

# TOWNSHIP OF SPRINGFIELD

## FINAL PLAN CHECKLIST FOR SUBDIVISION AND LAND DEVELOPMENT PLANS

### PROCESSING AND REVIEW

_____ NAME OF SUBDIVISION AND/OR LAND DEVELOPMENT	APPLICATION NO. _____
_____ NAME OF APPLICANT	DATE OF FILING _____

PLAN REQUIREMENTS	CONCURRENCE			COMMENTS
	YES	NO	NA	
<p>123-4-6 <u>FINAL PLAN</u></p> <p>The Final Subdivision and/or Land Development Plan and all plans forming a part thereof required by this Ordinance shall be drawn to a scale of not more than one (1) inch equals fifty (50) feet. Said plans shall be submitted on black line or blue line paper prints and one (1) sepia print. If the Final Plan is drawn in two (2) or more sections, a key map showing the location of the sections shall be depicted on each sheet and an overall index sheet shall be submitted. The Final Plan shall reflect the following:</p> <p>A. Conformance with Article 3 Section 123-3-4 regarding Final Plan procedure and, in particular:</p> <ol style="list-style-type: none"> <li>1. The completion of the application form and Checklist.</li> <li>2. The submission of sixteen (16) copies of the plans forming a part of the Final Plan as well as sixteen (16) copies of all other required documents and submissions.</li> <li>3. Evidence of notification of the plan submission to the abutting owners.</li> <li>4. The filing at least fourteen (21) days prior to the regularly scheduled public meeting of the Planning Commission.</li> </ol> <p>B. In addition to all illustrations and notes required under Section 123-4-3B, to accompany the Preliminary Plan, the following shall be submitted:</p> <ol style="list-style-type: none"> <li>1. All dimensions shall be shown and noted in feet and hundredths of a foot.</li> <li>2. Tract boundaries and individual lot boundaries with dimensions, bearings and distances, closing with an error of not more than one (1) foot in ten thousand (10,000) feet.</li> </ol>				

Completed by: \_\_\_\_\_

Date: \_\_\_\_\_

PLAN REQUIREMENTS	CONCURRENCE			COMMENTS
	YES	NO	NA	
<p>3. Total acreage and square feet of the tract and total square feet of the individual lots proposed therein to the hundredths of a foot; and the number of lots, dwelling units, buildings and other structures proposed.</p> <p>4. Lots and blocks numbered in a logical sequence.</p> <p>5. Location of permanent reference monuments indicated by an "X" and the location of lot corner markers indicated by an "O".</p> <p>6. Pedestrian ways including all sidewalks, walkways, and pedestrian rights-of-way and other improvements to be used for general public use.</p> <p>7. A final landscaping plan indicating precise types, quantities and sizes of proposed trees, shrubs and groundcovers and other landscaping elements, in accordance with the Design Standards in Article 5.</p> <p>8. A signature block used for signing the Final Plan in accordance with Article 3 Section 123-3-4N.</p> <p>9. The location of percolation test pits, whenever on-site sewage disposal is proposed.</p> <p>10. The location of test pits where stormwater is to be disposed and a listing of absorption rates, whenever seepage pits are proposed.</p> <p>11. The following certifications, which shall be noted on the Final Plan:</p> <p>a. Certification of adequacy, by an Engineer or other design professional, of the proposed site for the type of sewage disposal system which is proposed.</p> <p>b. The seal of the Engineer or other design professional responsible for having prepared the plans forming a part of the Final Plan.</p> <p>c. A note indicating the intent to make an offer of dedication of the streets and other improvements.</p> <p>d. A note indicating that the Township is not responsible for construction or maintenance of any area not duly accepted by the Board of Commissioners as dedicated for public use and identifying the party responsible for such construction and maintenance.</p> <p>C. In addition to all materials required under Section 123-4-3C. to supplement the Preliminary Plan, the following shall be submitted for the Final Plan.</p> <p>1. A final timetable for the proposed sequence of the subdivision and/or land development. The timetable shall indicate the order in which construction activities will occur.</p> <p>2. A final Conservation Plan reflecting, in final form, the information required under Section 123-4-4.</p>				

PLAN REQUIREMENTS	CONCURRENCE			COMMENTS
	YES	NO	NA	
<p>3. Whenever improvements are to be constructed or installed, a final Improvements Construction Plan, reflecting in final form, the information required under Section 123-4-5.</p> <p>4. Final documents for any proposed covenants or restrictions upon or against the subdivision or any lot thereof, or upon or against the land development subject to the approval of the Township Solicitor and the final deed forms for all lots.</p> <p>5. An approved planning module for land development as required by the Pennsylvania Sewage Facilities Act, Act 537.</p> <p>6. An Engineer's report describing percolation test results and the ability to create a successful system for on-site sewage disposal whenever such a system is proposed.</p> <p>7. Environmental Impact Assessment (EIA) report as set forth in Article 7, Section 123-7-8.</p> <p>8. A bond, certified check or other security to guarantee the completion and maintenance of improvements in accordance with the provisions of Article 6, which shall:</p> <p style="margin-left: 20px;">a. Be made payable to, or otherwise inure to the benefit of, the Township.</p> <p style="margin-left: 20px;">b. Be in an amount determined by the Township Engineer to be sufficient to complete and maintain the improvements in compliance with this Ordinance.</p> <p style="margin-left: 20px;">c. Specify in the bond, certified check or other security, the time for the completion of the required improvements in accordance with the final timetable presented under Section 123-4-6C.1.</p> <p>9. If the proposed lot(s) abuts on a street under the jurisdiction of the State, a note shall be added to the final plan to indicate that a Highway Occupancy permit is required before driveway access to a State highway is permitted.</p> <p>10. All other plans, documents and submissions which were filed in preliminary form as required in Section 123-4-3 shall be filed in final form to accompany and form part of any Final Plan.</p>				