

Upper Milford 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(s).: _____

Applicant's Signature: _____ Date of Submittal: _____

* Place a checkmark in the applicable column below, except: a) insert "NA" in the "Not Submitted" column if not applicable and b) insert "W" in the "Not Submitted" column if a waiver is requested from the requirement. A written request for a waiver or modification is also required under § 154.007.

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A. GENERAL SUBMISSION ITEMS: (The Township may require the Applicant to file additional copies). Same as what is required for Preliminary Plan submissions, plus the following:

_____	_____	1. If a sewage facility planning module is required by DEP, the applicant shall submit three (3) complete copies for Township use, plus shall prove that all copies have been sent as required to review agencies.
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B. DRAFTING REQUIREMENTS: All information shall be legibly and accurately presented. Same as what is required for Preliminary Plan submissions, plus the following:

_____	_____	1. Words "Final Plan" and sheet title (such as "Layout Plan") on each sheet.
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C. GENERAL INFORMATION: Same as what is required for Preliminary Plan submissions.

D. EXISTING RESOURCES AND SITE ANALYSIS MAP: Same as what is required for Preliminary Plan submissions.

E. MANMADE FEATURES: Same as what is required for Preliminary Plan submissions.

F. ZONING REQUIREMENTS: Same as what is required for Preliminary Plan submissions.

G. PROPOSED LAYOUT: Same as what is required for Preliminary Plan submissions.

H. UTILITY PLAN: Same as what is required for Preliminary Plan submissions.

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I. GRADING AND STORMWATER MANAGEMENT PLAN: Same as what is required for Preliminary Plan submissions, plus the following:

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

J. FOR USES OTHER THAN SINGLE FAMILY DETACHED OR TWO-FAMILY DWELLINGS: Same as what is required for Preliminary Plan submissions, plus the following:

- 1. Number, sign area, height, and location of proposed signs (may be addressed in future zoning application); and,

- 1. Major types and locations of outdoor lighting (may be addressed in future zoning application).

K. EROSION AND SEDIMENTATION PLAN: (Unless approved at preliminary plan stage and will be unchanged) Same as what is required for Preliminary Plan submissions.

L. ROAD PLAN PROFILES: (With profile drawings on same sheet as plan drawings) Same as what is required for Preliminary Plan submissions.

M. SANITARY SEWER AND STORM DRAIN PLAN PROFILES: (With profile drawings on same sheet as plan drawings) Same as what is required for Preliminary Plan submissions, plus the following:

- 1. Slope and length of pipes.

N. ADDITIONAL FINAL PLAN REQUIREMENTS:

- 1. Protective covenants shall be placed on the land providing for:
 - a. clear sight triangle easements; and,
 - 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:

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"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 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. The 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 PA. Department of Transportation, pursuant to Section 508 of the PA. Municipalities Planning Code."

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. Additionally, no development shall occur in the alternative drain field location without the prior written approval of the Zoning Officer and Sewage Enforcement Officer."

d. "Upper Milford Township does not guarantee that any individual lot or location within a lot will be able to sustain any type of well or sewage disposal system."

e. Notations stating who is responsible for maintenance of stormwater management facilities and other site improvements.

f. Notations stating that wetland permits may be required from the Army Corps of Engineers or PA. DEP.

g. Notations recognizing and stating that Upper Milford Township is not liable and is not providing any guarantee regarding any stormwater, wetland, erosion control or any other review.

3. Street lighting: (a) existing street lighting; (b) any proposed street lighting (or notation stating none is proposed), including types of poles and intensity of lamps;

4. Proposed monument and marker locations.

O. CONSTRUCTION DETAIL: (following any applicable Township improvement standards) Same as what is required for Preliminary Plan submissions, plus the following:

1. Design calculations prepared by a Professional Engineer for any retaining wall with a wall height exceeding 4 feet.

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P. SUPPORTING DOCUMENTS AND ADDITIONAL INFORMATION: Supporting written and data reports submitted at the time of the preliminary plan are not required to be resubmitted unless they need to be revised to reflect changes between the preliminary and the final plans.

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| _____ | _____ | 1. A copy of any "Supporting Documentation and Additional Information" that was required for the Preliminary Plan and that needed to be adjusted or revised to reflect changes between the Preliminary and the Final Plan. |
| _____ | _____ | 2. If the subdivision or land development was not required to submit a preliminary plan, a copy of any supporting information listed in Section 154.077 that is applicable to this project. |
| _____ | _____ | 3. List of Modifications or Waivers requested to this Ordinance that are needed but have not yet been granted. |
| _____ | _____ | 4. 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. |
| _____ | _____ | 5. Dedicated Improvements. The developer shall provide a deed of dedication together with an 8 ½" x 11" plan of each such improvement. |
| _____ | _____ | 6. 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 homeowners' association is established and operational. |
| _____ | _____ | 7. 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. |

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| _____ | _____ | 8. Storm Drainage Calculations. All calculations relating to facilities appearing on the Grading and Storm Drainage Plan and the Erosion and Sedimentation Plan shall be submitted for review by the Township Engineer. (see § 154.167). |
| _____ | _____ | 9. Development Schedule. A statement indicating the approximate date when construction can be expected to begin and be completed. |
| _____ | _____ | 10. 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. |
| _____ | _____ | 11. 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. <ul style="list-style-type: none"> a. This evidence shall include a copy of 1 or more of the following, as appropriate: a) the "Certificate of Public Convenience" from the PA. 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. |
| _____ | _____ | 12. Wetland Statement. The applicant shall provide a signed statement of whether areas of the parcel proposed to be altered, disturbed, or developed includes "wetlands" under the applicable Federal and/or State definitions. |
| _____ | _____ | 13. If applicable, copy of the wetland study, and qualifications of person who prepared the study. |
| _____ | _____ | 14. Addresses. Plan showing existing street address numbers of adjacent lots and proposed street address numbers of proposed lots, as issued by the Township. |

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15. With each revision of a previously submitted plan, the Plan Preparer shall either:
- a. certify in writing that no changes were made to the Plan, other than changes requested by the Township, or
 - b. list the changes that were made, other than those requested by the Township (not including typographic corrections).

Q. 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 § 154.146.

§ 154.093 CERTIFICATION.

All certification shall comply with the state professional licensing laws. All subdivisions of land shall be certified and stamped by a registered land surveyor, as required by state law. At least one set of plans provided to the Township (including revisions) shall bear original signatures and original seals of plan preparers and shall be marked as a "Township File Copy."