

**CONCORD TOWNSHIP****FINAL PLAN CHECKLIST****For Subdivision and/or Land Development Plans - Processing and Review**

\_\_\_\_\_  
Name of Subdivision and/or Land Development

Application No. \_\_\_\_\_

\_\_\_\_\_  
Name of Applicant

Date of Filing \_\_\_\_\_

Final Plan Requirements

Concurrence

Comments

Yes

No

NA

**SECTION 160-28 - FINAL PLAN REQUIREMENTS**

A. In addition to all the requirements set forth in Article V, the final plan shall contain the following:

1. All dimensions shall be shown and noted in feet and one-hundredths of a foot.
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.
3. Total gross acreage and net acreage of the tract and total net acreage 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 numbered in a logical sequence.
5. Location of existing and proposed permanent reference monuments and markers and a note indicating the materials and size of same.
6. Pedestrian ways including all sidewalks, walkways, and pedestrian rights-of way and other improvements to be used for general public use.
7. A Final Landscaping Plan indicating precise types, quantities and sizes of proposed trees, shrubs and ground covers and other landscaping elements, in accordance with the Design Standards in Article VIII and the Appendixes.
8. A Final Lighting Plan indicating the precise location and height of light standards, their cut-off angle, and illumination value in accordance with Section 210-200C.

Completed by \_\_\_\_\_ Date: \_\_\_\_\_ Sheet 1 of 5

Final Plan Requirements	Concurrence			Comments
	Yes	No	NA	
<p>§160-28 - Cont'd.</p> <p>9. Signature blocks used for signing the Final Plan in accordance with Section 160-15.</p> <p>10. The location of percolation test pits, whenever on-site sewage disposal is proposed, and the location of the proposed on-site sewage systems.</p> <p>11. The location of test pits where stormwater is to be disposed and a listing of absorption rates, whenever seepage pits are proposed.</p> <p>12. The location of the proposed well for on-site water supply.</p> <p>13. The following shall also be noted on the Final Plan:</p> <ul style="list-style-type: none"> <li>a. Certification of adequacy, by an Engineer, of the proposed site for the type of sewage disposal system which is proposed.</li> <li>b. The seal of the Engineer responsible for having prepared the plans forming a part of the Final Plan.</li> <li>c. A certification indicating the intent to make an offer of dedication of the streets and other improvements.</li> <li>d. A certification indicating any area, street and other improvement not to be offered for dedication or not to be accepted.</li> <li>e. A certification indicating who is responsible for the maintenance of the site improvements.</li> <li>f. Certification as to the accuracy of the plan and details of such plans shall be prepared in accordance with Act 367 of 1945, known as the "Engineer, Land Surveyor and Geologist Registration Law," P.L. 913, No. 367, 63 P.S. 148 et seq., as amended.</li> </ul> <p>B. In addition to all materials required under Section §160-23C to accompany the Preliminary Plan, the following shall be submitted:</p>				
<p>Completed by: _____ Date: _____ Sheet <u> 2 </u> of <u> 5 </u></p>				

Final Plan Requirements	Concurrence			Comments
	Yes	No	NA	
<p>§160-28, cont'd.</p> <ol style="list-style-type: none"> <li>1. A final phasing schedule, if applicable, for the proposed sequence of the subdivision and/or land development. The phasing schedule shall indicate the order in which construction activities will occur. Phases shall be shown on the Stormwater Management Plan required by §148-16 of Chapter 148, Stormwater Management (see Appendix F).</li> <li>2. A final Stormwater Management Plan reflecting, in final form, the information required by §160-24 and §160-29 of this chapter and §148-16 of Chapter 148, Stormwater Management.</li> <li>3. Whenever improvements are to be constructed or installed, a final Improvements Construction Plan, and a Final Profile(s) Plan, reflecting in final form, the information required under §160-25.</li> <li>4. Final documents for any proposed covenants or restrictions upon the property subject to the approval of the Township Solicitor, and the final legal descriptions for all lots.</li> <li>5. An approved Planning Module for Land Development as required by the Pennsylvania Sewage Facilities Act, Act 537 of 1967.</li> <li>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.</li> <li>7. An Engineer's report evidencing the ability to create a successful system for on-site water supply whenever such a system is proposed.</li> <li>8. A bond, certified check or other security to guarantee the completion and maintenance of improvements in accordance with the provisions of Article X.</li> <li>9. All other plans, documents and submissions which were filed in preliminary form as required in §160-23, shall be filed in final form to accompany and form part of any Final Plan.</li> <li>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.</li> </ol>				
<p>Completed by: _____ Date: _____ Sheet <u>3</u> of <u>5</u></p>				

Final Plan Requirements	Concurrence			Comments
	Yes	No	NA	
<p>§160-28, cont'd.</p> <p>11. A list of permits, agreements, approvals, clearances and the like required to be obtained in connection with the proposed subdivision and/or land development and the Federal, State, County or other agencies, authorities and companies from which same are to be obtained.</p> <p><b>§160-29 - <u>STORMWATER MANAGEMENT PLAN</u></b></p> <p>A. In addition to all illustrations and notes required under §160-24 to accompany the Preliminary Plan and §148-16 of Chapter 148 (See Appendix F), the following shall be submitted:</p> <p>1. Profiles of all proposed sewers, including elevation, sizes, slopes and materials, at a scale of one inch equals fifty feet (1" = 50') horizontal and one inch equals five feet (1" = 5') vertical, as per §160-25.</p> <p><b>§160-30 - <u>IMPROVEMENTS CONSTRUCTION PLAN</u></b></p> <p>In addition to all illustrations and notes required under §160-25, the plan shall contain the following:</p> <p>A. A horizontal plan of storm drains and sanitary sewers, which may be shown on a separate Drainage Plan, including:</p> <p>(1) The location and size of line with stations corresponding to the profile.</p> <p>(2) Locations of manholes or inlets with grade between and elevation of flow line and top of each manhole or inlet.</p> <p>(3) Property lines and properties of abutting owners, with details of easements.</p> <p>(4) The beginning and end of proposed construction.</p> <p>(5) Location of laterals.</p> <p>(6) Location of all other drainage facilities and utilities in the vicinity of storm and/or sanitary sewer lines.</p>				
<p>Completed by: _____ Date: _____ Sheet <u>4</u> of <u>5</u></p>				

Final Plan Requirements	Concurrence			Comments
	Yes	No	NA	
<p>§160-30, cont'd.</p> <p>(7) Hydraulic design data for culverts and/or bridge structures and details of proposed handling of surface and/or subsurface drainage problems.</p> <p>B. Profiles of storm drains and sanitary sewers, which may be shown on a separate Drainage Plan, including:</p> <p>(1) Profile of existing and proposed ground surface with elevations at the top of manholes or inlets.</p> <p>(2) Profile of storm drains or sewers showing the type and size of pipe, grade, cradle (if any), manhole or inlet locations with the length and slope of the pipe between structures shown, and elevations at the flow line.</p> <p>C. Plans and details of bridges, street trees, retaining walls, stormwater management structures, erosion and sedimentation control structures and all other proposed improvements, containing sufficient information which would customarily be included in working drawings and specifications for the proposed construction and which would enable the Township Engineer to perform an effective evaluation of the proposed improvements, and with specific detail which would allow the contractor to build the same.</p>				
<p>Completed by: _____ Date: _____ Sheet <u>5</u> of <u>5</u></p>				