PART 4

PLAN PROCESSING PROCEDURES AND REQUIREMENTS

SECTION 401. OVERALL PLAN PROCESSING PROCEDURES

1. Whenever a subdivision or land development is proposed, a plan of the layout of such subdivision or land development shall be prepared, filed, and processed according to the requirements of this Ordinance. The Board of Supervisors may hold a public hearing, properly advertised, prior to action on the plan. No lots will be sold or structures erected prior to the final approval of the plans.

2. Innovative design including Traditional Neighborhood Development, Planned Residential Development, and Open Space Cluster Development is encouraged.

3. The applicant shall complete the Miller Township Subdivision and Land Development Plan Application (See Appendix 1 in the Appendix) for all preliminary and final plans.

4. The Board of Supervisors and/ or its staff shall have the right not to accept a plan, if the plan is administratively incomplete due to the omissions of any criteria required in Section 403 or Section 410. Any such non-acceptance of a plan shall not be considered to have been filed.

5. Prior to the preparation of any plan, the applicant shall review the rights and restrictions associated with prior recorded plan(s) and is advised to consult with all appropriate agencies with respect to, but not limited to as more fully described in this Ordinance;

    A. Sanitary and water services
    B. On-lot sewage disposal
    C. Public utilities
    D. Stormwater control measures
    E. Floodplain development measures
    F. Erosion and sedimentation control measures
    G. Historic preservation
    H. Important natural habitats
    I. Archaeological resources

6. A pre-application submission meeting with the Miller Township Planning Commission is recommended, but not required. Due to the informal nature of the meeting, neither the applicant nor the Township shall be bound by the determination of the pre-application meeting.

7. Plan submission, official filing date, and approval of the plan.

    A. The application for submission of subdivision and land development plans shall be submitted fifteen (15) working days prior to the regularly scheduled Planning Commission meeting

date. Upon receipt of an application, the Township staff shall affix to the application both the date of submittal and the official filing date.

B. The official filing date shall be the date of the next regularly scheduled meeting of the Board of Supervisors following the submittal date. Should the regular meeting occur more than thirty (30) days following the submission of the application, than the official filing date shall be the 30th day following the day the application has been submitted.

8. Approval of Plans

The application for approval of the plans whether preliminary or final shall be acted upon and decision rendered by the Board of Supervisors and communicated to the applicant no later than ninety (90) days following the official filing date.

SECTION 402. PRE-APPLICATION/ SKETCH PLAN (OPTIONAL)

A pre-application/ sketch plan meeting is recommended for the applicant to receive advice and comments from the Miller Township Planning Commission.

1. Prior to the filing of a subdivision or land development plan, the applicant is encouraged to submit a pre-application/ sketch plan to the Planning Commission for advice and assistance on the requirements necessary to achieve conformity with the standards of this and other applicable municipal ordinances. The submission of a pre-application/ sketch plan does not constitute an official subdivision and land development application.

2. The plan shall be labeled "PRE-APPLICATION/ SKETCH PLAN" and shall include sufficient data such as listed below.

A. The proposed name of the subdivision or land development.

B. Name and address of the legal registered owner, the equitable owner, and/or applicant, and the person responsible for preparing the sketch plan.

C. North arrow/ point, scale, and date of preparation.

D. Name of the qualified person responsible for the map.

E. Location map, tract boundaries, bearings and distances, and elevation contour lines.

F. Existing and proposed streets and layout of lots, and open space easements.

G. Topographic features such as tree masses, fields, watercourses, rock outcropping, existing and proposed buildings, steep slopes, wetlands, vegetation, and floodplain areas.

H. Existing and proposed water mains, sewage disposal mains, and stormwater management facilities.

3. One (1) copy of the pre-application/ sketch plan shall be submitted to the Township fifteen (15) working days prior to the Commission's regularly schedule monthly meeting date.

4. Individuals are permitted to discuss proposals with the Planning Commission without a sketch plan; however, the benefit will be limited.

SECTION 403. PRELIMINARY PLAN: PROCEDURE

The Preliminary Plan and all related information shall be submitted to the Township as provided below:

1. Preliminary Plans shall be submitted to the Township fifteen (15) working days prior to the Commission's regularly scheduled monthly meeting date.

2. A Preliminary Plan application package shall consist of the following.

   A. Nine (9) copies of the Preliminary Plan and (1) electronic media formatted copy.
   B. One copy of the application form including description and purpose of the plan and checklist duly completed.
   C. When a sewage module is required, the applicant shall also submit concurrently two (2) copies of the completed Sewage Facilities Planning Module, or other applicable form, as required by the Pennsylvania Department of Environmental Protection in compliance with the requirements of the Pennsylvania Sewage Facilities Act and Chapter 71 of Title 25 of the Pennsylvania Code, as amended.
   D. Two (2) copies of the Stormwater Management Report. (As required by the Miller Township Engineer)
   E. A non-refundable filing fee payable to the Miller Township Board of Supervisors as set by the Miller Township Board of Supervisors by fee schedule.

3. The Township Secretary will distribute within seven (7) days of the office's receipt of the Preliminary Plan, copies of the Preliminary Plan to the following, as applicable.

   A. The Perry County Planning Commission.
   B. The Miller Township Planning Commission.
   C. Township Engineer (as directed by policy).
   D. Any applicable Municipal Authority and/ or Public Utility Company.
   E. The applicable School District (When twenty-five (25) or more dwelling units are proposed, the applicant is required to provide written evidence that the school district in which the project is located, has been informed of the proposal).
   F. The applicable Fire Department (as directed by policy).
   G. Perry County Conservation District (When one or more acres are proposed to be disturbed).

H. Any other appropriate public agency deemed beneficial to review the plan as directed by the Board of Supervisors.

4. The Township shall forward two (2) copies of the Preliminary Plan the County's completed applicationand appropriate review fee to the Perry County Planning Commission.

5. The County Planning Commission shall review the Preliminary Plan and data and provide a written review report to the Board of Supervisors within thirty (30) days of its receipt of the same or forfeit the County's right to review. The Board of Supervisors shall not approve the application until the County's review report is received or until the expiration of thirty (30) days from the date the application was accepted by the Township.

6. The Board of Supervisors shall review the Preliminary Plan to determine if it meets the requirement and standards set forth in this Ordinance. The Board shall determine whether the Preliminary Plan should be approved, disapproved, approved with conditions, or tabled to make revisions to the plan.

7. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements, which have not been met and shall, in each case, cite the provisions of the Ordinance.

8. When a plan is tabled by the Board of Supervisors to comply with the review comments generated by the County and/ or Township Planning Commissions, Township Engineer, or other review entity(s), the applicant shall provide nine (9) revised Preliminary Plans and a written response to all the comments before the next regularly scheduled Board meeting.

9. The Board of Supervisors shall act on the Preliminary Plan within ninety- (90) days, or extension thereof, of the official filing date. Failure to do so shall be deemed an approval. By accepting an application at its meeting, the ninety- (90) day time-period begins following the regularly scheduled Board meeting.

10. The Board of Supervisors may request an extension of the review period for up to ninety-five (95) additional days. If the Board and the applicant are agreeable to an extension of time for an application, the applicant will be required to grant the Board the extension in writing.

11. The Board of Supervisors shall act on a Final Plan at a regularly scheduled monthly meeting and within ninety- (90) days, or extension thereof of the official filing date.

12. Before acting on the plan, the Board of Supervisors may hold a public hearing after proper public notice.

13. The Board of Supervisors shall notify the applicant, in writing, of the Board's decision to approve, approve with conditions or disapprove the Preliminary Plan. Such notice shall be given to the applicant in person or mailed to him/ her at the last known address not later than fifteen (15) calendar days following the decision. If the Preliminary Plan is approved with conditions or disapproved, the governing body shall specify in their notice the conditions

which must be met and/ or the defects found in the plan and the requirement which have not been met, including specific reference to provisions of any statue or ordinance which have not been fulfilled.

14. The Board of Supervisors may grant conditional approval subject to conditions acceptable to the applicant. If the conditions are not accepted within forty-five (45) days, the approval will be automatically rescinded. Acceptance of the conditions must be supplied to the Board in writing.

15. If the Preliminary Plan is approved subject to conditions, the Board of Supervisors shall not sign the plan until all the conditions have been met. All conditions of approval must be fulfilled within One hundred and twenty (120) days of the date of conditional approval, or the approval shall automatically become null and void, unless the applicant grants an extension in writing and extended by the governing body. The official date of approval of the Preliminary Plan shall be the date of conditional approval.

16. Approval of the Preliminary Plan shall constitute a subdivision or land development plan with respect to general design, the arrangements, and approximate dimension of lots, street and other planned features. The approval binds the developer to the general scheme of the plan as approved. Approval of the Preliminary Plan does not authorize the recording, sale, or transfer of lots. Construction of improvements is allowed to commence after the approval of the Preliminary Plan.

17. The Preliminary Plan approval will be effective for a five-year period from the date of approval of the Preliminary Plan. The Final Plan for the entire project must be made within five (5) years of the Preliminary Plan approval unless the Board of Supervisors grants a waiver by extending the effective time period of the approval. An extension of time may be requested by the applicant in writing and approved by the Board in accordance with Section 508(4) of the Pennsylvania Municipalities Planning Code, Act 247 as amended. Request for such an extension shall be submitted to the Township no less than fifteen (15) working days prior to a regularly scheduled monthly Board meeting prior to the prevailing expiration date. Extensions may be granted for no more than three (3) one-year periods.

18. In the cases of a Preliminary Plan calling for installation of improvements beyond the five (5) year period, a schedule shall be filed by the applicant with the Preliminary Plan delineating all proposed sections as well as deadlines within which application for Final Plan approval of each section are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the Preliminary Plan approval, until Final Plan approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to approval of the Board of Supervisors at its discretion.

19. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five percent (25%) of the total number of dwelling units as shown on the Preliminary Plan, unless a lesser percentage is approved by the Board of Supervisors at its discretion. Provided the applicant has not defaulted with regards to or violated any of the conditions of the Preliminary Plan approval, including compliance with

applicant's aforesaid schedule of submission of Final Plans for the various sections, then the aforesaid protection afforded by substantially completing the improvements shown on the Final Plan within five (5) years shall apply and for any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within said five (5) year period the aforesaid protection shall apply for an additional term or terms of three (3) years from the date of Final Plan approval for each sections.

Failure of applicant to adhere to the aforesaid schedule of submission of Final Plan for the various sections shall subject any such section to any and all changes in this Ordinance, zoning and other governing ordinance enacted by the governing body subsequent to the date of the initial Preliminary Plan submission.

20. The approval of a Preliminary Plan does not constitute the approval of a Final Plan.

SECTION 404. FINAL PLAN: PROCEDURE

The Final Plan and all related information shall be submitted to the Township as provided below:

1. After the applicant has received an approval of the Preliminary Plan from the Board of Supervisors the official notification of the approval of the Preliminary Plan with or without conditions, and the applicant has successfully fulfilled any conditions of approval, the applicant may submit a Final Plan in accordance with this Ordinance and the provisions of the Municipalities Planning Code. The Board will not accept a concurrent plan unless all previous conditions are met.

2. The applicant shall submit a Final Plan to the Board of Supervisors within five (5) years after the date of the approval of the Preliminary Plan for the portion intended to be developed. Filing of the Final Plan shall include all the material and other data required under the Final Plan specifications and appropriate review fees. Failure to comply with time limitation herein provided shall make the approval of the Preliminary Plan null and void.

3. A Final Plan application package shall consist of the following.
    A. Nine (9) copies of the Final Plan and (1) electronic media formatted copy.
    B. Two (2) copies of construction plans. (As required by the Municipal Engineer)
    C. Two (2) copies of Stormwater Management Report. (As required by the Municipal Engineer)
    D. Two (2) copies of all other supporting information required for the Final Plan specifications.
    E. A non-refundable filing fee payable to the Miller Township Board of Supervisors as set by the Board by fee schedule.

4. The Township staff will distribute within seven (7) days of the office's receipt of the Final Plan, copies of the Final Plan to the following, as applicable.

    A. The Perry County Planning Commission.

B. The Miller Township Planning Commission.
C. Municipal Engineer and/ or the Board of Supervisors assigned Engineer (as directed by policy).
D. Any applicable Municipal Authority and/ or Public Utility Company.
E. The applicable School District (When twenty-five (25) or more dwelling units are proposed, the applicant is required to provide written evidence that the school district in which the project is located, has been informed of the proposal).
F. The applicable Fire Department (as directed by policy).
G. Perry County Conservation District (When one or more acres are proposed to be disturbed).
H. Any other appropriate public agency deemed beneficial to review the plan as directed by the Board.

5. The Commission staff shall forward within seven (7) days following its initial meeting to review a Final Plan, one copy of the Final Plan, to the applicable municipality. The Commission may direct the Township Secretary to send plans to other agencies as needed. Copies of the plan and required report(s) will also be provided to the Commission.

6. The final plans shall be reviewed by the Township Engineer and Codes enforcement staff to provide review comments to the Board of Supervisors and the applicant.

7. The County Planning Commission shall review the plans and provide review comments to the Board of Supervisors within thirty- (30) days. The Board shall not approve the Final Plan until the affected municipality's review report is received or until the expiration of thirty (30) days from the date the application was accepted by the Commission.

8. The Board of Supervisors will review the Final Plan and required report(s) at its regularly scheduled meeting date, for compliance with the approved Preliminary Plan and this Ordinance. The Board shall act on the Final Plan within 90 days from the official filling date.

9. The Final Plan shall incorporate all the changes and modifications approved by the Board of Supervisors with the Preliminary Plan, and shall conform to the approved Preliminary Plan, and it may constitute only that portion of the approved Preliminary Plan which the applicant proposes to record and develop at the time, provided that such portion conforms with all the requirements of this Ordinance.

10. The phasing of a plan must be mutually agreed to by the applicant and the Board of Supervisors and conform to the phasing requirements found in the Pennsylvania Municipalities Planning Code, Act 247, as amended.

11. When a Final Plan is tabled by the Board of Supervisors to comply with review comments generated by the County and Township Planning Commissions, Township Engineer, or other review entity(s), the applicant shall provide a written response to all the comments and supply a revised Final Plan fifteen (15) days prior to the next Board meeting date.

12. The Board of Supervisors will not take the official action on the Final Plan until the applicant and the Board agrees to the terms for completion of all public improvements or guarantee thereof. The agreements and improvement and/ or maintenance guarantee shall be a prerequisite to Final Plan approval and shall be in accordance to improvement and maintenance guarantees.

13. The Board of Supervisors may request an extension of the review period for up to ninety-five (95) additional days. If the Board and the applicant are agreeable to an extension of time for an application, the applicant will be required to grant the Board the extension in writing.

14. The Board of Supervisors shall act on a Final Plan at a regularly scheduled monthly meeting and within ninety- (90) days, or extension thereof of the official filing date.

15. In the event that any modification/ waiver of requirement from this Ordinance is requested by the applicant, or is deemed necessary for approval, the details of the modification request and the reasons for its necessity shall be submitted to the Board of Supervisors in writing as provided in PART 9.

16. The applicant during the Final Plan review process may grant an extension of time for the Board of Supervisors to act on the Final Plan in writing.

17. The Board of Supervisors shall notify the applicant, in writing, of its decision to approve, approve with conditions, or disapprove the plan. Such notice shall be given to the applicant in persons or mailed to the applicant's last known address not later than fifteen (15) calendar days following the decision. If the Final Plan is approved with conditions or disapproved, the Board shall specify in their notice the conditions which must be met and/ or the defects found in the Final Plan and the requirements which have not been met, including specific reference to the provision of any statute or ordinance which have not been fulfilled.

18. If the Final Plan is approved with conditions, the applicant shall respond to the Board of Supervisors by indicating acceptance or rejection of such conditions. Such response shall be in writing, signed by the applicant, and received by the Township within ten (10) calendar days of receipt by the applicant of the Board's decision to approve the Final Plan with conditions. Approval of the Final Plan shall be rescinded automatically upon the applicant's failure to accept or reject such conditions in the manner and within the time frame noted above.

19. No changes, erasures, modifications, or revisions shall be made on any Final Plan after approval has been given by the Board of Supervisors, and endorsed in writing on the Final Plan, unless the plan is first resubmitted to the Board.

20. The applicant shall place a notation on the Final Plan if there is no offer of dedication to the public of streets and certain designated public areas, in which event the title to such areas shall remain with the owner and the municipality shall assume no responsibility for improvement or maintenance thereof, which fact shall be noted on the Final Plan.

21. Within ninety- (90) days after the approval of the Final Plan by the Board of Supervisors and upon all condition being met, the applicant shall provide one Mylar and no less than six (6) copies of the plan to the Board for signatures. Then the applicant shall obtain the signatures of the Township and County Planning Commissions for review of the Final Plan and two copies of the final signed plan shall be recorded in the Perry County Register and Recorder of Deeds Office. The applicant shall provide the Board with one recorded copy signed for municipal records with instrument number/ plan book number and appropriate page numbers indicated on the Final Plan.

22. Recording of the Final Plan shall be an irrevocable offer to dedicate all streets and other public ways to public use and to dedicate or reserve all park reservation and other public areas to public use unless reserved by the applicant as hereinafter provided. The approval of the Final Plan shall not impose any duty upon the Township or the Board of Supervisors concerning maintenance or improvements of any such dedicated street, or public use, until the Board shall have accepted the same by the prevailing procedure of the Township.

SECTION 405. FINAL MINOR PLAN: PROCEDURE

Where 3 or fewer lots are proposed to be subdivided or developed from a tract of land and the amount of land proposed to be disturbed is less than 1 acre, the Board of Supervisors may waive the Preliminary Plan requirements (Sections 403 and 407) in response to a written request submitted by the applicant and a recommendation from the Township Planning Commission. Such a plan can be submitted as a "FINAL PLAN" when meeting the following criteria;

- The applicant accepts all responsibility for mitigating stormwater and sufficient design.
- Drainage easements or rights-of-way are not altered.
- Access to the affected parcel remains unchanged.
- Street alignments are not changed.

A Final Minor Plan shall be prepared in conformance with the provisions of Section 409 of this Ordinance and any other applicable requirement of the law.

1. Final Minor Plans shall be submitted to the Board of Supervisors fifteen (15) working days prior to the Board's regularly scheduled monthly meeting date.

2. A Final Minor Plans application package shall consist of the following.

    A. Eight (8) copies of the Final Minor Plan and (1) electronic media formatted copy.
    B. One copy of the application form including description and purpose of the plan and checklist duly completed.
    C. When a sewage module is required, the applicant shall also submit concurrently two (2) copies of the completed Sewage Facilities Planning Module, or other applicable form, as required by the Pennsylvania Department of Environmental Protection in compliance with the requirements of the Pennsylvania Sewage Facilities Act and Chapter 71 of Title 25 of the Pennsylvania Code, as amended.

D. A non-refundable filing fee for the Commission as set by the Perry County Board of Commissioners by fee schedule.

3. The Commission staff will distribute within seven (7) days of the office's receipt of the Final Minor Plan, or seven days of the Planning Commission's recommendation to seek input, copies of the Final Minor Plans to the following, as applicable.

   A. The affected municipality for the municipal governing body's review.
   B. Township Engineer
   C. Any applicable Municipal Authority and/or Public Utility Company (As directed by the Planning Commission).
   D. The applicable Fire Department (As directed by the Planning Commission).
   E. Perry County Conservation District (When one or more acres are proposed to be disturbed).
   F. Any other appropriate public agency deemed beneficial to review the plan (As directed by the Planning Commission).

4. The Township Planning Commission and if necessary the Township Engineer shall review the Final Minor Plan and data and provide a written review report to the Board of Supervisors within thirty (30) days of its receipt of the same or forfeit the municipality's right to review. The Board shall not approve the application until the plan-affected municipality's review report is received or until the expiration of thirty (30) days from the date the application was accepted by the Board.

5. The Board of Supervisors shall review the Final Minor Plan to determine if it meets the requirement and standards set forth in this Ordinance. The Board shall determine whether the Final Minor Plan should be approved, disapproved, approved with conditions, or tabled to make revisions to the plan.

6. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements, which have not been met and shall, in each case, cite the provisions of the Ordinance.

7. When a plan is tabled by the Board of Supervisors to comply with the review comments generated by the County Planning Commission, the Township Engineer, or other review entity(s), the applicant shall provide eight (8) revised Final Minor Plans and a written response to all the comments before the next regularly scheduled Board meeting.

8. The Board of Supervisors shall act on the Final Minor Plan within ninety (90) days, or extension thereof, of the official filing date. Failure to do so shall be deemed an approval. By accepting an application at its meeting, the ninety- (90) day time-period begins following the regularly scheduled Board meeting.

9. The Board of Supervisors may request an extension of the review period for up to ninety-five (95) additional days. If the Board and the applicant are agreeable to an extension of time for

an application; the applicant will need to provide such a time extension for the Board in writing.

10. Before acting on the Final Minor Plan, the Board of Supervisors may hold a public hearing after proper public notice.

11. The Board of Supervisors shall notify the applicant, in writing, of the Board's decision to approve, approve with conditions or disapprove the Preliminary Plan. Such notice shall be given to the applicant or applicant's agent not later than fifteen (15) calendar days following the decision. If the Final Minor Plan is approved with conditions or disapproved, the Board shall specify in their notice the conditions which must be met and/or the defects found in the plan and the requirement which have not been met, including specific reference to provisions of any statue or ordinance which have not been fulfilled.

12. The Board of Supervisors may grant conditional approval subject to conditions acceptable to the applicant. If the conditions are not accepted within forty-five (45) days, the approval will be automatically rescinded. Acceptance of the conditions must be supplied to the Board in writing.

13. If the Final Minor Plan is approved subject to conditions, the Board of Supervisors shall not sign the plan until all the conditions have been met. All conditions of approval must be fulfilled within One hundred and twenty (120) days of the date of conditional approval, or the approval shall automatically become null and void, unless the applicant grants an extension in writing and extended by the governing body. The official date of approval of the Final Minor Plan shall be the date all of the conditions are finally met.

SECTION 406. FINAL LOT ADDITION PLAN: PROCEDURE

A plan which proposes to alter the location of lot lines between existing lots of separate ownership for the sole purpose of increasing lot size can be submitted as a "FINAL LOT ADDITION PLAN" to the municipality when meeting the following criteria;

- No lot of land may be added to another lot when the resulting lot area is smaller than the minimum allowable lot size, nor larger than the maximum lot size.
- Drainage easements or rights-of-way are not altered.
- Access to the affected parcel remains unchanged.
- Street alignments are not changed.
- No new land disturbance or development is proposed.
- No new building lots are created.

The Final Lot Addition Plan shall be prepared in conformance with the provisions of Section 410 of this Ordinance and any other applicable requirement of the law.

SECTION 407. PRELIMINARY PLAN: SPECIFICATIONS

A Preliminary Plan which meets the requirements of Section 403 shall be prepared for submission to the Township and comply with the following requirements.

1. Preliminary Plans shall be prepared by land surveyor, an engineer or landscape architect registered in the Commonwealth of Pennsylvania.

   A land surveyor shall prepare the bearings and distances for the tract and lots.

   The Commission shall have the right to require a survey of the entire tract, which may be in excess of the property proposed to be developed, where the remaining balance of the property is two (2) acres or less in size, a survey of the entire tract will be required.

   i) Nine (9) copies of the Preliminary Plan will be submitted on a minimum sheet size of 17 inches by 22 inches and no larger than 24 inches by 36 inches.
   ii) In the case where the numbers of plan sheets exceed three pages an index table shall be provided to identify each sheet. For plans with 2 or 3 plan sheets, sheet numbering shall apply.
   iii) A legend describing various symbols and shading displayed on the plan.
   iv) The Preliminary Plan shall include the following information:

A. Title block consisting of the following.

   1). Name of proposed subdivision or land development, the municipality, and the county, Pennsylvania, and plan labeled “PRELIMINARY PLAN”.

   2). Name, address, and telephone number of the record owner of the tract, the equitable owner if one exists, and the subdivider/ developer.

   3). Date of plan preparation and revision date(s).

   4). Name, address and telephone number of professional engineer, landscape architect and professional land surveyor.

   5). A listing of all plan revision dates.

B. The Location Map consisting of the following.

   1). A location map drawn to a scale of a minimum of one inch to two thousand feet (1”= 2000’) and north arrow or point.

   2). North arrow, graphic and written scale.

   3). Street names.

   4). Municipal boundaries

C. The Original Tract Map consisting of the following.

1). Reference to instrument number/deed book volume and page number, and tax parcel number.

2). A north arrow/point.

3). A graphic and written scale.

4). Tract/lot boundary with bearing and distances, existing lot area, and existing lot numbers. For undeveloped area in excess of ten (10) acres, deed plat information may be used.

5). Location of existing building or structure(s) on the tract.

6). Location of existing wells.

7). The location of existing on-lot sewage systems and/or soils test sites.

8). Name and instrument/deed reference of all adjoining landowners with abutting lot lines.

9). Primary control point, which shall be referenced to the PA plane (South) coordinate system.

D. Preliminary Plat Area Map for the area where new lots are proposed, or the portion of the property where subdivision and/or land development activity is proposed. The plan is required to be drawn to a minimum scale of one inch equaling one hundred feet (1" = 100') or less. Where a smaller scale is proposed, such scale shall be subject to acceptance by the Planning Commission.

1). Existing elevation contour lines at vertical intervals of five (5) feet or less, as required by the Commission, for the entire tract or parcel.

2). A north arrow/point.

3). A graphic and written scale.

4). Existing natural features such as wetlands delineated in accordance with the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (January 1989), 100 years flood elevation, flood fringe and floodway, tree masses, watercourses, soil types, steep slopes, rock outcrops, contours and other features.

5). The layout, names and widths of right-of-way, cartway and paving of proposed streets, alleys and location and width of existing and proposed easements with bearings and distances.

6). Parcels of land intended to be dedicated or reserved for schools, parks, playgrounds, parking areas, common open space, or other public, semi-public or community purposes.

7). Minimum building setback lines for each lot.

8). Proposed buildings and their first floor elevations.

9). Existing and proposed concrete monuments and iron pin markers.

10). Areas of steep slope delineated and shaded.

11). Clear sight triangle and sight distance at proposed street intersections and driveways.

12). Name of existing and proposed public or private streets and driveways on or adjacent to the tract, right-of-way and cartway width, curb and sidewalks.

13). For on-lot sewerage facilities provide location of the percolation and probe soils testing for primary and secondary sites and distance to well.

14). For on-lot water supply provide location of a proposed well.

15). Location of existing sanitary sewer main water supply main, fire hydrant, gas line, power line, stormwater management facilities and other significant manmade features on or adjacent to the tract or developed/disturbed area within 200 feet.

16). Location of any proposed site improvements such as curbs, sidewalks, street trees, traffic regulatory signs, fire hydrants, snow dump areas, community mail box(s), trash dumpster(s) handicap ramps and parking facilities.

17). Zoning district boundary line(s) (As applicable).

18). Name and deed reference of all adjoining landowners with abutting lot lines of all lots.

19). Proposed lot numbers.

20). Proposed gross and net lot area figures for all lot numbers.

21). Primary control point (Point of beginning) referenced to the PA State Plane South coordinate system.

E. Signature Blocks consisting of the following.

1). Signature block for approval of the plan by the Board of Supervisors. Sufficient space is required for listing the date of the Commission's approval and applying the Chairman's and Secretary's signatures.

2). Signature block for review of the plan by the Township Planning Commission. Sufficient space is required for listing the date of the review and applying each of the Chairman's and Secretary's signatures.

3). Signature block for the Township Engineer for the review of the engineering aspects of the plan.

F. A list of Plan Certifications/ Statements consisting of the following.

1). Certification of ownership and statement of dedication of roads or streets and right-of-ways signed by owner and duly notarized.

2). Certification of professional land surveyor with seal and signature for the accuracy of the plan survey.

3). When applicable, certification of professional engineer or landscape architect with seal and signature that prepared the plan, that all information shown is correct.

4). When applicable, certification by a biologist or a person with training in wetland who has evaluated the site and determined by the 1987 Army Corp of Engineer's manual on wetland delineation and determination that there are/or there are no wetlands on the site.

5). A statement that the municipality shall be notified at least 48 hours prior to any blasting activities taking place.

6). Where applicable, a statement regarding the date and ordinance number of the municipal Zoning Ordinance in effect at the time of submission.

7). A statement listing any approved modifications of requirements, waivers, variances, special exceptions, conditional uses and/ or any non-conforming structures.

8). Statement regarding the presence or absence of floodplain.

9). An inventory of all permits/ approvals required by other agencies along with date submitted and approval dates.

10). A statement regarding presence or absence of archaeological resources, historical features and important natural habitat.

G. A Site Data Table to include.

1). Total area of tract, proposed use, proposed number of lots/number of units, floor area for non-residential uses, lot and building coverage, density, building height, number of floors, floor area ratio, open space area, developable area, area of public right-of-way, public or private water supply and sanitary sewer, total length of proposed and/ or improved street(s) in feet and parking calculations including handicap parking.

H. A Plan Notes list consisting but not exclusive to the following.

1). Existing and proposed protective covenants associated with the land, if any or a note stating none exist.

2). A statement that a Highway Occupancy Permit (HOP) is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law," as amended by Act No. 1986-43 of May, 1986,before access to State Highway is permitted.

3). Where applicable, a statement regarding municipal highway occupancy permit. That: "No building permit will be issued until a Municipal Occupancy Permit has been issued".

4). The zoning classification of adjoining lots and land.

5). A list of all utilities with addresses and telephone number.

6). Statement regarding all parcel(s) of land and/ or improvements to be dedicated.

I. When applicable, a Zoning Data Table to include:

1). The Zoning district, minimum lot area, building setbacks, and lot width, density, building height, number of floors, floor area ratio, existing and proposed lot and building and impervious coverage, the number of parking spaces required and proposed, open space, landscape buffer and screening, public or private water and sewer.

2). Any variance decisions affecting the plan are required to be noted with the date of the decision and application number with the municipality (Where applicable).

J. The following Supplemental Plan sheets as required by PART 5 (Design and Improvement Standards).

1). A preliminary Grading and Earth Moving Plan.

2). A preliminary Erosion and Sedimentation Control Plan shall be prepared as required by the "Pennsylvania Clean Streams Law", and the Pennsylvania Department of Environmental Resources "Erosion and Sediment Pollution Control Program Manual" (April 2000): (Title 25, part I, Subpart C, Article II, Chapter 102-Erosion Control).

3). A preliminary Facilities Design Plan.

a). The preliminary street centerline profile for each proposed street.

b). The preliminary street cross-section for proposed streets.

c). The preliminary design of water, sanitary, and storm sewer mains.

d). The preliminary street signage and traffic regulatory signs and details.

4). A preliminary Lighting Plan for outdoor and street lighting, as applicable.

5). A preliminary Landscaping, Buffering, and Screening Plan, if required, prepared by landscape architect, arborist or other qualified professional.

6). A preliminary Stormwater Management Plan.

7) A preliminary Phasing Plan will be required when the applicant intends to undertake a phased project. This plan sheet must also provide the number of lots and time schedule for development in a table form.

2. Other Information required to accompany the Preliminary Plan.

A. Traffic Impact Study, as required by this Ordinance.

B. All supporting calculations for the mitigating stormwater management.

C. A hydrogeologic/ water supply study, as requested by the Pennsylvania Department of Environmental Protection.

D. A completed Pennsylvania Department of Environmental Protection Sewage Facilities Planning Revision Module, Exemption, or Non-building Waiver Request form.

E. Such other data as may be required by the Board of Supervisors, and municipal engineer in the administration and enforcement of this Ordinance.

F. A Phasing Schedule when the applicant intends to undertake a phased project.

SECTION 408. FINAL PLAN: SPECIFICATIONS

A Final Plan which meets the requirements of Section 405 and contain all the specifications required by the Preliminary Plan in Section 407, shall be prepared for submission to the Township and comply with the following requirements.

1. Final plans shall be prepared by land surveyor, an engineer or landscape architect registered in the Commonwealth of Pennsylvania.

   A land surveyor shall prepare the bearings and distances for the tract and lots.

   The Commission shall have the right to require a survey of the entire tract, which may be in excess of the property proposed to be developed, where the remaining balance of the property is two (2) acres or less in size, a survey of the entire tract will be required.

2. Nine (9) copies of the Final Plan will be submitted on a minimum sheet size of 17 inches by 22 inches and no larger than 24 inches by 36 inches.

3. In the case where the numbers of plan sheets exceed three pages an index table shall be provided to identify each sheet. For plans with 2 or 3 plan sheets, sheet numbering shall apply.

4. A legend describing various symbols and shading displayed on the plan.

5. The Final Plan shall include the following information:

   A. Title block consisting of the following.

      1). Name of proposed subdivision or land development, the municipality, and the county, Pennsylvania, and plan labeled “FINAL PLAN”.

      2). Name, address, and telephone number of the record owner of the tract, the equitable owner if one exists, and the subdivider/ developer.

      3). Date of plan preparation and revision date(s).

      4). Name, address and telephone number of professional engineer, landscape architect and professional land surveyor.

      5). A listing of all plan revision dates.

   B. The Location Map consisting of the following.

      1). A location map drawn to a scale of a minimum of one inch to two thousand feet (1”= 2000’) and north arrow or point.

2). North arrow, graphic and written scale.

3). Street names.

4). Municipal boundaries

C. The Original Tract Map consisting of the following.

1). Reference to instrument number/ deed book volume and page number, and tax parcel number.

2). A north arrow/point.

3). A graphic and written scale.

4). Tract/ lot boundary with bearing and distances, existing lot area, and existing lot numbers. For undeveloped area in access of ten (10) acres, deed plat information may be used.

5). Location of existing building or structure(s) on the tract.

6). Location of existing wells.

7). The location of existing on-lot sewage systems and/or soils test sites.

8). Name and instrument/deed reference of all adjoining landowners with abutting lot lines.

9). Primary control point, which shall be referenced to the PA plane (South) coordinate system.

D. The Final Plat Area Map for the area where new lots are proposed, or the portion of the property where subdivision and/or land development activity is proposed. The plan is required to be drawn to a minimum scale of one inch equaling one hundred feet (1" = 100') or less. Where a smaller scale is proposed, such scale shall be subject to the prior acceptance of the Commission.

1). Existing elevation contour lines at vertical intervals of five (5) feet or less, as required by the Commission, for the entire tract or parcel.

2). A north arrow/point.

3). A graphic and written scale.

4). Existing natural features such as wetlands delineated in accordance with the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (January

1989), 100-years flood elevation, flood fringe and floodway, tree masses, watercourses, soil types, steep slopes, rock outcrops, contours and other features.

5). The layout, names and widths of right-of-way, cartway and paving of proposed streets, alleys and location and width of existing and proposed easements with bearings and distances.

6). Parcels of land intended to be dedicated or reserved for schools, parks, playgrounds, parking areas, common open space, or other public, semi-public or community purposes.

7). Minimum building setback lines for each lot.

8). Proposed buildings and their first floor elevations.

9). Existing and proposed concrete monuments and iron pin markers.

10). Areas of steep slope delineated and shaded.

11). Clear sight triangle and sight distance at proposed street intersections and driveways.

12). Name of existing and proposed public or private streets and driveways on or adjacent to the tract, right-of-way and cartway width, curb and sidewalks.

13). For on-lot sewerage facilities provide location of perc and probe for primary and secondary sites and distance to well.

14). For on-lot water supply provide location of a proposed well.

15). Location of existing sanitary sewer main water supply main, fire hydrant, gas line, power line, stormwater management facilities and other significant manmade features on or adjacent to the tract or developed/disturbed area within 200 feet.

16). Location of any proposed site improvements such as curbs, sidewalks, street trees, traffic regulatory signs, fire hydrants, snow dump areas, community mail box(s), trash dumpster(s) handicap ramps and parking facilities.

17). The approval date of State Highway Occupancy Permit and number where a proposed subdivision and land development proposes access to a state road.

18). When applicable, the approval date and number of the municipal road occupancy permit where a proposed subdivision and land development proposes access from a municipal street.

19). Description of all lot lines, with accurate bearings and distances, and lot areas for all parcels. Curve segments shall be comprised of arc, cord, bearing and distance. Along existing street right-of-way, the description shall be prepared to the right-of-way lines. The description shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.

20). Description of the centerline and right-of-way for all new and existing streets, to include distances and bearings with curve segments comprised of radius, tangent, arc, and cord. The description shall not have an error of closure and greater than one (1) foot in ten thousand (10,000) feet.

21). Zoning district boundary line(s) (As applicable).

22). Name and deed reference of all adjoining landowners with abutting lot lines of all lots.

23). Proposed lot numbers.

24). Proposed gross and net lot area figures for all lot numbers.

25). Primary control point (Point of beginning) referenced to the PA State Plane South coordinate system.

E. Signature Blocks consisting of the following.

1). Signature block for approval of the plan by the Commission. Sufficient space is required for listing the date of the Commission's approval and applying the Chairman's and Secretary's signatures.

2). Signature block for review of the plan by the municipal governing body. Sufficient space is required for listing the date of the municipal governing body's review and applying each of the supervisors' or council members' signatures.

3). When applicable, signature block for the Municipal Engineer or County appointed engineer for the review of the engineering aspects of the plan.

F. A list of Plan Certifications/ Statements consisting of the following.

1). Certification of ownership and statement of dedication of roads or streets and right-of-ways signed by owner and duly notarized.

2). Certification of professional land surveyor with seal and signature for the accuracy of the plan survey.

3). When applicable, certification of professional engineer or landscape architect with seal and signature that prepared the plan, that all information shown is correct.

4). When applicable, certification by a biologist or a person with training in wetland who has evaluated the site and determined by the 1987 Army Corp of Engineer's manual on wetland delineation and determination that there are/or there are no wetlands on the site.

5). A statement that the municipality shall be notified at least 48 hours prior to any blasting activities taking place.

6). Where applicable, a statement regarding the date and ordinance number of the municipal Zoning Ordinance in effect at the time of submission.

7). A statement listing any approved modifications of requirements, waivers, variances, special exceptions, conditional uses and/ or any non-conforming structures.

8). Statement regarding the presence or absence of floodplain.

9). An inventory of all permits/ approvals required by other agencies along with date submitted and approval dates.

10). A statement regarding presence or absence of archaeological resources, historical features and important natural habitat.

G. A Site Data Table to include.

1). Total area of tract, proposed use, proposed number of lots/number of units, floor area for non-residential uses, lot and building coverage, density, building height, number of floors, floor area ratio, open space area, developable area, area of public right-of-way, public or private water supply and sanitary sewer, total length of proposed and/ or improved street(s) in feet and parking calculations including handicap parking.

H. A Plan Notes list consisting but not exclusive to the following.

1). Existing and proposed protective covenants associated with the land, if any or a note stating none exist.

2). A statement that a Highway Occupancy Permit (HOP) is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law," as amended by Act No. 1986-43 of May, 1986, before access to State Highway is permitted.

3). Where applicable, a statement regarding municipal highway occupancy permit. That: "No building permit will be issued until a Township road or street occupancy permit has been issued".

4). The zoning classification of adjoining lots and land.

5). A list of all utilities with addresses and telephone number.

6). Date of Preliminary Plan approval.

8). List of Modifications granted.

9). Statement regarding all parcel(s) of land and/or improvements to be dedicated.

I. When applicable, a Zoning Data Table to include:

1). The Zoning district, minimum lot area, building setbacks, and lot width, density, building height, number of floors, floor area ratio, existing and proposed lot and building and impervious coverage, the number of parking spaces required and proposed, open space, landscape buffer and screening, public or private water and sewer.

2). Any variance decisions affecting the plan are required to be noted with the date of the decision and application number with the municipality (Where applicable).

J. The following Supplemental Plan sheets as required by PART 5 (Design and Improvement Standards).

1). Depending upon the amount of earth disturbance, A final Grading and Earth Moving Plan may be required.

2). The final Erosion and Sedimentation Control Plan shall be prepared as required by the "Pennsylvania Clean Streams Law", and the Pennsylvania Department of Environmental Resources "Erosion and Sediment Pollution Control Program Manual" (April 2000): (Title 25, part I, Subpart C, Article II, Chapter 102-Erosion Control).

a). Approval date of Erosion and Sedimentation Control Plan by Perry County Conservation District.

3). A final Facilities Design Plan to include.

a). The final Street centerline profile for each proposed street.

b). The final Street cross-section for proposed streets.

c). The final design of water, sanitary, and storm sewer mains.

d). The final street signage and traffic regulatory signs and details.

4). A final Lighting Plan for outdoor and street lighting, as applicable.

5). A final Landscaping, Buffering, and Screening Plan, if required, prepared by landscape architect, arborist or other qualified professional.

6). A final Stormwater Management Plan approved by the municipal or designated Perry County review engineer.

a). Approval date of final Stormwater Management Plan by the municipal or designated Perry County review engineer.

b). Details of stormwater management facilities along with maintenance and inspection requirements.

c). Drainage and grading plan showing existing and proposed final contours, including swales and any stormwater facilities.

7) A final Phasing Plan will be required when the applicant intends to undertake a phased project. This plan sheet must also provide the number of lots and time schedule for development in a table form.

6. Other Information required to accompany the Final Plan.

A. Traffic Impact Study, as required by this Ordinance.

B. All supporting calculations for the mitigating stormwater management as required by this Ordinance.

C. A copy of the final hydrogeologic/ water supply study, as requested by the Pennsylvania Department of Environmental Protection.

D. An approval letter from the Pennsylvania Department of Environmental Protection for the Sewage Facilities Planning Revision Module, Exemption, or Non-building Waiver Request form.

E. A Phasing Schedule when the applicant intends to undertake a phased project.

G. Financial security for all required improvements directed to be undertaken by Article 5. This includes both performance and maintenance guarantees.

H. Copy of all the permits/approvals from utilities and government agencies.

I. A copy of all final deed restrictions or protective covenants.

J. When applicable, copy of the condominium/ homeowner's association package.

K. If water supply is to be provided by means other than private wells owned and maintained by individual lot owners within the subdivision or development, the applicant shall present evidence that the subdivision or development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement, or commitment or agreement to serve the area in question, whichever is appropriate is acceptable.

L. Signed Municipal Comment form.

M. Comment from the fire department (When applicable).

N. Comment from the School District (When applicable).

O. Such other data which may be required by the Commission for the administration and enforcement of this Ordinance.

P. Plans and profiles of proposed streets, sanitary and stormwater sewers with grade and pipe size indicated and a plan of proposed water distribution system showing pipe size and location of valves and fire hydrant and specification for construction and materials.

Q. Parcels of land intended to be dedicated or reserved for parks, playgrounds, parking areas, common open space, or other public, semi-public, or community purpose.

R. Wetland Study, as required.

S. Traffic studies required by state laws to warrant traffic control devices such as stop signs, traffic signals, speed limits, turning lanes, etc.

SECTION 409. FINAL MINOR PLAN: SPECIFICATIONS

A Final Plan which meets the requirements of Section 405 and contain all the specifications required by the Preliminary Plan in Section 407, shall be prepared for submission to the Township and comply with the following requirements.

1. Final plans shall be prepared by land surveyor, an engineer or landscape architect registered in the Commonwealth of Pennsylvania.

   A land surveyor shall prepare the bearings and distances for the tract and lots.

   The Commission shall have the right to require a survey of the entire tract, which may be in excess of the property proposed to be developed, where the remaining balance of the property is two acres or less in size, a survey of the entire tract will be required.

2. Nine (9) copies of the Final Plan will be submitted on a minimum sheet size of 17 inches by 22 inches and no larger than 24 inches by 36 inches.

3. In the case where the numbers of plan sheets exceed three pages an index table shall be provided to identify each sheet. For plans with 2 or 3 plan sheets, sheet numbering shall apply.

4. A legend describing various symbols and shading displayed on the plan.

5. The Final Plan shall include the following information:

    A. Title block consisting of the following.

        1). Name of proposed subdivision or land development, the municipality, and the county, Pennsylvania, and plan labeled "FINAL PLAN".

        2). Name, address, and telephone number of the record owner of the tract, the equitable owner if one exists, and the subdivider/ developer.

        3). Date of plan preparation and revision date(s).

        4). Name, address and telephone number of professional engineer, landscape architect and professional land surveyor.

    B. The Location Map consisting of the following.

        1). A location map drawn to a scale of a minimum of one inch to two thousand feet (1"= 2000') and north arrow or point.

        2). North arrow, graphic and written scale.

        3). Street centerlines and names.

        4). Municipal boundaries.

        5). Map frame.

        6). Perimeter outline of the property proposed to be subdivided and/ or developed.

        7). Darkened area of lots proposed to be subdivided and/ or developed.

    C. The Original Tract Map consisting of the following.

        1). Reference to instrument number/ deed book volume and page number, and tax parcel number.

2). A north arrow/ point.

3). A graphic and written scale.

4). Tract/ lot boundary with bearing and distances, existing lot area, and existing lot numbers. For undeveloped area in access of ten (10) acres, deed plat information may be used.

5). Location of existing building(s) or structure(s) on the tract.

6). Location of existing wells.

7). The location of existing on-lot sewage systems and/ or soils test sites.

8). Name and instrument/deed reference of all adjoining landowners with abutting lot lines.

9). Primary control point, which shall be referenced to the PA plane (South) coordinate system.

10). Map frame.

11). Zoning district boundary line(s) (As applicable).

D. The Final Plat Area Map for the area where new lots are proposed, or the portion of the property where subdivision and/or land development activity is proposed. The plan is required to be drawn to a minimum scale of one inch equaling one hundred feet (1" = 100') or less. Where a smaller scale is proposed, such scale shall be subject to the prior acceptance by the Commission.

1). Existing elevation contour lines at vertical intervals of five (5) feet or less, as required by the Commission, for the entire tract or parcel.

2). A north arrow/point.

3). A graphic and written scale.

4). Existing natural features such as wetlands delineated in accordance with the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (January 1989), 100 year base flood elevation, flood fringe, and floodway, tree masses, watercourses, soil types, steep slopes, rock outcrops, contours and other features.

5). The layout, names and widths of right-of-way, cartway, and paving of proposed streets, alleys and location and width of existing and proposed easements with bearings and distances.

6). Parcels of land intended to be dedicated or reserved for schools, parks, playgrounds, parking areas, common open space, or other public, semi-public or community purposes.

7). Minimum building setback lines for each lot.

8). Existing and proposed buildings with the first floor elevations of proposed buildings. (For properties with floodplain information)

9). Existing and proposed concrete monuments and iron pin markers.

10). Areas of steep slope delineated and shaded.

11). Clear sight triangle and sight distance at proposed street intersections and driveways.

12). Name of existing and proposed public or private streets and driveways on or adjacent to the tract, right-of-way and cartway width, curb and sidewalks.

13). For on-lot sewerage facilities provide location of the percolation and probe soil tests for primary and secondary sites, and distance to well.

14). Existing or proposed well locations and required PADEP isolation distances from existing and proposed on-lot sewage systems.

15). Location of existing sanitary sewer main water supply main, fire hydrant, gas line, power line, stormwater management facilities and other significant manmade features on or adjacent to the tract or developed/disturbed area within 200 feet.

16). Location of any proposed site improvements such as curbs, sidewalks, street trees, traffic regulatory signs, fire hydrants, snow dump areas, community mail box(s), trash dumpster(s) handicap ramps and parking facilities.

17). The approval date of State Highway Occupancy Permit and number where a proposed subdivision and land development proposes access to a state road.

18). When applicable, the approval date and number of the municipal road occupancy permit where a proposed subdivision and land development proposes access from a municipal street.

19). Description of all lot lines, with accurate bearings and distances, and lot areas for all parcels. Curve segments shall be comprised of arc, cord, bearing and distance. The description shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.

20). Description of the centerline and right-of-way for all new and existing streets, to include distances and bearings with curve segments comprised of radius, tangent, arc, and cord. The description shall not have an error of closure and greater than one (1) foot in ten thousand (10,000) feet.

21). Zoning district boundary line(s) (As applicable).

22). Name and deed reference of all adjoining landowners with abutting lot lines of all lots.

23). Proposed lot numbers.

24). Proposed gross and net lot area figures for all lot numbers.

25). Primary control point (Point of beginning) referenced to the PA State Plane South coordinate system.

E. Signature Blocks consisting of the following.

1). Signature block for approval of the plan by the Board of Supervisors. Sufficient space is required for listing the date of the approval and applying the Chairman's and Secretary's signatures.

2). Signature block for review of the plan by the Township Planning Commission. Sufficient space is required for listing the date of the review and applying the Chairman's and Secretary's signatures.

3). Signature block for the Township Engineer for the review of the engineering aspects of the plan.

4). Signature block for review of plans by the County Planning Commission. (Chairman and Secretary)

F. A list of Plan Certifications/ Statements consisting of the following.

1). Certification of ownership and statement of dedication of roads or streets and right-of-ways signed by owner and duly notarized.

2). Certification of professional land surveyor with seal and signature for the accuracy of the plan survey.

3). When applicable, certification of professional engineer or landscape architect with seal and signature that prepared the plan, that all information shown is correct.

4). When applicable, certification by a biologist or a person with training in wetland who has evaluated the site and determined by the 1987 Army Corp of Engineer's

manual on wetland delineation and determination that there are/ or there are no wetlands on the site.

5). Where applicable, a statement regarding the date and ordinance number of the municipal Zoning Ordinance in effect at the time of submission.

6). A statement listing any approved modifications of requirements, waivers, variances, special exceptions, conditional uses and/or any non-conforming structures.

7). Statement regarding the presence or absence of floodplain.

8). An inventory of all permits/approvals required by other agencies along with date submitted and approval dates.

9). A statement regarding presence or absence of archaeological resources, historical features and important natural habitat.

10). A statement regarding the landowners responsibility for implementing the erosion and sedimentation control plan.

11). Statement regarding the presence or absence of wetlands.

G. A Site Data Table to include.

1). Total area of tract, proposed lot uses, proposed number of lots/ number of existing and proposed dwelling units, floor area for non-residential uses, minimum building setbacks, open space area, area of proposed land disturbance, area of public right-of-way, total length of proposed and/ or improved street(s) in feet, remaining acreage balance, and acreage assigned to new lots.

H. A Plan Notes list consisting but not exclusive to the following.

1). Existing and proposed protective covenants associated with the land, if any or a note stating none exist.

2). A statement that a Highway Occupancy Permit (HOP) is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law," as amended by Act No. 1986-43 of May, 1986, before access to State Highway is permitted.

3). Where applicable, a statement regarding municipal highway occupancy permit. That: "No building permit will be issued until a Municipal Occupancy Permit has been issued".

4). The zoning classification of adjoining lots and land.

5). Date of Preliminary Plan approval.

6). List of Modifications granted.

7). Declaration of public or private water supply and sanitary sewer and service to each lot.

8). Reference to instrument number/deed book volume and page number, and tax parcel number.

9). PA One Call note (See Appendix 6)

10). Statement regarding all parcel(s) of land and/or improvements to be dedicated.

I. When applicable, a Zoning Data Table to include:

1). The zoning district, minimum lot area, minimum building setbacks, minimum lot width, density, maximum and proposed building height, number of floors, floor area ratio, maximum building coverage, existing and proposed lot and building and impervious coverage, and the number of parking spaces required and proposed.

2). Any variance decisions affecting the plan are required to be noted with the date of the decision and application number with the municipality (Where applicable).

J. The following Supplemental Plan sheets as required by PART 5 (Design and Improvement Standards).

1). A final Grading and Earth Moving Plan.

2). The final Erosion and Sedimentation Control Plan shall be prepared as required by the "Pennsylvania Clean Streams Law", and the Pennsylvania Department of Environmental Resources "Erosion and Sediment Pollution Control Program Manual" (April 2000): (Title 25, part I, Subpart C, Article II, Chapter 102-Erosion Control).

a). Approval date of Erosion and Sedimentation Control Plan by Perry County Conservation District.

3). A final Facilities Design Plan to include.

a). The final Street centerline profile for each proposed street.

b). The final Street cross-section for proposed streets.

c). The final design of water, sanitary, and storm sewer mains.

d). The final street signage and traffic regulatory signs and details.

4). A final Lighting Plan for outdoor and street lighting, as applicable. (Non-residential)

5). A final Landscaping, Buffering, and Screening Plan, if required, prepared by landscape architect, arborist or other qualified professional. (Non-residential)

6). A final Stormwater Management Plan approved by the municipal or designated Perry County review engineer.

a). Approval date of final Stormwater Management Plan by the municipal or designated Perry County review engineer.

b). Details of stormwater management facilities along with maintenance and inspection requirements.

c). Drainage and grading plan showing existing and proposed final contours, including swales and any stormwater facilities.

6. Other Information required to accompany the Final Plan.

A. All supporting calculations for the mitigating stormwater management as required by this Ordinance.

B. A copy of the final hydrogeologic/ water supply study, as requested by the Pennsylvania Department of Environmental Protection.

C. An approval letter from the Pennsylvania Department of Environmental Protection for the Sewage Facilities Planning Revision Module, Exemption, or Non-building Waiver Request form.

D. Financial security for all required improvements directed to be undertaken by PART 5. This includes both performance and maintenance guarantees.

E. Copy of all the permits/approvals from utilities and government agencies.

F. A copy of all final deed restrictions or protective covenants.

G. If water supply is to be provided by means other than private wells owned and maintained by individual lot owners within the subdivision or development, the applicant shall present evidence that the subdivision or development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a

municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement, or commitment or agreement to serve the area in question, whichever is appropriate is acceptable.

H. Signed Municipal Comment form.

I. Comment from the fire department (When applicable).

J. Comment from the School District (When applicable).

K. Such other data which may be required by the Board of Supervisors for the administration and enforcement of this Ordinance.

L. Plans and profiles of proposed streets, sanitary and stormwater sewers with grade and pipe size indicated and a plan of proposed water distribution system showing pipe size and location of valves and fire hydrant and specification for construction and materials.

M. Parcels of land intended to be dedicated or reserved for parks, playgrounds, parking areas, common open space, or other public, semi-public, or community purpose.

N. Wetland Studies are required when hydric soils are present on the property

O. Traffic studies required by state laws to warrant traffic control devices such as stop signs, traffic signals, speed limits, turning lanes, etc.

SECTION 410. FINAL LOT ADDITION PLAN: SPECIFICATIONS

A subdivision plan which meets the criteria of Section 405 for Final Lot Addition Plan may be prepare for submission to the Township and shall comply with the following requirements.

1. The Final Lot Addition Plan shall be prepared by a land surveyor registered in Commonwealth of Pennsylvania.

2. Six (6) copies of the plan will be submitted on a minimum sheet size of 17 inches by 22 inches and no larger than 24 inches by 36 inches.

3. Dimensions shall be in feet and degrees, minutes and seconds with an error of closure no greater than one foot in ten thousand feet.

4. The plan shall contain the following information.

   A. Cover Sheet

1). Title block

2). Name of proposed plan, municipality, county, Pennsylvania and plan labeled "FINAL LOT ADDITION PLAN".

3). Name, address, and telephone number of the recorded owner and any equitable owner of the two effected lots.

4). Name, address and telephone number of professional land surveyor.

5). Reference to Instrument Number/ Deed Book, Volume and Page Number and tax parcel number.

6). A location map drawn to a scale of a minimum of one inch to two thousand feet (1" = 2000') and north arrow.

7). Date of plan preparation and revision date(s).

8). When applicable, a Zoning Data Table is required to list: Zoning district, minimum lot area, building setbacks, and lot width, density, floor area ratio, lot and building coverage, parking, open space, landscape buffer and screening.

9). Site data in a table form to include: Area of the lots, proposed use, proposed lot numbers, lot and building coverage, density, open space area, area of public right-of-way, public or private water supply and sanitary sewer.

10). Existing and proposed protective covenants associated with the lands, if any or a note stating that none exist.

11). A statement listing any approved modification of requirements, waivers, variances, special exceptions, conditional uses and/or any non-conforming structures.

12). Statement for recordation of the plan with date, Instrument number/Deed book, volume and page number and tax parcel numbers.

13). Certification of Professional Land Surveyor with seal and signature for the accuracy of the plan survey.

14). Certification regarding presence or absence of wetland and floodplain.

15). Signature block for review of plans by the Township Planning Commission or assigned official(s).

16). Signature block for approval of plan by the Miller Township Board of Supervisors.

17). A statement is required to be placed upon all Final Lot Addition Plans stating "Lot # ___ has been proposed as a lot addition to the adjoining lands of _____ to form a single lot consisting of _____ acres. Lot #____ may not be sold or retained as a stand-alone lot."

18). A statement indicating that a Non-Building Waiver Form B has been approved by the Pennsylvania Department of Environmental Protection.

19). A statement specifying the resulting acreage total of the affected property receiving the lot addition acreage.

20). Signature block for review of plans by the County Planning Commission. (Chairman and Secretary)

B. Plan Information

1). The plan shall be drawn no smaller than 100 feet to an inch. All dimensions shall be in feet and hundredth of a foot.

2). Property plan showing the entire lot, tract or parcel to be effected by the lot addition plan subdivision.

3). Lot area, bearings and distances and lot numbers. If the remaining acreage is in excess of ten (10) acres, its boundary and the boundary of the remaining tract shall be described by deed plotting drawn at a legible scale.

4). North arrow, graphic and written scale.

5). Name and deed reference of all adjoining landowners with abutting lot lines of both conveying and receiving lots.

6). Primary control points, which shall be referenced to the PA Plane Coordinate System.

7). Existing and proposed concrete monuments and iron pin markers.

8). Name of existing public or private streets, and driveways on or adjacent to the lot, right-of-way and cartway width, curb and sidewalk.

9). Location of easements with bearing and distances and utilities on and/or adjacent to both the conveying and receiving lot.

10. Zoning district boundary line(s) (As applicable).