 Sewage Facilities Plan for the Borough.
- G. Four (4) copies of an Erosion and Sedimentation Control Plan in accordance with the Rules and Regulations of the Pennsylvania Department of Environmental Protection and the Franklin County Conservation District.

SECTION 402 **FINAL PLAN REQUIREMENTS**

The Planning Commission may require that the following materials be submitted with an application for approval of a Final Plan. 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 include:

- A. All items required for Preliminary Plan in Section 401.
- B. Plan shall include only the phase or section of the subdivision or land development proposed for immediate recording and development.

- C. 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 on to monuments as required.
- D. The length of all straight lines, radii, lengths of curves and tangent bearings for each street.
- E. All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use.
- F. All dimensions shall be shown in feet and hundredths of a foot.
- G. The proposed building setback line for each street. The proposed placement of each building may be required.
- H. The point of access of all driveways.
- I. Locations, size, invert elevation of all sanitary, storm and combined sewers and location of all manholes, inlets and culverts.
- J. Location of street signs, shade trees and light poles.
- K. Names of streets within and adjacent to the land development shall be shown.
- L. The location of permanent reference monuments shall be shown on the Plan.
- M. 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.
- N. Signature block for approval by the Borough Council.
- O. The Final Plan shall include thereon or be accompanied by:
 - 1. A copy of such private deed restrictions, as may be imposed upon the property as a condition of sale by the present owner.
 - 2. 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.
 - 3. Certification from a Registered Professional Engineer employed by the Borough that the developer has installed all improvements to the specifications of this Ordinance and any conditions attached by the Council; or that the developer has posted an improvement bond or other accepted security in amount sufficient to assure completion of all required improvements.

4. Other State and Borough certifications as may be required.
5. Any plat which will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall determine 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.