

FOSTER TOWNSHIP

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FOSTER TOWNSHIP SUBDIVISION REGULATIONS C.3 MAJOR SUBDIVISION PRELIMINARY PLAN CHECKLIST

GENERAL SUBMISSION ITEMS (Does the submission include):

YES	NO	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.	Two (2) copies of completed Application Form?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.	Two (2) copies of Preliminary Plan Checklist?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.	Six (6) copies of Preliminary Plan (prints)?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.	Four (4) sets of Supportive Documents?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.	Review letter from Soil Conservation District?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.	Review letter from PennDOT (if applicable)?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.	Review letter from appropriate Utility Companies?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.	The required fee (in accordance with Township Fee Schedule)?

SPECIFIC PLAN REQUIREMENTS

DRAFTING STANDARDS: (DOES THE PLAN HAVE):

YES	NO	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.	Plan drawings at a size no larger than 24" x 36"?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.	A scale of 1"=50', 1"=100' or other approved scale?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.	Profiles drawn at a vertical scale of <ul style="list-style-type: none"> • Five (5') feet per inch or ten (10') feet per inch (for horizontal scale of 1"=50'), • Ten (10') feet per inch (for horizontal scale of 1"=100') or • Other approved scale?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.	Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13.	Sheets numbered and show relationship to the total number of sheets?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14.	An adequate legend indicating clearly which features are existing and which are proposed?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15.	Revisions noted and dated?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.	A boundary line shown as a heavy line?

GENERAL INFORMATION REQUIRED ON ALL PLANS - DO THE PLANS HAVE:

YES	NO	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.	A title "Preliminary Plan"?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.	Sheet Title (e.g., "Layout Plan")?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19.	Name and location of subdivision or land development?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20.	Graphic and/or written scales?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21.	Date of Plan and all subsequent revision dates?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22.	Names and addresses, signatures and seals of Engineer's and Surveyor's Statement (see Appendix D) of the licensed engineer, surveyor, architect or landscape architect responsible for preparation of the Plan?

C.3 MAJOR SUBDIVISION PRELIMINARY PLAN CHECKLIST

INFORMATION REQUIRED ON ALL LAYOUT PLANS, GRADING AND STORM DRAINAGE PLANS, UTILITY PLANS AND EROSION AND SEDIMENTATION PLANS

GENERAL INFORMATION: (DOES THE PLAN HAVE):

YES	NO	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23.	North arrow?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24.	Site boundaries with closure of 1 in 10,000?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25.	Boundaries of all adjoining properties with names of landowners and tax numbers?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26.	Location and type of existing monuments?

NATURAL FEATURES:

(DO THE PLANS SHOW):

YES	NO	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29.	Contour lines with elevation datum indicated?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30.	Generalized slope areas (15%-25%, over 25%)?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31.	Location and extent of various soil types with S.C.S. classification and DEP definitions for each?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32.	Forested areas?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	33.	Watercourses, lakes, flood-prone or flood-plain areas and wetlands (with names, if any)?

MAN-MADE FEATURES:

(DO THE PLANS INCLUDE THE LOCATION OF THE FOLLOWING MAN-MADE FEATURES ON THE SITE BEING SUBDIVIDED OR DEVELOPED):

YES	NO	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34.	Streets and rights-of-way (including name and right-of-way widths) on the site and on immediately adjacent tracts?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	35.	Existing lot layout on the site and on immediately adjacent tracts?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	36.	Historic sites or structures, including name and description?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37.	Sewer lines, storm drains and culverts, including but not limited to water lines and electric lines?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	38.	Bridges?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	39.	Utility easements, restrictive covenants and easements for purposes which might affect development?

PROPOSED FEATURES: (DO THE PLANS SHOW?)

YES	NO	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40.	Layout of streets with centerlines, cartways and right-of-ways, and proposed names?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41.	Layout of lots with identification number?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	42.	Building setback lines from all lot lines?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	43.	The arrangement and use of buildings and parking areas in nonresidential developments and planned residential developments, with all necessary dimensions and number of parking spaces (elevations and perspective sketches of proposed buildings are encouraged)?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	44.	Rights-of-way, restrictive covenants, and easements for all drainage, utilities or other purposes which might affect development?

C.3 MAJOR SUBDIVISION PRELIMINARY PLAN CHECKLIST

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	45. Sidewalks and pedestrian paths?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	46. Open space areas?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	47. Recreation facilities?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	48. Lot size and yard requirements?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	49. Applicable zoning district?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	50. All lots shall front on a public street.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	51. Proposed monuments with reference to proposed improvements?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	52. Well location?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	53. Primary leach field?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	54. Soil probe location?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	55. Percolation test location?

LAYOUT PLAN (DOES THE LAYOUT PLAN HAVE):

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	56. Names and addresses of landowner?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	57. Names and addresses of developer?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	58. Names and addresses of adjoining property owners?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	59. Owners Statement of Acknowledgement?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60. Approval/review signature blocks?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	61. Location map at a scale of 1"=2000' or larger showing the relation of the site to adjoining properties, streets, zoning district boundaries, and municipal boundaries within one thousand (1000') feet?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62. Project Summary List?

PROPOSED FEATURES (DOES THE LAYOUT PLAN SHOW):

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63. Approximate dimensions, and areas of lots expressed in both square feet and acres?

STREETS

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64. Cartway and right-of-way width?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	65. Centerline with bearings, distances, horizontal curve data and stations corresponding to the profile?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	66. Right-of-way and curb lines with horizontal curve radii at intersections?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	67. Beginning and end of proposed construction?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	68. Tie-ins by courses and distances to intersection of all public roads, with their names and widths of cartway and right-of-way?

GRADING AND STORM DRAINAGE PLAN (DOES THE PLAN INDICATE):

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	69. Existing and proposed contour lines at intervals of five (5') feet (if slope is between 0% and 15%) and ten (10') feet (if slope is over 15%)?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	70. Street centerline data and stations corresponding to the profile?

C.3 MAJOR SUBDIVISION PRELIMINARY PLAN CHECKLIST

STORM DRAINAGE

YES	NO	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	71.	Location and size of facilities with stations corresponding to the profile?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	72.	Location of inlets with invert elevation of flow line and grade at the top of each inlet?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	73.	Watershed areas for each drainage structure or swale?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	74.	Property lines and ownership, with details of easements where required?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	75.	Beginning and end of proposed construction?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76.	Location of all other drainage facilities and public utilities in the vicinity of storm drain lines?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	77.	Hydraulic design standards for culverts, bridge structures and/or other storm facilities?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	78.	Location and size of proposed drainage swales?

UTILITY PLAN - DOES THE UTILITY PLAN SHOW:

(IF ON-LOT SANITARY SEWAGE DISPOSAL SYSTEMS ARE PROPOSED?)

YES	NO	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	79.	Existing and proposed contour lines at intervals of five (5') feet (if slope is between 0% and 15%) or ten (10') feet (if slope is over 15%)?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80.	Proposed location of wells?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	81.	Proposed or typical location of dwelling?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	82.	Proposed location of subsurface disposal field?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	83.	Location of percolation test holes and soil probe pit?

(IF CENTRALIZED SANITARY SEWERS ARE PROPOSED?)

YES	NO	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	84.	Location and size of line with stations corresponding to the profile?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	85.	Location of manholes with invert elevation of flow line and grade at the top of each manhole?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86.	Property lines and ownership, with details of easements where required?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	87.	Beginning and end of proposed construction?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	88.	Location of laterals?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	89.	Location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines?

(IF CENTRALIZED WATER SYSTEM IS BEING PROPOSED?)

YES	NO	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90.	Location and size of waterline?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	91.	Plans pertaining to water source?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	92.	Fire hydrants?

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(IF ON-LOT WATER SYSTEM IS BEING PROPOSED?)

- | YES | NO | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 93. Location of all wells (existing and proposed)? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 94. Street lighting? |

EROSION AND SEDIMENTATION PLAN (IF REQUIRED) (DOES THE PLAN):

- | YES | NO | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 95. Comply with D.E.P. Soil Erosion and Sedimentation Control Manual and regulations of the Schuylkill County Conservation District? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 96. Use stormwater runoff calculations governed by the parameters set forth in Appendix H and Section 1120. |

ROAD PROFILES (DO THE ROAD PROFILES INCLUDE):

- | YES | NO | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 97. Profile of existing ground surface along centerline of street? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 98. Proposed centerline grade with percent on tangents and elevations at fifty (50') foot intervals? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 99. All vertical curve data including length, elevations, and minimum sight distance as required by Article 11? |

SANITARY SEWER AND STORM DRAIN PROFILES (DO THE PROFILES INCLUDE):

- | YES | NO | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 100. Profile of existing ground surface with elevations at top of manholes or inlets? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 101. Profile of storm drain or sewer showing type and size of pipe, grade, cradle, manhole and inlet locations, and invert elevations along flow line? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 102. All line crossings of other utilities? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 103. Invert elevations along flow line at manholes, inlets, and at line crossing of other utilities: |

CONSTRUCTION DETAILS (ARE THE FOLLOWING CONSTRUCTION DETAILS INCLUDED):

- | YES | NO | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 104. Typical cross-section and specifications for street construction as required by Article 11? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 105. Drainage swale cross section and construction materials? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 106. Pipe bedding details? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 107. Storm drainage structures? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 108. Sanitary sewer structures? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 109. Curb and sidewalk details? |

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SUPPORTIVE DOCUMENTS AND INFORMATION

YES	NO	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	110.	Private deed restrictions or covenants already imposed or to be imposed as a condition of sale?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	111.	Map of all property holdings of the owner within one thousand (1,000') feet of the proposed subdivision, indicating the site of proposed subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	112.	A sketch plan of a proposed road system with any property holdings contiguous to the proposed subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	113.	Certification of Public Water Supply System?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	114.	Certification of a Centralized Sewage Disposal System?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	115.	Certification of On-Lot Sewage System?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	116.	Storm Drainage Calculations (see Appendix H)?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	117.	Development Statement and Schedule?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	118.	Statement of Compliance with Floodplain Regulations?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	119.	Current deed of Property being Subdivided?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120.	Lots for annexation or not for further development shall be so noted.

CERTIFICATION OF ACCURACY

I, _____, HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON AS WELL AS ALL DRAWINGS BEARING MY SEAL ARE TRUE AND CORRECT AS TO ACCURACY AS REQUIRED BY THE COMMISSION AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND THAT THE PERIMETER MONUMENTS HAVE BEEN ACCURATELY PLACED AS REQUIRED.

DATE

SIGNATURE OF THE PROFESSIONAL RESPONSIBLE FOR THE PREPARATION OF THE PLAN

NOTE: THIS CHECKLIST IS BEING PROVIDED FOR THE CONVENIENCE OF THE APPLICANT. COMPLIANCE WITH THE CHECKLIST ITEMS DOES NOT GUARANTEE SUBDIVISION PLAN APPROVAL. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ASSURE COMPLIANCE WITH ALL APPLICABLE SECTIONS OF THE REGULATIONS.