8. Where the Preliminary Plan covers only a part of the entire landholdings, a sketch of the future street system of the unsubmitted part shall be submitted. The street system of the unsubmitted part will be considered in light of adjustments and connections with future streets in the part not submitted.

9. Where the land in the subject application has an electric transmission line, a gas pipeline, or a petroleum (or petroleum products) transmission line located within the tract, the application shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building set back and/or right-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement.

306 - FINAL PLAN PROCEDURES

Submission of a Final Plan for approval by the Township shall occur not more than five (5) years following the date of approval of the Preliminary Plan. Failure to submit the Final Plan within this period of time shall make the approval of the Preliminary Plan null and void unless an extension of time has been granted by the Township.

306-A - SUBMISSION OF THE FINAL PLAN

1. Final Plans and all requirements accompanying documentation shall be submitted by a developer or his authorized representative to the Township Secretary or such other official as may be designated by the Supervisors at least ten (10) business days in advance of a regularly scheduled Township Planning Commission Meeting for consideration at that meeting.

2. Submission shall consist of the following:

   a. Five (5) copies of the appropriate application form available from the Township.

   b. Eight (8) blue-line or black-line paper prints of the Final Plan showing all the information required in Section 306.

   c. Five (5) copies of all other required documentation.

   d. A filing fee as established in Article VI of this Ordinance.

306-B - DISTRIBUTION OF FINAL PLAN FOR REVIEW AND COMMENT

Copies of the Final Plan and accompanying documentation shall be immediately distributed by the Township Secretary as follows:

1. One (1) copy of the application, plan, and accompanying documentation to the Township Engineer.

2. One (1) copy of the application, plan, and accompanying documentation to the Township Sewage Enforcement Officer.

3. One (1) copy of the application, plan, and accompanying documentation to the Adams County Office of Planning and Development.

4. One (1) copy of the Plan to the County Conservation District Office.

5. One (1) copy of the plan, to the District Office of the Pennsylvania Department of Transportation when a proposed subdivision abuts or is traversed by a State Road.

6. The remaining copies of the application, plan, and accompanying documentation to the Township Planning Commission.

306-C - ACTION ON FINAL PLAN BY THE PLANNING COMMISSION

Action on the Final Plan shall be taken in the same manner as for Preliminary Plans. In addition, if a Final Plan is approved, the Township Planning Commission Chairman and Secretary shall sign the Record Plan and all prints and forward all but one (1) print to the Board of Supervisors along with a copy of their written decision.

306-D - ACTION ON FINAL PLAN BY THE BOARD OF SUPERVISORS

1. Following receipt of the written decision from the Township Planning Commission, the Board of Supervisors shall consider the Plan at their next regularly scheduled or special meeting. If the plan is to be considered at a special meeting, the developer shall be notified, and in addition, the Board of Supervisors may also schedule a public hearing before any action on the Plan.

2. Action on a Final Plan shall be taken by the Board of Supervisors and communicated to the developer not later than ninety (90) days following the date for the regular meeting of the Board next following the date the application is filed. Should the next regular meeting occur more than thirty (30) days following the filing of the application, said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application was filed. In their review, the Board of Supervisors shall consider the reports and recommendations of the Township Planning Commission and the various other individuals to whom the Plan was sent for review and comment. As a result of their review, the Board of Supervisors may require or recommend such changes and modifications as they shall deem necessary or advisable in the public interest.

3. The decision of the Board of Supervisors concerning the Plan shall be in writing and shall be communicated to the developer not later than fifteen (15) days following the meeting at which the decision is made. If a Plan is not approved, or approved subject to certain conditions, the written decision shall specify the defects and describe the requirements which have not been met, citing in each instance the applicable provisions of this Ordinance. Copies of the decision shall be sent to the Township Planning Commission.

4. Before any Final Plan is approved, the developer shall comply with all provisions of Section 516 of this Ordinance regarding completion of improvements or guarantee thereof.

5. The decision of the Board of Supervisors approving the plan may be based on certain conditions contained in the Ordinance, in which event the Developer shall then have ten (10) days within which to either accept or reject such conditional approval. If the Developer fails to accept or reject the conditions within such ten-day period, the approval of the plan shall be rescinded automatically.

306-E - RECORDING OF PLAN

1. Upon approval of a Final Plan by the Township, the developer shall record the Record Plan in the office of the Adams County Recorder of Deeds within ninety (90) days. No plan shall be recorded unless it has been officially approved by the Township.

2. If the plan is not recorded within ninety (90) days, the approval by the Township shall be null and void unless an extension of time is granted by the Board of Supervisors upon request from the developer.

3. After the plan has been recorded, a copy of the Recorder's Certificate shall be submitted to the Board of Supervisors.

4. No land in a development shall be sold or transferred prior to recording of the Plan.

306-F - LIMITATIONS OF FINAL PLAN APPROVAL

The approval of the Final Plan by the Township shall be deemed an acceptance of the Plan and shall authorize the Recorder of Deeds to record the same, but shall not impose any duty upon the Township concerning maintenance or improvements of any streets, highways, alleys, or other portions of the same until said Township shall have accepted same by dedication for public use.

307 - FINAL PLAN REQUIREMENTS

The Final Plan submission shall be prepared by a Registered Engineer or Surveyor and be drawn on reproducible stable transparency, using black ink for all data including approval signatures.

Scale:

- Tracts of one (1) acre or less shall be drawn at a scale of no less than one (1) inch equals fifty (50) feet.

- Tracts of one (1) to ten (10) acres shall be drawn at a scale of no less than one (1) inch equals one hundred (100) feet.

- Tracts in excess of ten (10) acres shall be drawn at a scale of no less than one (1) inch equals two hundred (200) feet.

- Tracts to be used for commercial, industrial, or high density housing development shall be drawn at a scale of no less than one (1) inch equals fifty (50) feet.

Finished size of drawings for Final Plan submission shall be 18" by 24". Drawings done at a scale requiring a sheet larger than 18" by 24" may be reduced to that size providing all lines and lettering are clear and legible after reduction.

If the Final Plan requires more than one (1) sheet, a key diagram showing the relative location of several sections shall be drawn on each sheet.

307-A - INFORMATION REQUIRED

1. Name of the proposed subdivison, and of the municipality in which it is located.

2. Name and address of subdivider.

3. Name, address, license number, and seal of the Professional Engineer or Registered Surveyor who prepared the drawings.

4. Date of original submission and of each subsequent revised submission.

5. True or magnetic north points.

6. Graphic scale.

7. Written scale.

8. Certification that the plan is accurate and correct and has been prepared in accordance with the Professional Engineers' Registration Law.

9. A key map for the purpose of locating the property being subdivided, drawn at a scale of one (1) inch equals one thousand (1000) feet and showing relation of the property to adjoining property and to all streets, roads, municipal boundaries, and recorded subdivision plans existing within one thousand (1000) feet of any part of the property. In addition, a title, scale, and north point shall be indicated.

10. The total tract boundary lines of the area being subdivided with distance accurate to one hundredth (.100) of a foot and bearings to one quarter (1/4) of a minute. These boundaries shall be determined by accurate survey in the field, which shall be balanced and close with an error of closure not to exceed one (1) foot in ten thousand (10,000) feet; provided, however, the boundary(s) adjoining additional unplatted land of the subdivider (for example, between separately submitted Final Plan sections) are not required to be based upon field survey, and may be calculated. The location and elevation of all boundary line (perimeter) monuments shall be indicated along with a statement of the total area of the property being subdivided. In addition, the surveyor shall certify to the accuracy of the survey, the drawn plan, and the placement of the monuments.

11. A plot drawn to a legible scale showing the entire exisiting tract and boundary and the location of the lots being subdivided from said tract.

12. Boundaries of adjacent properties and recorded name and deed references. When adjacent properties are part of a recorded plat, only the lot number and subdivision name need be shown.

13. Contour lines at vertical intervals of at least two (2) feet for land with average natural slope of four (4) percent or less, and at intervals of at least five (5) feet for land with average slope exceeding four (4) percent. Contour lines may be omitted in the case where a final plan has been based on an approved preliminary plan.

14. Location and elevation of the datum to which contour elevations refer; where practicable, datum used shall be an established bench mark. Datum shall be referenced to a U.S.G.S bench mark when public sewer or public water is proposed, and/or the development is in excess of 10 lots.

15. The name (or number) and cartway width and lines of all proposed and existing public streets and the name and location of all other roads within the property.

16. The following data for the cartway edges (curb lines) and right-of-way lines of all recorded (except those which are to be vacated) and/or proposed streets, and for the right-of-way lines of all existing streets, within the property:

    a. The length (in feet and hundredths of a foot) of all straight lines and all radius and the arc (or chord) of all curved lines (including curved lot lines).

    b. The width (in feet) of the cartway, right-of-way, and if required, of the ultimate right-of-way, and in degrees, minutes, and quarters of a minute) of the delta angle of all curved lines, including curved lot lines.

    c. All straight lot lines, defined (in feet and hundredths of a foot) by distances, and (in degrees, minutes, and quarters of a minute) either by magnetic bearings or by angles of deflection from other lot street lines.

17. If a subdivision proposes a new street intersection with a State Legislative Route, the intersection occupancy permit number(s) shall be indicated for all such intersection.

18. Location of existing streets and alleys adjoining the tract including the name, width, width of cartway, and sidewalks.

19. The location (and elevation, if established) of all existing and proposed street monuments).

20. Location of existing and proposed rights-of-way and easements.

21. Lot numbers and a statement of the total number of lots and parcels.

22. Lot lines with dimensions and bearings.

23. The building setback lines for each lot, or other sites.

24. The developments where on-site sewage disposal systems will be used, the location where the soils evaluation test was conducted for each lot.

25. A statement of the intended use of all non-residential lots, with reference to restriction of any type which exists or will exist as covenants in deed for the lots contained in the subdivisions and, if recorded, including the book and page number.

26. Location and size of existing and proposed utility structures and/or transmission lines including water, gas, electric, petroleum, etc., and all easements or rights-of-way connected with such structures and/or lines.

27. The location of any existing bodies of water or watercourses, tree masses, buildings or structures (including the location of wells and on-site sewage facilities for such buildings or structures), historic features, public facilities and any other man-made or natural features within or near the proposed subdivision.

28. A certification of ownership, acknowledgement of a plan, and offer of dedication shall be lettered on the plan and shall be duly acknowledged and signed by the owner(s) of the company.

29. An approval block for the use of the Township Supervisors and the Township and the Adams County Office of Planning and Development.

30. The accurate location of all wetlands. The Township may require an official determination of the wetland limits from an expert. The name of the firm and/or individual making the wetlands determination shall be included on the plan.

307-B - SUPPLEMENTARY DATA REQUIRED

Unless previously submitted, the Final Plan shall be accompanied by the following supplementary data where applicable:

1. Typical street cross section drawings(s) for all proposed streets. Cross section drawing(s) may be shown either on the Final Plan or on the profile sheets.

2. Profile sheets for all proposed streets within the tract. Such profiles shall show at least the following information, properly labeled:

   a. Existing (natural) profile along both cartway edges or along the centerline of each street.

   b. Proposed finished grade of the centerline, or proposed finished grade at the top of both curbs or proposed finished grade at both cartway (pavement) edges.

   c. The length of all vertical curves.

   d. Existing and proposed sanitary sewer mains and manholes.

   e. Existing and proposed storm mains, inlets, manholes, and culverts.

3. Whenever a subdivider proposes to establish a street which is not offered for public use, he shall be subject to the requirements of Section 502-B and shall submit such plans, agreements, and documents as may be required by the Township under the provisions of that section.

4. An agreement that the applicant will install all underground utilities before paving streets or constructing sidewalks.

5. Final designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of the Pennsylvania Department of Environmental Resources and the Pennsylvania Department of Transportation.

6. Where the Final plan only covers a part of the entire landholdings, a sketch of the future street system of the unsubmitted part shall be furnished. The street system of the submitted part will be considered in light of adjustments and connections with future streets in the part not submitted.

7. Water and sewer feasibility reports as may be required including any updated information which may have become available since the submission of the Preliminary Plan.

8. A plan for control of erosion and sedimentation for review by the County Conservation District Office as required by the Pennsylvania Clean Streams Act.

9. Where deemed necessary by the Township, a storm drainage plan and storm drainage calculations.

10. Where deemed necessary by the Township, a map showing the location of the proposed development with respect to the Township's floodprone areas, including information on the Regulatory Flood Elevation, the boundaries of the floodprone areas, proposed lots and sites, fills, flood or erosion protection facilities, and areas subject to special restrictions. In addition, where the proposed development lies partially or completely in any floodprone area, or borders on any floodprone area, such map shall also show the location and elevation or proposed roads, public utilities, and building sites.

11. A planning module as required by the Pennsylvania Department of Environmental Resources.

12. Such private deed restrictions, including building setback lines, as may be imposed upon the property as a condition to sale, together with a statement of any restrictions previously imposed which may affect the title of the land being subdivided.

13. When a proposed plan is submitted to the County Conservation District Office for their review and recommendations, a plan and/or other documentation to show what has been, or will be done in response to their recommendations.

14. An affidavit to the effect that all affected municipalities have been notified of any alteration and/or relocation of any watercourses.

15. Documented proof that when an agency of the Commonwealth of Pennsylvania holds interest or jurisdiction in the plan or any phase of the plan, the approval of the agency has been secured.

16. If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the Township 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. The applicant shall provide the Township with a copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement to serve the area in question, as acceptable evidence that the above requirements have been met.

17. No plat which will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall be final approved unless the plat contains a notice 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, or that a Township occupancy permit is required from the Township if the entrance is from a Township street.

308 - RESUBDIVISION PROCEDURE

Any replatting or resubdivision, including changes to a recorded plan, shall be considered as a new application, and shall comply with all requirements of this Ordinance.

309 - ADDITIONS TO EXISTING LOTS

A parcel of land may be added to an existing recorded lot for the sole purpose of increasing the lot size provided that:

1. The parcel to be added be contiguous to the existing lot.

2. The addition must maintain the overall straightness of lot lines.

3. The Plan prepared for the addition of this parcel shall follow the procedures outlined in this Ordinance.

4. The applicant shall file in the Register of Deeds Office of Adams County, a memorandum that the subject property shall be considered one (1) single tract for subdivision purposes and that this said tract shall not be subdivided by the applicant or applicants or their heirs or assigns in the future without resubmission for subdivision purposes.

5. Unless incorporated into a single deed, lot additions may be assessed and taxed as separate parcels.

ARTICLE IV DESIGN STANDARDS

401 - APPLICATION OF STANDARDS

The following standards shall be applied by the Township Planning Commission, the Adams County Office of Planning and Development, and the Township Supervisors in evaluating plans submitted for review and/or approval. It is intended that these standards be considered the minimum requirements and may be modified as necessary to protect the health, safety, and general welfare of the public.

402 - GENERAL SITE STANDARDS

The following requirements and guiding principles for Subdivisions and Land Developments shall be observed with respect to factors affecting the suitability of the site for such development.

1. The Land Development Plan shall conform to the municipal comprehensive plan, if any, and official map, if any, or to such parts thereof, as shall have been officially prepared and adopted by the municipality in which the development is situated.

2. A land development must be coordinated with existing land development in the neighborhood so the entire area may be developed harmoniously.

3. Land proposed for land development shall not be developed or changed by grading, excavating, or by the removal or destruction of the natural topsoil, trees, or other vegetative cover unless provisions for minimizing erosion and sedimentation are provided as required by the Erosion Control Regulations of the Pennsylvania Department of Environmental Resources.

4. In a development where the average slope exceeds fifteen (15) percent, the Township may require modification to these regulations.

5. In all developments, every precaution shall be taken to preserve all natural and historic features determined to be worthy of preservation by the Township. Examples of such features would include, but not be limited to, large trees, watercourses, historic areas and structures, the scenic view, etc. To ensure the protection of such features, the Township may require the following additional information to be submitted:

   a. A grading plan showing the existing and proposed ground elevations relative to the features.

   b. The accurate location of the features to be protected.

   c. An explanation of the precautions to be taken by the developer to protect such features.