

ARTICLE III – APPLICATION PROCEDURES AND PLAT REQUIREMENTS

301 – PRE-APPROVED PROCEDURES

1. Copies of this Ordinance shall be available for use by any person seeking information concerning land development and/or subdivision standards and procedures in effect within the Township. Any prospective developer or subdivider may meet with the Township Planning Commission to discuss and review tentative plans and/or any provisions of this Ordinance.
2. Prior to the final plan submission, the prospective developer must have compiled with the planning requirements of the Pennsylvania Sewage Facilities Act as administered by the Pennsylvania Department of Environmental Resources. It is suggested that the prospective developer consult the Township Sewage Enforcement Officer or the Pennsylvania Department of Environmental Resources as to the requirements of that Act.
3. Prospective developers shall consult the County Conservation District representative concerning erosion and sediment control and the effect of geologic conditions on the proposed development. At the same time a determination should be made as to whether or not any flood hazards either exist or will be created as a result of the subdivision or development. Land that is subject to flooding shall not be platted for residential occupancy or for any other use that may endanger health, life, or property. Such land within a subdivision shall be set aside for such uses as shall not be endangered by periodic or occasional flooding and shall not produce unsatisfactory living conditions.

302 – SKETCH PLAN

Prior to the submission of a Preliminary Plan, developers are encouraged to submit a sketch plan to the Township Planning Commission. This will enable the Planning Commission to review the proposal for factors that may affect the development.

A sketch plan should contain at least the following information:

1. Location Map
2. General information concerning any community facilities and/or any other significant manmade or natural features that will affect the proposal.
3. A property map at a legible scale showing the specific parcel of land or site involved.
4. A sketch of the proposed development drawn at a scale no smaller than 1" – 100' showing the proposed layout of streets and lots, and other features of the subdivision.

303 – PRELIMINARY PLAN PROCEDURES

In proposed developments that will abut an existing public right-of-way, the submission of a Preliminary Plan may be waived. However, all other applicable requirements and specifications shall remain the same.

1. Preliminary Plans and all required 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 within ten (10) days business days in advance of a regularly scheduled Planning Commission meeting.
2. Submission shall consists of the following:
 - a. Five (5) copies of the appropriate application form available from the Township.
 - b. Twelve (12) blue-line or black-line paper prints of the Preliminary Plan showing all the information required in Section 304. (Amended 12/12/05)
 - c. Five (5) copies of all other required documentation.
 - d. A filing fee as established in Article VI of the Ordinance.

303-B – DISTRIBUTION OF PRELIMINARY PLAN FOR REVIEW AND COMMENT

Copies of the Preliminary 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 County Planning Commission.
4. One (1) copy of the Soil Erosion and Sediment Control 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.

303-C – ACTION ON PRELIMINARY PLAN BY THE PLANNING COMMISSION

1. Action on a Preliminary Plan shall be taken by the Township Planning Commission not later than sixty (60) days following the receipt of a complete submission by the Township. However, no final decision or action shall be taken by the Township Planning Commission until the reports are received from the County Planning Commission and other individuals and agencies to whom the Plan was sent for review and comment, or until the expiration of forty-five (45) days from the date the plans were forwarded to such individuals and agencies.
2. All actions on the Plan by the Township Planning Commission shall be taken at a public meeting whether it be a regularly scheduled or special meeting. If the Plan is to be considered at a special meeting, the developer shall be so notified.
3. The decision of the Township Planning Commission concerning the Plan shall be in writing. If a Plan is not approved, or approved subject to certain conditions, the written decisions 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 Board of Supervisors and the Township Engineer.

303-D – ACTION ON PRELIMINARY 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 Preliminary Plan at their next regularly scheduled or special meeting. If the Plan is to be considered at a special meeting, the developer shall be so notified, and in addition, the Board of Supervisors may also schedule a public hearing pursuant to public notice, before taking any action on the Plan.
2. Action on a Preliminary Plan shall be taken by the Board of Supervisors and communicated to the developer not later than ninety (90) days following the date of the regular meeting of the Planning Commission 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) days period shall be measured from the thirtieth 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 applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision. 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. Failure of the Board of Supervisors to render a decision and communicate it to the developer within the time and in the manner required by this Ordinance shall be deemed an approval of the Plan in terms as presented unless the developer has agreed to an extension of time.
5. Approval of the Preliminary Plan shall not constitute approval of the Final Plan for any purpose or reason, but shall constitute conditional approval of the proposed development as to its general character and layout.
6. When a Preliminary Plan has been approved or approved subject to certain conditions acceptable to the developer, no subsequent change or amendment in this or any other applicable ordinances shall be applied to affect adversely the right of the developer to commence and to complete any aspect of the approved development within five (5) years from such approval. Where final approval is preceded by preliminary approval, the five (5) year period shall be counted from the date of preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the plan for such approval was duly submitted.

304 – PRELIMINARY PLAN REQUIREMENTS

The Preliminary Plan submission shall be prepared by a registered 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 1" = 50'.
- ◆ Tracts of one (1) to ten (10) acres shall be drawn at a scale of no less than 1" = 100'.
- ◆ Tracts in excess of ten (10) acres shall be drawn at a scale of no less than 1" = 200'.
- ◆ Tracts to be used for commercial, industrial, or high density housing development shall be drawn at a scale of no less than 1" = 50'.

304-A – INFORMATION REQUIRED

The Preliminary Plan shall show:

1. Name of the proposed subdivision, and of the municipality in which it is located.
2. Name and address of subdivider.
3. Name, address, license number, and seal of the registered surveyor who prepared the drawings.
4. Date of original submission and of each subsequent revised submission.

5. True or magnetic north point.
6. Graphic scale.
7. Written scale.
8. Certification by the registered surveyor that the topography shown resulted from an actual survey and the date of that survey.
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 the 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 distances accurate to one hundredth of a foot and bearings to one quarter 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, that 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 existing tract 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 percent (4%) or less, and at intervals of at least five (5) feet for land with average slope exceeding four percent (4%).
14. Location and elevation of the datum to which contour elevations refer; where practicable, datum used shall be an established benchmark.
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. If the subdivision proposes a new street intersection with a State Legislative Route, the intersection occupancy permit number (3) shall be indicated for all such intersections.
17. Location of existing streets and alleys adjoining the tract including name, width, width of cartway, and sidewalks.

18. The location (and elevation, if established) of all existing and proposed street monuments.
19. Location of existing and proposed rights-of-way and easements.
20. Lot numbers and statement of the total number of lots and parcels.
21. Lot lines with approximate dimensions.
22. The building setback lines for each lot, or other site.
23. For developments where on-site sewage disposal systems will be used, the location where the soils evaluation test was conducted for each lot.
24. A statement of the intended use of all non-residential lots, with reference to restrictions of any type which exist or will exist as covenants in the deed for the lots contained in the subdivision and, if recorded, including the book and page number.
25. 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.
26. 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), public facilities and any other man-made or natural features within or near the proposed subdivision.
27. Location, site and invert elevation of all existing and proposed sanitary sewers (including any and all proposed and/or existing capped sewer lines), and location of all manholes, inlets, and culverts. This data may be submitted as a separate plan.
28. Location, size, and invert elevation of all existing and proposed storm sewers (and other drainage facilities), with the size and material of each indicated, and any proposed connections with existing facilities.
29. Location of drainage structures, including marshes, ponds, streams, or similar conditions.
30. Location of parks, playgrounds, and other areas to be dedicated or reserved for public use, with any conditions governing such use.
31. Where the development lies partially or completely in any flood-prone area, or where the development borders on any flood-prone area, the Preliminary Plan map shall include detailed information giving the location and elevation of proposed roads, public utilities, and building sites. All such maps shall identify accurately the boundaries of the flood-prone area.
32. Submit a Preliminary Landscape Plan in accordance with Section 520 Landscaping.

304-B – SUPPLEMENTARY DATA REQUIRED

The Preliminary Plan shall be accompanied by the following supplementary data where applicable:

1. A plan revision module for land development as required by the Pennsylvania Department of Environmental Resources.
2. A plan for the control of erosion and sedimentation for review by the County Conservation District Office as required by the Pennsylvania Clean Streams Act.
3. Preliminary 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.
4. Typical street cross-sections drawings for all proposed streets.
5. Tentative profiles along the centerline of the cartway (pavement) or along the top of the curb for both sides of each proposed street shown on the Preliminary Plan. Such profiles shall show natural and finished grades.
6. The applicant shall, if requested by the Township, submit a feasibility report concerning the availability and adequacy of sewer and water facilities in or near a proposed land development. Said report shall be submitted in conjunction with the Preliminary Plan for review and recommendations by the Pennsylvania Department of Environmental Resources.
7. Where deemed necessary by the Township, the applicant shall also submit a storm drainage plan and storm drainage calculations.
8. Where the Preliminary Plan covers only part of the entire landholdings, a sketch of the future street system of the unsubmitted part shall be submitted. The street system of the submitted part will be considered in light of adjustments and connections with future streets in the part not submitted.
9. Where the land included 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 leasee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement.
10. Where deemed necessary by the Township, the applicant shall also submit an environmental assessment in accordance with Section 409 herein. (added amendment 2-2000)

305 – 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.

Except for any modifications or changes required by the Township, the Final Plan shall conform basically to the approved Preliminary Plan. Where significant modifications or changes, other than those required by the Township, are made to an approved Preliminary Plan, the Plan shall be submitted again as a Preliminary Plan.

305 –A – SUBMISSION OF THE FINAL PLAN

1. Final Plans and all required 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 within ten (10) business days in advance of a regularly scheduled Township Planning Commission meeting.
2. Submission shall consist of the following:
 - a. Seven (7) completed copies of the appropriate application form available from the Township.
 - b. Twelve (12) blue-line or black-line paper prints of the Final Plan showing all the information required in Section 306. (Amended 12/12/05)
 - c. Five (5) copies of all other required documentation.
 - d. A filing fee as established in Article VI of this Ordinance.

305-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. Three (3) copies of the application, plan, and accompanying documentation to the County Planning Commission.
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.

305-C – ACTION OF 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.

305-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 so notified, and in addition the Board of Supervisors may also schedule a public hearing before taking any action on the Plan.
2. Action on a Preliminary 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 of Supervisors 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 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 applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision. 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. Failure of the Board of Supervisors to render a decision and communicate it to the developer within the time and in the manner required by this Ordinance shall be deemed an approval of the Plan in terms as presented unless the developer has agreed to an extension of time.
5. Before any Final Plan is approved the developer shall either install all the required improvements or shall provide for deposit with the Township a corporate bond or other security acceptable to the Township in the amount of one hundred ten percent (110%) if improvements are to be completed within one year. The amount of financial security may be increased by an additional ten percent for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten percent of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period by using the above bidding procedure. The cost of the improvements shall be established by submission to the governing body of the planning agency of bona fide bid or bids from the contractor or contractors

chosen by the party posting the financial security to complete the improvements or, in the absence of such bona fide bids, the cost shall be established by estimate prepared by the municipality's engineer. Such bond or security shall provide for the completion of all required improvements within a stated period of time which shall not be longer than two years from the date of approval of the Final Plan.

305-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 Record Plan.

305-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, alley, or other portions of the same until said Township shall have accepted same by dedication for public use.

306 – FINAL PLAN REQUIREMENTS

The Final Plan submission shall be prepared by a registered 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 1" = 50'.
- ◆ Tracts of one (1) to ten (10) acres shall be drawn at a scale of no less than 1" = 100'.
- ◆ Tracts in excess of ten (10) acres shall be drawn at a scale of no less than 1" = 200'.
- ◆ Tracts to be used for commercial, industrial, or high density housing developments shall be drawn at a scale of no less than 1" = 50'.

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 sheet, a key diagram showing the relative location of the several sections shall be drawn on each sheet.

306-A – INFORMATION REQUIRED

The Final Plan shall show:

1. Name of proposed subdivision, and of the municipality in which it is located.
2. Name and address of subdivider.
3. Name, address, license number, and seal of the registered surveyor who prepared the drawings.
4. Date of original submission and of each subsequent revised submission.
5. True or magnetic north point.
6. Graphic scale.
7. Written scale.
8. Certification by the registered surveyor that the topography shown resulted from an actual survey and the date of that survey.
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 the 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 distances accurate to one hundredth of a foot and bearings to one quarter 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, that 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 existing tract boundary and the location of the lots being subdivided from said tract.

12. Boundaries of adjacent properties and recorded name and deed reference. 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 percent (4%) or less, and at intervals of at least five (5) feet for land with average slope exceeding four percent (4%).
14. Location and elevation of the datum to which contour elevations refer; where practicable, datum used shall be an established bench mark.
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 of the radius and the arc (or chord) of all curved lines (including curved lot lines), and
 - 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 and street lines.
17. If subdivision proposed a new street intersection with a State Legislative Route, the intersection occupancy permit number(s) shall be indicated for all such intersections.
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 accurate dimensions.
23. The building setback lines for each lot, or other sites.
24. For 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 restrictions of any type which exist or will exist as covenants in the deed for the lots contained in the subdivision 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), 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 County Planning Commission.
30. A block to be used for inserting the date, agreed upon by the Township Supervisors and the developer, by which all improvements shall be complete, shall be lettered on the plan. Such date shall not be more than two (2) years from the date of the Final Plan approval.
31. Submit a Final Landscape Plan in accordance with Section 520 Landscaping.

306-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 drawing (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 or any bridge 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 covers only 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 the 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 flood-prone areas, proposed lots and sites, fills, flood or erosion protection facilitates, and areas subject to special restrictions. In addition, where the proposed development lies partially or completely in any flood-prone area, or borders on any flood-prone area, such map shall also show the location and elevation of 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. Any other certificates, affidavits, endorsements or dedications, etc., that may be required by the Planning Commission or Board of Supervisors.
14. When a proposed plan has been 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.

15. An affidavit to the effect that all affected municipalities have been notified of any alteration and/or relocation of any watercourse.
16. Documented proof that when a agency of the Commonwealth of Pennsylvania holds interest or jurisdiction in the plan or any phase of the plan, the approval of that agency has been secured.

307 – 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.

308 – 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 must 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 Miscellaneous Docket in the Recorder of Deeds Office of Adams County a memorandum that the subject property shall be considered one single tract for subdivision proposed and that this said tract shall not be subdivided by the applicant or applicants of their heirs or assigns in the future without resubmission for subdivision purposed.