CHADDS FORD TOWNSHIP For Subdivision and/or Land Development Plans -				N CHECKLIST Review
Name of Subdivision and/or Land Development	Appli	cation	No.	
Name of Applicant	Date Filing			
		curre	nce	
Plan Requirements	Yes	No	N/A	COMMENTS
SECTION 110-22 - FINAL PLAN				
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 prints no smaller than seventeen by twenty-two (17x22) inches and no larger than twenty-four by thirty-four (24x34) inches. 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. An "electronic" copy of all plans, documents and submissions in Adobe® PDF format shall be submitted electronically. The Final Plan shall reflect the following:				
 A. Conformance with Article III, Section 110-11 regarding Final Plan Procedure, and in particular: 				
1. The completion of the application form.				
The submission of twenty (20) copies of the plans forming a part of the Final Plan as well as twenty (20) copes of all other required documents and submissions.				
Evidence of notification of the plan submission to the abutting owners.				
 The filing at least twenty-one (21) days prior to the regular monthly public meeting of the Planning Commission. 				
B. In addition to all illustrations and notes required under Section 110-19.B. to accompany the Preliminary Plan, the following shall be submitted:				
1. All dimensions shall be shown and noted in feet and hundredths of a foot.				
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.				
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.				
4. Lots and blocks numbered in a logical sequence.				
Location of permanent reference monuments indicated by an 'X' and the location of lot corner markers indicated by an 'O'.				
Pedestrian ways including all sidewalks, walkways, and pedestrian rights-of-way and other improvements to be used for general public use.				
 A final landscaping plan indicating precise types, quantities and sizes of proposed trees, shrubs and groundcovers, and other landscaping elements. 				
A signature block used for signing the Final Plan in accordance with Article III Section 110-11.O.				
The location of percolation test pits, whenever on-site sewage disposal is proposed.				

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Plan Requirements		Concurrence			COMMENTS	
		·	Yes	No	N/A	
SEC	TI	ON 110-22 - Continued				
10. The location of test pits where stormwater is to be disposed and a listing of the absorption rates, whenever seepage pits are proposed.						
1	1.	The following certifications, which shall be noted on the Final Plan:				
	а	Certification of adequacy, by an Engineer, of the proposed site of the type of sewage disposal system which is proposed.				
	b	. The seal of the Engineer responsible for having prepared the plans forming a part of the Final Plan.				
	С	A note indicating the intent to make an offer of dedication of the streets and other improvements.				
	d	. A note indicating any areas, street and other improvement not to be offered for dedication or not to be accepted.				
	е	A note indicating that the Township is not responsible for construction or maintenance of any areas not duly accepted by the Board of Supervisors as dedicated for public use and identifying the party responsible for such construction and maintenance.				
	f.	Certification as to the accuracy of the plan and details of such plans shall be in accordance with Act 367, known as the Professional Engineer's Registration Law (P.L. 913 No. 367, 63 P.S. §151) as amended.				
C. In addition to all materials required under Section 110-19.C. to supplement the Preliminary Plan, the following shall be submitted for the Final Plan:						
1.	d	final timetable for the proposed sequence of the subdivision and/or land evelopment. The timetable shall indicate the order in which construction ctivities will occur.				
2.		final Conservation Plan reflecting, in final form, the information required under section 110-20.				
3.	С	Whenever improvements are to be constructed or installed, a final Improvements construction Plan, reflecting in final form, the information required under Section 10-21.			0	
4.	S	inal documents for any proposed covenants or restrictions upon or against the ubdivision or any lot thereof, or upon or against the land development subject to ne approval of the Township Solicitor and the final deed forms for all lots.				
5.		n approved planning module for land development as required by the lennsylvania Sewage Facilities Act 537.				
6.	SI	In Engineer's report describing percolation test results and the ability to create a uccessful system for on-site sewage disposal whenever such a system is roposed.				
7.		in Engineer's report evidencing the ability to create a successful system for on- ite water supply whenever such system is proposed.				
8.		nvironmental Impact Assessment (EIA) report as set forth in Article VII, Section 10-52 herein.				
9.	m	bond, certified check or other security to guarantee the completion and naintenance of improvements in accordance with the provisions of Article VI which shall:				
	a	. Be made payable to or otherwise inure to the benefit of the Township.				

Completed b	v:	Date:	

Plan Requirements		Concurrence		COMMENTS
•	Yes	No	N/A	001111111110
SECTION 110-22 - Continued				
b. Be in an amount determined by the Township Engineer to be sufficient to complete and maintain the improvements in compliance with this Ordinance.				
c. The bond, certified check or other security shall specify the time for the completion of the required improvements in accordance with the final timetable presented under Section 110-22.C.1., herein.				
10. 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 a driveway or street can access a state highway. REF: Section 420 of Act 428, known as the State Highway Law (P.L. 1242, No. 428, 36 P.S. §670-420), as amended.				
11. All other plans, documents and submissions which were filed in preliminary form as required in Section 110-19 herein shall be filed in final form to accompany and form part of any Final Plan.				
12. All documents, plans, and submissions shall include an "electronic" copy in Adobe® PDF format as well as other formats as determined by the Township Engineer and/or Township Manager delivered on CD-R media.				
SECTION 110-23 - AS BUILT PLAN				
The As Built Plan shall be drawn to the same scale as the Final Plan, Conservation Plan and Improvements Construction Plan certified to by the Engineer of the landowner or developer and approved by the Township Engineer.				
A. Said Plan shall indicate the actual location, dimensions and/or elevations of all completed improvements, including but not limited to:				
1. Concrete Monuments.				
2. The edge of the cart way and top of the curb for both sides of each street.				
3. Sanitary sewer main, manholes and laterals.				
4. Storm sewers, inlets and culverts.				
5. Water mains and fire hydrants.				
6. Street lights.				
7. Landscaping and screen planting.				
 Permanent sedimentation, erosion control and stormwater management structures. 				
9. All easements.				

Completed by:	Date: