

CHADDS FORD TOWNSHIP

FINAL 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>				
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;">N/A</td> </tr> </table>	Yes	No	N/A	
Yes	No	N/A			
<p>SECTION 110-22 - FINAL PLAN</p> <p>The Final 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 fifty (50) feet. Said plans shall be submitted on black line prints no smaller than seventeen by twenty-two (17x22) inches and no larger than twenty-two by thirty-four (22x34) inches. Each sheet shall be folded down to 8½" x 11" individually (not nested). If the Final Plan is drawn in two (2) or more sections, a key map showing the location of the sections shall be depicted on each sheet and an overall index sheet shall be submitted. An "electronic" copy of all plans, documents and submissions in Adobe® PDF format shall be submitted on CD-R media. The Final Plan shall reflect the following:</p> <p>A. Conformance with Article III, Section 110-11 regarding Final Plan Procedure, and in particular:</p> <ol style="list-style-type: none"> 1. The completion of the application form. <input type="checkbox"/> 2. The submission of twenty (20) copies of the plans forming a part of the Final Plan as well as twenty (20) copies of all other required documents and submissions. <input type="checkbox"/> 3. Evidence of notification of the plan submission to the abutting owners. <input type="checkbox"/> 4. The filing at least twenty-one (21) days prior to the regular monthly public meeting of the Planning Commission. <input type="checkbox"/> <p>B. In addition to all illustrations and notes required under Section 110-19.B. to accompany the Preliminary Plan, the following shall be submitted:</p> <ol style="list-style-type: none"> 1. All dimensions shall be shown and noted in feet and hundredths of a foot. <input type="checkbox"/> 2. 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. <input type="checkbox"/> 3. Total acreage and square feet of the tract and total square feet of the individual lots proposed therein to the hundredths of a foot and the number of lots, dwelling units, buildings and other structures proposed. <input type="checkbox"/> 4. Lots and blocks numbered in a logical sequence. <input type="checkbox"/> 5. Location of permanent reference monuments indicated by an 'X' and the location of lot corner markers indicated by an 'O'. <input type="checkbox"/> 6. Pedestrian ways including all sidewalks, walkways, and pedestrian rights-of-way and other improvements to be used for general public use. <input type="checkbox"/> 7. A final landscaping plan indicating precise types, quantities and sizes of proposed trees, shrubs and groundcovers, and other landscaping elements. <input type="checkbox"/> 8. A signature block used for signing the Final Plan in accordance with Article III Section 110-11.O. <input type="checkbox"/> 9. The location of percolation test pits, whenever on-site sewage disposal is proposed. <input type="checkbox"/> 					

Plan Requirements	Concurrence			COMMENTS
	Yes	No	N/A	
SECTION 110-22 - Continued				
10. The location of test pits where stormwater is to be disposed and a listing of the absorption rates, whenever seepage pits are proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. The following certifications, which shall be noted on the Final Plan:				
a. Certification of adequacy, by an Engineer, of the proposed site of the type of sewage disposal system which is proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. The seal of the Engineer responsible for having prepared the plans forming a part of the Final Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. A note indicating the intent to make an offer of dedication of the streets and other improvements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. A note indicating any areas, street and other improvement not to be offered for dedication or not to be accepted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. A note indicating that the Township is not responsible for construction or maintenance of any areas not duly accepted by the Board of Supervisors as dedicated for public use and identifying the party responsible for such construction and maintenance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. Certification as to the accuracy of the plan and details of such plans shall be in accordance with Act 367, known as the Professional Engineer's Registration Law (P.L. 913 No. 367, 63 P.S. §151) as amended.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C. In addition to all materials required under Section 110-19.C. to supplement the Preliminary Plan, the following shall be submitted for the Final Plan:				
1. A final timetable for the proposed sequence of the subdivision and/or land development. The timetable shall indicate the order in which construction activities will occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. A final Conservation Plan reflecting, in final form, the information required under Section 110-20.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Whenever improvements are to be constructed or installed, a final Improvements Construction Plan, reflecting in final form, the information required under Section 110-21.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Final documents for any proposed covenants or restrictions upon or against the subdivision or any lot thereof, or upon or against the land development subject to the approval of the Township Solicitor and the final deed forms for all lots.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. An approved planning module for land development as required by the Pennsylvania Sewage Facilities Act 537.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. An Engineer's report describing percolation test results and the ability to create a successful system for on-site sewage disposal whenever such a system is proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. An Engineer's report evidencing the ability to create a successful system for on-site water supply whenever such system is proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Environmental Impact Assessment (EIA) report as set forth in Article VII, Section 110-52 herein.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. A bond, certified check or other security to guarantee the completion and maintenance of improvements in accordance with the provisions of Article VI which shall:				
a. Be made payable to or otherwise inure to the benefit of the Township.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Completed by: _____ Date: _____

Plan Requirements	Concurrence			COMMENTS
	Yes	No	N/A	
SECTION 110-22 - Continued				
b. Be in an amount determined by the Township Engineer to be sufficient to complete and maintain the improvements in compliance with this Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. The bond, certified check or other security shall specify the time for the completion of the required improvements in accordance with the final timetable presented under Section 110-22.C.1., herein.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. 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. REF: Section 420 of Act 428, known as the State Highway Law (P.L. 1242, No. 428, 36 P.S. §670-420), as amended.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. All other plans, documents and submissions which were filed in preliminary form as required in Section 110-19 herein shall be filed in final form to accompany and form part of any Final Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. All documents, plans, and submissions shall include an "electronic" copy in Adobe® PDF format as well as other formats as determined by the Township Engineer and/or Township Manager delivered on CD-R media.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SECTION 110-23 - <u>AS BUILT PLAN</u>				
The As Built Plan shall be drawn to the same scale as the Final Plan, Conservation Plan and Improvements Construction Plan certified to by the Engineer of the landowner or developer and approved by the Township Engineer.				
A. Said Plan shall indicate the actual location, dimensions and/or elevations of all completed improvements, including but not limited to:				
1. Concrete Monuments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. The edge of the cart way and top of the curb for both sides of each street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Sanitary sewer main, manholes and laterals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Storm sewers, inlets and culverts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Water mains and fire hydrants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Street lights.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Landscaping and screen planting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Permanent sedimentation, erosion control and stormwater management structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. All easements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Completed by: _____ Date: _____