

Plunketts Creek Township Planning Commission

Subdivision/Land Development Proposal Review Checklist

Subdivision/Land Development Proposal for _____

Date Submitted to Plunketts Creek Township _____; Prepared by _____
(Surveyor)

Date of Action _____
Planning Commission Meeting

1. Plan Requirements (See also Sections 302 & 303)

- _____ 1. Four copies of plan, 18"x24" or 24" x 36" in size. (*Sections 202A, 203A, 302B.1- Pages 6, 9 & 16*)
- _____ 2. Scale not exceeding 100 feet to the inch. (*Sections 202A & 203A – pages 6 & 9*)
- _____ 3. Title block containing the name of the owner, municipality, date, scale & surveyor's name. (*Sections 202A.1 & 203A.1 – pages 6 & 10*)
- _____ 4. North arrow; perimeter site boundary lines by bearings & distances providing a survey of the area to be developed (final plan- closure with an error of not more than one foot in 5,000 feet). (*Sections 202A.2 & 203 A.2 – pages 6 & 10*)
- _____ 5. Proposed lot lines (final plan – by courses & distances); dimensions of areas to be dedicated; building setback lines; total number of lots or dwelling units with corresponding numbering system; acreage of each lot; & zoning classification. (*Sections 202A.2 & 203A.3 – pages 6 & 10*)
- _____ 6. Tract boundary sketch, showing relation of proposal to remaining tract and showing names of all adjoining property owners. (*Sections 202A.3 & 203A.4 – Pages 6 & 10*)
- _____ 7. Location map showing relation of tract to adjoining properties, road & highway systems and municipal boundaries for an area extending at least 1/2 mile from site. (*Sections 202A.4 & 203A.5 – pages 6 & 10*)
- _____ 8. Location & width of all proposed streets, driveways, rights-of-way, parking areas & easements on or adjacent to the tract, (final plan – including bearings & distances of rights-of-way and easements or their centerlines), including existing & proposed right-of-way & pavement widths, & street names. (*Sections 202A.5 & 203A.6 – pages 7 & 10*)

Subdivision/Land Development Proposal Review Checklist

Page 2

- _____ 9. Location & width of all proposed utility rights-of-way or easements, including telephone, electric, gas, fiber optics, etc. (*Sections 202A.6 & 203A.7 – pages 7 & 10*)
- _____ 10. Location & size of existing or proposed sewers, water supply sources, water mains, culverts, buildings, transmission lines, fire hydrants, & other significant man-made features. (*Sections 202A.7 & 203A.8 – pages 7 & 10*)
- _____ 11. Soil percolation and deep test pit locations, except where public sewers are provided. (*Sections 202A.8 & 203A.9 – pages 7 & 11*)
- _____ 12. Existing watercourses, floodplains, wetlands, wooded areas and other significant natural features. (*Sections 202A.9 & 203A.10 – pages 7 & 11*)
- _____ 13. Topographic contours at ten (10) foot intervals or such other interval as approved by the Planning Commission and datum to which elevations refer. (*Sections 202A.10 & 203A.11 – pages 7 & 11*)
- _____ 14. Location & material of all permanent monuments & markers. (Final plan requirement - See section 411, page 58) (*Section 203A.15 – page 11*)
- _____ 15. Certification, with seal, of registered professional land surveyor preparing plan. (*Sections 202A.14 & 203A.17 – pages 7 & 11*)
- _____ 16. Soils testing information, executed sewage facilities planning module, or DEP sewage facilities approval and system designs for new or extended treatment systems. (See Section 404, page 42) (*Sections 202B.8 & 203B.6 – pages 8 & 12*)

II. Land Development Plan

- _____ 1. Proposed deed restrictions, R/W Use & Maintenance Agreements, & deeds of dedications, where applicable. (*Sections 202B.4 & 203B.4 – Pages 8 & 12*)
- _____ 2. Road cross-sections & centerline profiles; bridge & culvert designs; PADot Highway Occupancy or Township Driveway or Road Encroachment Permit, where applicable. (See Section 402, page 30) (*Sections 202B.6 & 203B.5 – pages 8 & 12*)
- _____ 3. Water supply provision information, including approval letter from privately-owned suppliers or permit from DEP for new distribution system. (See Section 405, page 44) (*Sections 202B.9 & 203B.7 - pages 8 & 12*)

Subdivision/Land Development Proposal Review Checklist

Page 3

- _____ 4. Letters from utility companies indicating their ability & willingness to serve the proposed development, where applicable. (See Section 406, page 46) (*Sections 202B.10 & 203B.8 – pages 8 & 12*)

- _____ 5. Site grading plan or erosion & sedimentation control plan, as appropriate or when applicable. (See Section 407, page 47) (*Sections 202B.11 & 203B.9 – pages 9 & 12*)

- _____ 6. Storm water management control facility designs, if applicable. (See Section 408, page 49) (*Sections 202B.12 & 203B.10 – pages 9& 13*)

- _____ 7. Floodplain management proposals or flood proofing techniques, as applicable. (See Section 410, page 57) (*Sections 202B.14 & 203B.12 – pages 9 & 13*)

- _____ 8. Improvement Guarantee, including executed Agreement with the Township & financial security, where applicable. (Final plan requirements – (See Section 304, page 21) (*Section 203B.14 – page 13*))

Reviewed by _____; Date Reviewed _____

Sent for Review to: _____ County Planning Commission: _____ PADOT:
_____ Township Engineer: _____ Other: _____