

SUBDIVISION AND LAND DEVELOPMENT

**PALMER TOWNSHIP
FINAL PLAN FOR MAJOR SUBDIVISION OR LAND DEVELOPMENT**
CHECKLIST AND LIST OF SUBMITTAL REQUIREMENTS**

Applicant's Name: _____

Applicant's Address: _____

Applicant's Daytime Phone No.: _____

Applicant's Signature: _____

Date: _____

* Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

** Except a land development including only one (1) new principal nonresidential building (other than a shopping center) and up to three (3) dwelling units, which shall submit plans under Article VII.

Submitted	Not Submitted*	
_____	_____	A. PLAN SUBMITTAL REQUIREMENTS:
_____	_____	1. Township application fees, review fees and escrow amount.
_____	_____	2. 2 copies of the completed application. (See Appendix A.)
_____	_____	3. 2 copies of the completed preliminary plan checklist, with all such information shown and submitted as part of the final plan application, except: <ul style="list-style-type: none"> a. Wherever a plan is required to be titled "Preliminary Plan," it shall be changed to "Final Plan"; and b. Additional copies of supportive documents are not required to be submitted as part of the final plan submittal if they were previously submitted as part of a preliminary plan submittal and do not need to be changed or updated.
_____	_____	4. 2 copies of this completed final plan checklist0

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5. Copy of receipt from NXPC for plan provided by applicant for their review (may be provided to the township within 5 days after plan submission to the township).

6. Wetlands. Wetlands near areas of a tract that may be disturbed shall be shown with a metes and bounds description and shall be shown with distances to lot lines.

7. Where cuts or fills extend beyond the right-of-way, cross sections at 50-foot intervals shall be required unless waived by the Township Engineer.

8. Evidence that a survey has been performed of the boundary of the entire tract.

B. FINAL PLAN NOTATIONS/COVENANTS:

1. Protective covenants shall be placed on the land providing for:

a. Clear sight triangle easements. (See ~ § 165-59H and 165-67D.)

b. All needed utility, drainage, maintenance, pedestrian, open space or other easements.

2. Required plan notations. The following wording shall be required to be placed on any final subdivision or land development plan, as applicable:

a. If access will be provided onto a state highway and a required PennDOT highway occupancy permit has not been granted, then the following or closely similar wording shall be stated: "NOTICE -- A PennDOT highway occupancy permit for Lot No(s).___ 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. Access to the state highway shall be only as authorized by a PennDOT

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highway occupancy permit. No building permits, zoning permits or certificates of occupancy shall be issued for said lot until such time as a PennDOT highway occupancy permit has been secured and filed with the township. Township shall not be held liable for damages to persons or property arising out of issuance or denial of a highway occupancy permit by the Pennsylvania Department of Transportation, pursuant to Section 508 of the Pennsylvania Municipalities Planning Code."¹

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|-------|-------|----|--|
| _____ | _____ | b. | "Well and sewage disposal systems shall be constructed in accordance with standards of the Pennsylvania Department of Environmental Protection" |
| _____ | _____ | c. | "Individual owners of lots must receive approval from the Township Sewage Enforcement Officer for a sewage permit prior to undertaking the construction of an on-lot sewage disposal system or building that will need to be served by such a system." |
| _____ | _____ | d. | "The Planning Commission and Board of Supervisors have not passed upon the feasibility of any individual lot or location within a lot being able to sustain any type of well or sewage disposal system." |
| _____ | _____ | e. | Notations stating that the property owner is responsible for maintenance of drainage swales. |
| _____ | _____ | 3. | Streetlighting. |
| | | a. | Existing streetlighting. |
| | | b. | Any proposed streetlighting (or notation stating none is proposed), including types of poles, spacing of poles and intensity of lamps. |
| _____ | _____ | 4. | Proposed monument locations. |
| _____ | _____ | 5. | Addresses for new lots. All plans shall have all proposed new addresses for new lots being created by property being subdivided. |

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6. This plan has been reviewed by the Township staff, Township Engineer, and Township Solicitor for consistency with municipal regulations and ordinances related to land usage and dimensional requirements of zoning. Investigations regarding peripheral land and plan issues which are not required as part of a review process such as clarity of title, subsurface conditions including, but not limited to, soil and water quality, karst geological activity, and historic and archaeological issues, or such other issues (as appropriate) that may affect the merchantability of the land, have not been investigated or reviewed by the Township, the Township Engineer, or the Township Solicitor. The Township, Township Engineer, and Township Solicitor make no representation or warranty concerning these issues, which should be addressed by qualified professionals commissioned by the developer and/or land owner(s), as appropriate, and who are engaged in the appropriate field of practice.

C. SUPPORTIVE DOCUMENTS AND ADDITIONAL INFORMATION.

1. List of modifications or waivers requested to this ordinance that are needed but have not yet been granted.

2. Deed restrictions. All private deed restrictions, homeowner or condominium association agreements or covenants already imposed or to be imposed as a condition to sale that may affect the subdivision or land development plan. Any homeowner or condominium association agreement regarding maintenance of utilities and common facilities may be subject to review by the Township Solicitor and acceptance by the Board of Supervisors.

3. Dedicated improvements. The developer shall provide a deed of dedication together with an 8 1/2 x 11-inch plan of each such improvement.

4. Nondedicated streets agreement. Agreement for any street not offered for dedication stating who is responsible for the improvement and maintenance of such streets. The developer shall be responsible for such maintenance until the condominium or homeowner association is established and operational.

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_____	_____	5. Open space agreement. A formal contract providing for the maintenance of open space and the method of management, together with all offers of dedication and covenants governing the reservation and maintenance of undedicated open space. This agreement is subject to the review of the Township Solicitor and acceptance by the Board of Supervisors.
_____	_____	6. Development schedule. A statement indicating the approximate date when construction can be expected to begin and be completed.
_____	_____	7. State highway reviews. The applicant shall submit to the township a copy of the application to PennDOT for any needed occupancy permit to have access onto a state highway and shall also submit any review comments received from PennDOT within 5 days of receiving such comments. If a needed permit is not issued prior to final approval, such permit shall automatically be a condition of final plan approval.
_____	_____	8. Water certification. If water service is proposed by means other than by private individual wells owned by the owner of each lot, the applicant shall present evidence to the township that the service will be provided by a certified public utility, a bona fide cooperative association of property owners or by a municipal corporation, Authority or utility, as permitted by the township. This evidence shall include a copy of 1 or more of the following, as appropriate: <ul style="list-style-type: none"> a) The "certificate of public convenience" from the Pennsylvania Public Utility Commission; b) A copy of an application submitted for such certificate or a cooperative agreement; or c) A commitment or agreement to serve the area in question.

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_____ _____

- 9. Detailed subdivision grading plans. In addition to the requirements listed in Preliminary Plan for Major Subdivision or Land Development Checklist, Section I, Grading and Stormwater Management Plan, the detailed subdivision grading plans should include approximate building footprints, proposed first floor elevations, basement floor elevations (if applicable) sufficient contours and spot elevations (based on USGS datum) to demonstrate proposed drainage patterns consistent with the overall subdivision plan, driveway locations and slopes, and any additional information as may be required by the Township staff or Engineer.

D. MATERIALS REQUIRED PRIOR TO RECORDING: The following are not required at the time of final plan submission, but are required prior to recording of the final plan and prior to the construction of any buildings.

1. Utilities agreements and permits.

_____ _____

- a. All signed agreements or contracts with utility companies, water companies or authorities or sewage companies or authorities for the provision of services to the project.

_____ -----

- b. Approval letters from all appropriate federal and state agencies of any private central water supply system or private central sewage disposal system.

_____ _____

- c. Approved DEP sewage planning module, if applicable.

_____ _____

- d. DEP water quality management permit, if applicable.

_____ _____

- 2. See record plan requirements in § 165-53.